



Public Meeting Report

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Report To: Joint Committees

Date of Meeting: October 25, 2021

Report Number: PDS-052-21

Submitted By: Ryan Windle, Director of Planning and Development Services

File Number: COPA2021-0005 (PLN 41.1)

Resolution#:

Report Subject: Wilmot Creek Neighbourhood Secondary Plan

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-052-21 be received;
2. That the proposed Secondary Plan and Official Plan Amendment (COPA 2021- 0005) continue to be reviewed and processed;
3. That staff report back to Council with a Recommendation Report; and
4. That all interested parties listed in Report PDS-052-21 and any delegations be advised of Council's direction regarding this Public Meeting report.

Report Overview

This report provides an overview of the planning process for the Wilmot Creek Neighbourhood Secondary Plan, the Planning Policy framework in which the Secondary Plan has been developed, and public and agency comments received to date.

The Wilmot Creek Neighbourhood is envisioned as an environmentally sustainable and healthy community, with integrated and connected green spaces, efficient transportation and trail systems, and a vibrant commercial area. It is intended that the neighbourhood will be a safe and inclusive pedestrian-oriented community that supports walkability and active living with accessible amenities.

The purpose of the statutory public meeting is to obtain comments from the public, landowners, and commenting agencies on the proposed Secondary Plan and Sustainable Development Guidelines.

1. Background – Secondary Plans

- 1.1 The Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development Guidelines provide more detail than the Official Plan about how a neighbourhood is to develop. This neighbourhood scale planning allows for a more detailed analysis of land use and transportation issues and specific ways to achieve the objectives of the Clarington Official Plan, including meeting density targets.
- 1.2 The Secondary Plan also provides the structure for the various components of the neighbourhood, such as how to best provide locations for housing, commercial, and parks and amenities, as well as planning the mobility between them and the rest of the community at large. Ultimately, a Secondary Plan establishes the character and identity of the neighbourhood while promoting efficient land use and development.
- 1.3 The preparation of this Secondary Plan follows the same procedures as an Official Plan Amendment under the *Planning Act*. This includes the preparation of supporting technical studies, public engagement, notice and holding of public meetings and adoption procedures. The Region of Durham is the final approval authority for Secondary Plans.

2. Wilmot Creek Neighbourhood Secondary Plan

- 2.1 The Wilmot Creek Neighbourhood Secondary Plan area is located south of Highway 401 and north of the Canadian National (CN) rail line and the existing Wilmot Creek Adult Lifestyle Community. Its westerly boundary is Bennett Road and the interchange for Highway 35/115 forms the easterly boundary. The area for the Secondary Plan is approximately 42 hectares (104 acres) in size. Of that total, approximately one third of the area contains natural features, a hydro transmission line easement, and Ministry of Transportation (MTO) lands.

- 2.2 Wilmot Creek Drive, the road into the existing Wilmot Creek Neighbourhood traverses the Secondary Plan Area. There are three landowners in the Secondary Plan Area; two have developable lands, Rice Development Corporation and Douglas Humphrey, who are represented by Rice Development Corporation. The third landowner is Hydro One Networks Inc. (Figure 1).



Figure 1: Wilmot Creek Neighbourhood Secondary Plan Area

- 2.3 The Secondary Plan area consists of: Wilmot Creek Drive, agricultural fields, a baseball diamond [used by the Wilmot Creek Adult Lifestyle Community (Wilmot Creek Community)], the Wilmot Creek Community sales office and the access gate to the Wilmot Creek Community.

3. Initiation of the Secondary Plan

Original Application (2003)

- 3.1 In 2002, a Durham Regional Official Plan Amendment application was submitted to incorporate the subject lands into the Newcastle Village Urban Area in order to develop the next phase of the Wilmot Creek Adult Lifestyle Community.
- 3.2 In October 2003, a corresponding application was submitted to amend the Clarington Official Plan to incorporate the subject lands into the Newcastle Village Urban Area. Since a local (Clarington) Official Plan Amendment cannot proceed ahead of an upper tier (Region of Durham) Official Plan Amendment, the Clarington application was put on hold.
- 3.3 Further consideration of the Regional Official Plan Amendment application was put on hold following the introduction of the Provincial Growth Plan in 2005, and the beginning of the Region of Durham's Official Plan Review.

3.4 In June of 2009, Regional Official Plan Amendment 128 adopted changes to the Durham Regional Official Plan which incorporated the subject lands into the Newcastle Village Urban Area. Amendment 128 was subsequently approved by the Ontario Municipal Board (OMB) in January of 2013.

Application Restart (2014)

3.5 In 2014, Rice Development Group restarted their 2003 Official Plan Amendment application for the expansion of the Newcastle Village Urban Boundary. By January 2015, an application, including numerous supporting studies, was submitted. A statutory public meeting was held in March 2015. This was followed by numerous meetings between Staff, the developer (Rice Development Group), owner/operator of Wilmot Creek Lifestyle Community (CapREIT), Douglas Humphrey, the Wilmot Creek Homeowners Association and Wilmot Creek residents. The Wilmot Creek Homeowners Association made a submission to the Official Plan Amendment application outlining their concerns with the development proposal.

3.6 In June 2016, Rice Development Group appealed the Official Plan Amendment application to the OMB in respect to Clarington Council's failure to decide on the application. A settlement was reached regarding the Official Plan Amendment which was approved by the OMB in 2017. Of particular note is that both parties agreed to advance the Secondary Planning process as set out in Official Plan Amendment 107 once the amendment was approved by the Region of Durham.

3.7 On November 9th, 2017, Planning and Development Services received a letter from Rice Development Group. The letter requested initiation of the Wilmot Creek Neighbourhood Secondary Plan process and committed to funding the entirety of the project. Staff Report [PSD-086-17](#) outlining the proposed planning process, Terms of Reference, and the composition of the steering committee then proceeded to a Special Planning and Development Committee Meeting on December 4th, 2017. The report was ratified by Council on December 11th, 2017.

3.8 Although the Municipality ultimately manages and directs the Secondary Plan process, the Terms of Reference included a Steering Committee to provide overall guidance and feedback to Municipal Staff. The Steering Committee includes Municipal, Region of Durham, and Central Lake Ontario Conservation Authority (CLOCA) Staff, a representative from the Wilmot Creek Homeowner's Association, a landowner representative, and the lead Consultant for the Municipality. Unique to this Secondary Plan project is a third-party facilitator, Swerhun & Associates, to lead the public consultation process.

3.9 As noted in the Terms of Reference for the Secondary Plan, the goal is to address these five Council priorities:

Sustainability and Climate Change

3.9.1 Sustainable development principles and practices will be incorporated into every part of the Secondary Plan, including the design of neighbourhoods and the allocation of

land uses. The Secondary Plan, Sustainable Development Guidelines, Zoning By-law and related studies will include measurable targets to move towards a net zero community.

Excellence in Urban Design

3.9.2 New neighborhoods should be designed to enhance the history and character of Clarington. New neighbourhoods are to be created with a sense of place and all development should result in a high-quality aesthetic and design. Excellence in urban design will consider elements like building design, complete streets, views, park connectivity, sun and shadow impacts, and active transportation as well as the integration of green infrastructure into neighborhood design.

Affordable Housing

3.9.3 Through Official Plan policy, Clarington Council supports the provision of a variety of housing types, tenure and costs for people of all ages, abilities and income groups. This Secondary Plan reflects this policy as well as recommendations found in Clarington's Affordable Housing Toolkit. Through this policy this Plan demonstrates how it contributes to meeting Council's affordable housing target.

Community Engagement

3.9.4 Clarington Council is committed to community consultation and engagement beyond the statutory requirements. The preparation of this Secondary Plan was and continues to be supported by a thorough public engagement strategy which includes a range of public consultation initiatives in order to share, consult, deliberate and collaborate with all stakeholders. These efforts are in addition to any statutory meeting requirements.

Coordination of Initiatives

3.9.5 In recently initiated Secondary Plans, the coordination of initiatives has been identified as a Council Priority that is to be addressed. This usually includes coordination with an Environmental Assessment or a Subwatershed Study, however there are no other initiatives for this project to coordinate with.

4. The Secondary Plan Planning Process – Three Phases

4.1 There are three stages to the Wilmot Creek Neighbourhood Secondary Plan process (Figure 2). As provided in the draft Terms of Reference and further refined through the tender and award process, our lead Consultant, The Planning Partnership has summarized the planning process for this Secondary Plan into three phases.

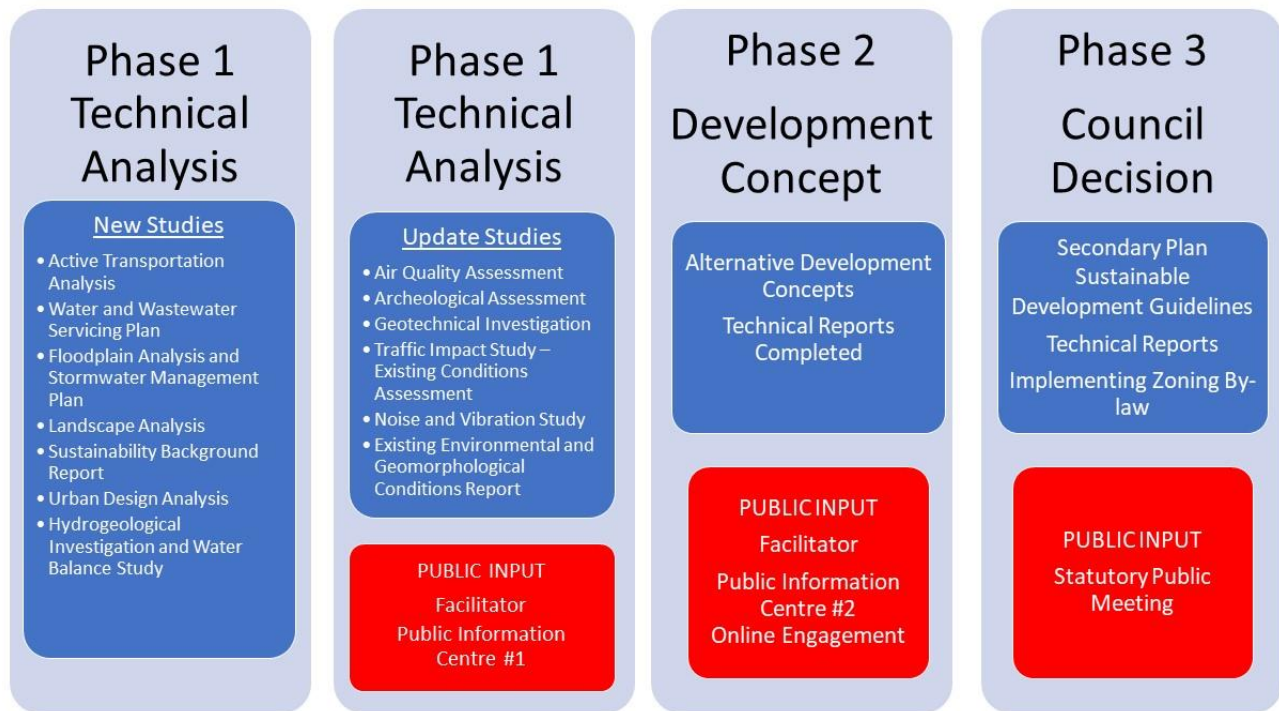


Figure 2: Three Stages of the Wilmot Creek Neighbourhood Secondary Plan Process

Phase 1: Analysis of Background Information and Preliminary Development Proposals

4.2 The initial phase involved a detailed technical analysis of background information and creating a preliminary development proposal.

Phase 2: Proposed Development Concept

4.3 Based upon the results of Phase 1, the consulting team prepared a development concept with a demonstration plan.

Phase 3: Proposed Secondary Plan and Zoning By-Law Amendment for Statutory Public Meeting and Council Approval

4.4 The project is currently in Phase three of the project.

4.5 The following sections will generally describe the process that was undertaken to develop the Wilmot Creek Neighbourhood Secondary Plan. This process is in addition to the process already described in Section 3 during the initiation of the project. A sequence of events summary table is provided in **Attachment 1** for reference.

Phase 1 - Analysis of Background Information and Preliminary Development Proposal

4.6 The initial phase of the project involved a detailed technical analysis of background information, initial public participation, and a preliminary development proposal.

Public Information Centre – PIC #1

- 4.7 The first Public Information Centre (PIC) was held July 26th, 2018. The initial PIC was to introduce the public to the re-initiated project by defining the study area, the projects process, and the study priorities. Approximately 400 people attended the meeting which included landowners, individuals who expressed interest in the project, Council members, and the steering committee members.
- 4.8 The PIC was advertised in the Orono Times and Clarington This Week in the two weeks preceding the meeting, a notice was also posted on the Municipality's website. All residents within the existing Wilmot Creek Adult Lifestyle Community received a copy of the PIC notice as well as all landowners within 120 metres of the Secondary Plan area.
- 4.9 The PIC attendees were interested in learning how the development of a new community would be integrated with the existing community. There was significant concern as the population growth within that area may place an even greater stress on already strained programs and facilities, if integration was to take place.
- 4.10 [A PIC #1 summary report](#) was prepared, and it is available on the project webpage.

Background Studies

- 4.11 Detailed background studies were also completed during Phase 1 of the study. These studies included the following:
- Existing Environmental and Geomorphological Conditions Report;
 - Air Quality Assessment;
 - Archaeological Assessment;
 - Geotechnical Investigation;
 - Traffic Impact Study – Existing Conditions Assessment;
 - Noise and Vibration Study;
 - Active Transportation Analysis;
 - Water and Wastewater Servicing Plan;
 - Floodplain Analysis and Stormwater Management Plan;
 - Landscape Analysis;
 - Sustainability Background Report;
 - Urban Design Analysis; and a
 - Hydrogeological Investigation and Water Balance Study.
- 4.12 In keeping with Council's Priority for the Co-ordination of Initiatives, management of the consulting teams and the background studies that the landowner had already undertaken in support of their private Official Plan Amendment Application (described in Sections 3.5-3.8) was taken over by the Municipality's consulting team. This approach was beneficial as we were able to use the information that had already been collected instead of duplicating

efforts and increasing project costs. As well it ensured that the reports were well coordinated with the new reports being prepared and in keeping with the project's objectives.

- 4.13 Several of these studies such as the EIS, Air Quality Assessment, and Archaeological Assessment documented the updated conditions within the Secondary Plan area, whereas others, such as the Green Development Guidelines focused on trends and best practices that will influence the policies. A summary of the Background Studies is provided in **Attachment 2**.
- 4.14 A [Phase 1 Summary Report](#) has been prepared and is available for review on the project webpage.
- 4.15 A [Project Update Newsletter \(#1\)](#) was posted to the project webpage in April 2019.

Phase 2 – Proposed Development Concept

Proposed Development Concept

- 4.16 Based upon the results of Phase 1 and leading up to PIC#2, the Consultant prepared three preliminary land use options for the Secondary Plan area. These concepts were discussed and evaluated by the Steering Committee. Based on the feedback from the Steering Committee, which included the landowners, an emerging land use option was prepared.
- 4.17 The COVID-19 pandemic was declared in March 2020 as the project was in Phase 2. Although Municipal Staff and the Consultants were no longer working from their respective offices, the Secondary Plan project continued. Virtual steering committee meetings, agency communication and replying to landowner and public questions has continued.
- 4.18 A [Project Update Newsletter](#) was published in April 2021. The purpose of this Newsletter was to provide the community with an update about the project and to advise them of next steps. Two significant updates were provided:
- a) The Secondary Plan Area was to be developed as a stand along community separate from the existing Wilmot Creek Community; and
 - b) That Rice Development Corporation has acquired the former Wilmot Creek Phase 8 Lands for CapREIT.

Public Information Centre – PIC #2

- 4.19 The second Public Information Centre (PIC) was held April 19th, 2021. The meeting provided individuals with a project update and aimed to share and seek feedback on the Emerging Plan for the Secondary Plan area. The meeting was held online and by phone following directives from Public Health to practice physical distancing and reduce the spread of COVID-19.

- 4.20 Approximately 100 people joined the meeting, which included a land acknowledgement, welcoming remarks, project update, presentation of the Emerging Plan for the Secondary Plan area and a facilitated discussion.
- 4.21 The PIC was advertised in the Orono Times and Clarington This Week in the two weeks preceding the meeting, as well as on the Municipal website and through social media. Landowners within 120 metres of the Secondary Plan Area in the Urban Area, and those landowners within 300 metres of the Secondary Plan Area outside of the Urban Area received the Notice for PIC #2. In addition to the newspaper advertisements, the project updates and PIC information was announced in the Planning eUpdate.
- 4.22 All residents within the Wilmot Creek Community and the projects Interested Parties list were given Notice of the meeting.
- 4.23 Following PIC#2 a draft PIC summary was created by the facilitators and shared with all participants in the meeting. Comments and revisions to the draft PIC summary were addressed as necessary and a final [PIC#2 Summary](#) was posted to the Project Webpage.
- 4.24 In addition to the PIC#2 Summary Document, a copy of the presentation material and a video recording, with subtitles, of the PIC are posted to the Project Webpage.
- 4.25 Following PIC#2, the Municipality launched an online survey to generate additional feedback. Unfortunately, although the engagement tools were available for approximately a month only a handful of people participated.

Phase 3 – Current Phase - Proposed Secondary Plan and Zoning By-Law Amendment for Statutory Public Meeting and Council Approval

- 4.26 The intent of Phase 3 of the Secondary Plan process is to focus on the finalization of the Secondary Plan. This includes the Statutory Public Meeting and Recommendation Report to Council for Adoption. In this phase, the supporting technical documents will be finalized, and the preparation of the implementing zoning by-law will take place. We are currently in Phase 3 of the process.
- 4.27 The Statutory Public Meeting provides the opportunity for the public to formally comment on the draft Official Plan Amendment, the draft Secondary Plan (including Land Use Plan) and the Sustainable Development Guidelines. It is important to note, that any comments received, either during the Public Meeting verbally, or submitted in writing to staff, since the release of the draft Official Plan Amendment and Secondary Plan, will be recorded in the Recommendation Report.

Notice - Statutory Public Meeting

- 4.28 Notice for the Statutory Public Meeting for the Wilmot Creek Neighbourhood Secondary Plan was provided in accordance with the *Planning Act*. The Public Meeting Notice was provided to:

- a. landowners within 120m (in the Urban Area) and within 300 metres (in the rural area) of the Secondary Plan Area;
 - b. over 300 people on the Interested parties list;
 - c. all residences within the Wilmot Creek Community
 - d. the Region of Durham, the Ministry of Municipal Affairs and Housing and all other commenting agencies; and
 - e. First Nations representatives.
- 4.29 Rice Development Corporation staff also posted three Public Meeting notice signs on the lands. Two signs were posted on the Bennett Road frontage, one south of the CN rail line and one north of the CN rail line and one sign was posted on Wilmot Creek Drive.
- 4.30 The draft Secondary Plan, draft Land Use Plan and the Draft Sustainable Development Guidelines Framework were posted to the project webpage by October 5th, 2021 in accordance with the *Planning Act* requirements.
- 4.31 The Communications Department at the Municipality has promoted the Public Meeting and posted the Notice on the Municipal Website, Facebook and Twitter. Notices advertising the Public Meeting were placed in Clarington This Week and the Orono Times for three weeks preceding the Public Meeting.
- 4.32 The Notice of Statutory Public Meeting noted that the materials (draft Official Plan Amendment and draft Secondary Plan) would be available for review October 5th, 2021.
- 4.33 In addition to receiving a Notice of Public Meeting, external agencies and internal departments have been requested to provide their comments regarding the Draft Secondary Plan and the Draft Sustainable Development Guidelines. These comments, as well as Council and the publics' will be addressed when staff prepare the Recommendation Report.

5. The Draft Official Plan Amendment, Secondary Plan, and the Sustainable Development Guidelines

Draft Official Plan Amendment (Attachment 3)

- 5.1 The purpose of this amendment is to add the Wilmot Creek Neighbourhood Secondary Plan to the Clarington Official Plan. This Secondary Plan, including the Sustainable Development Guidelines will facilitate the development of an inclusive, liveable, and sustainable community

Draft Secondary Plan (Attachment 4)

- 5.2 The Wilmot Creek Neighbourhood Secondary Plan will serve as the foundation for the creation of a new community with its own character and sense of identity while also creating a place that fits into the surrounding community. Approximately 700-1100 housing units can be accommodated in the Secondary Plan Area resulting in approximately 1500 residents. It will create an environmentally sustainable and healthy community with liveable neighbourhoods, integrated and connected green spaces, efficient transportation and trail systems, and a vibrant commercial area. It will also be a safe and inclusive pedestrian-oriented community that supports walkability and active living with accessible amenities.
- 5.3 The policies reflect key themes for the area to support an environmentally sustainable neighbourhood that preserves the natural environment, provides a diversity of housing options, connected green spaces, and an area with a mix of uses.
- 5.4 The transportation network serving the Secondary Plan Area will be designed with complete streets principles to accommodate multiple modes of travel such as motorists, transit users, cyclists, and pedestrians. Prioritize active modes of transportation and the needs of the most vulnerable users.
- 5.5 The land use designations in Figure 3 below, and the Secondary Plan policies are designed to establish a distribution of land uses to ensure an appropriate mix of uses, heights, and densities in a manner which supports the creation of a sustainable and complete community. **(Attachment 5)**

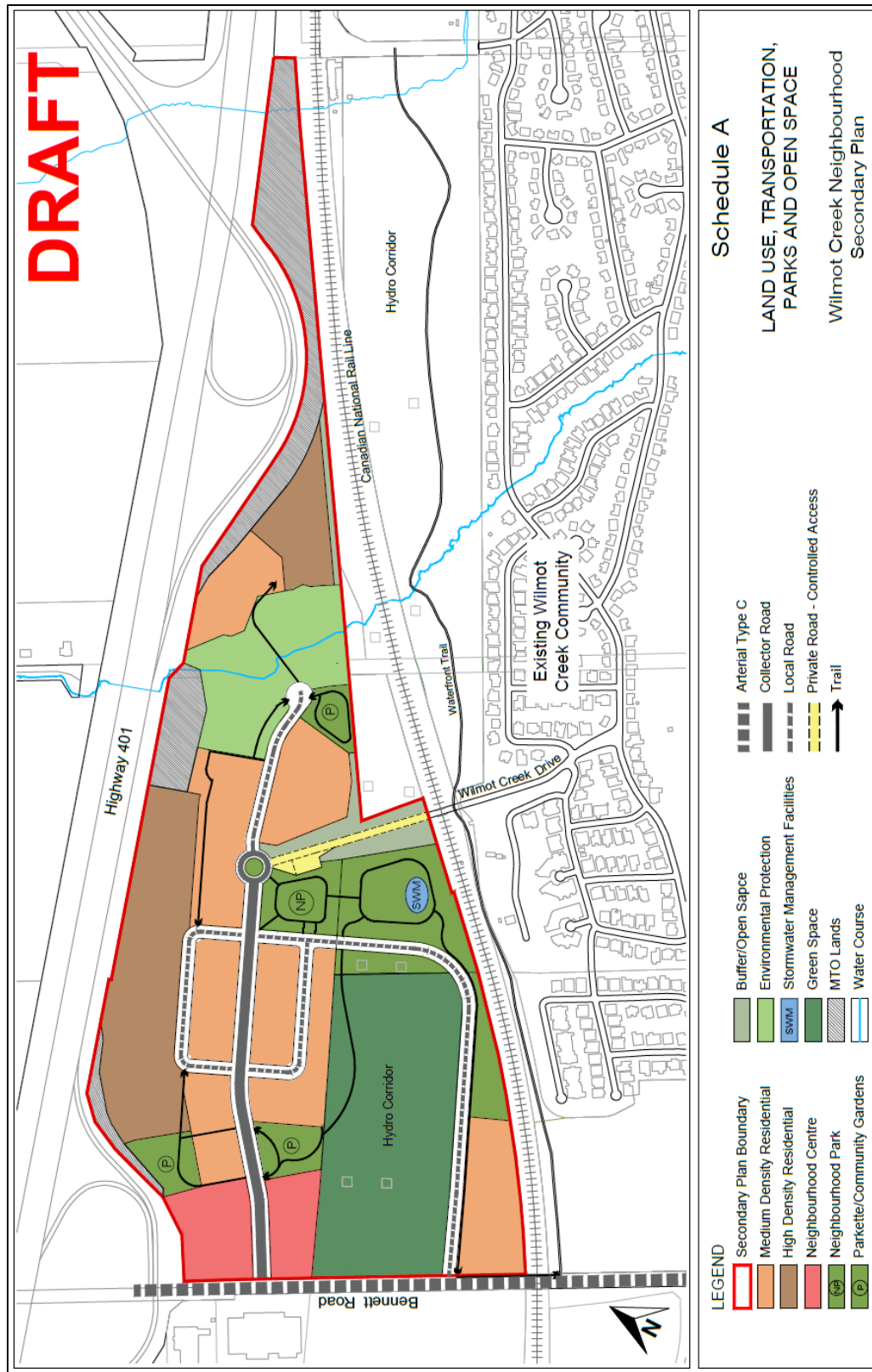


Figure 3: Wilmot Creek Neighbourhood Secondary Plan Land Use Map

- 5.6 The Wilmot Creek Neighbourhood Secondary Plan area includes the following land use designations:
- High Density Residential;
 - Medium Density Residential;
 - Neighbourhood Centre;
 - Environmental Protection Area; and
 - Green Space.
- 5.7 Taller buildings will generally be located in close proximity to Highway 401 and Bennett Road, a major Arterial Road. Development lots shall back onto the provincial highway and front onto a local internal street. Rear yards shall back onto the provincial highway. High Density development is also located across the Rickard Creek.
- 5.8 Generally, each land use designation described above includes specific policies about building types that are permitted, any additional land uses include specific directions for minimum heights and densities. Direction is provided regarding Parks and Trails. The Secondary Plan also includes a sustainable development and urban design policies.
- 5.9 The Secondary Plan also includes an Environmental Protection Area which is associated with the Rickard Creek, it's valley and a wetland. The delineation of the boundary of lands designated as Environmental Protection Area are approximate and shall be detailed through appropriate studies prepared as part of the review of development applications in accordance with the policies of this Secondary Plan and the Clarington Official Plan. Policies in the Secondary Plan require that the parks and trails system connect to natural areas.
- 5.10 The Official Plan sets out clear intentions and expectations to promote great streets and public spaces, high quality architecture, and sustainable development. These principles are included throughout the Secondary Plan.

Sustainable Development Guidelines

- 5.11 The purpose of the Sustainable Development Guidelines (Sustainability Guidelines – **Attachment 6**) is to expand on Priority Green and define sustainability priorities specific to the Wilmot Creek Neighbourhood Development. At this time, a Framework, or summary of the intended content of the Sustainability Guidelines has been prepared.
- 5.12 The Sustainable Development Guidelines, when completed, will provide direction and measurable targets for building and site design to support the Secondary Plan policy framework. Generally, for each sustainability priority the Guidelines will outline both a mandatory and a voluntary performance measure.

- 5.13 Following the Statutory Public Meeting and receipt of input from the community, council and the commenting agencies regarding the draft Secondary Plan and draft Land Use Plan, a full draft of the Sustainability Guidelines will be prepared. The Sustainability Guidelines will be posted to the project webpage for review and comment. It will also be sent to the Steering Committee, the interested parties list and the commenting agencies for their review and comment.
- 5.14 While the Sustainable Development Guidelines are intended as a reference, they indicate the Municipality of Clarington's expectations with respect to the character, quality and form of development in the Secondary Plan area. The guidelines also provide the Municipality with an objective, consistent evaluation framework to assess future development applications.

6. Conformity with Provincial Plans

Provincial Policy Statement, 2020

- 6.1 The Provincial Policy Statement 2020 (PPS) provides policy direction on land use planning and development for matters of provincial interest. This includes the protection of Provincial resources, public health and safety, and the quality of the natural and built environment. These objectives are to be achieved through efficient land use planning. Through land use designations and policies, municipal official plans and Secondary Plans are the most important vehicle for implementing the PPS.
- 6.2 In keeping with the PPS, the Wilmot Creek Neighbourhood Secondary Plan will lead to a new neighborhood that includes a mix of housing, including affordable housing, employment, recreation, parks and open spaces, and different modes of transportation choices that increase the use of active transportation.

The Growth Plan for the Greater Golden Horseshoe, 2020

- 6.3 The Growth Plan for the Greater Golden Horseshoe 2019 (Growth Plan) provides guidance on where and how to grow within the Greater Golden Horseshoe (GGH). This includes requiring Municipalities to maintain a three-year supply of serviced land for residential development.
- 6.4 Building on the direction of the PPS, the Growth Plan supports the achievement of complete communities, a thriving economy, a clean and healthy environment, and social equity. These goals will be achieved by including a range of housing types, a complete street network, a variety of parks, a trail system, and retail/commercial amenities within walking distance of residents.
- 6.5 Complete communities aim to meet the needs of everyone within the community, no matter their stature. This includes providing a range of housing types. To address the issue of housing affordability the Growth Plan provides direction for a range and mix of housing to be offered with a priority on access to transit and amenities.

7. Official Plans

Durham Regional Official Plan

- 7.1 The Durham Region Official Plan designated the lands as “Living Areas” in Schedule ‘A’ Regional Structures. The Region’s Official Plan states that Living Areas should accommodate the widest possible variety of housing types, sizes, and tenure to provide living accommodations that address various socio-economic factors. Living Areas should be developed with compact built forms through higher density development and consider support and access for public transit, but be predominantly used for housing purposes, with limited office and retail in appropriate locations. Policies in the proposed Secondary Plan locate the highest intensity of development and greatest mix of uses along the Highway 401 corridor and in the Neighbourhood Centre to foster access to commercial amenities and transit. In addition, policies have also been included to support the Region and Clarington Council’s desire to provide affordable housing units within this Secondary Plan area and throughout Clarington.
- 7.2 The implementation of the Wilmot Creek Neighbourhood Secondary Plan shall ensure sequential and orderly development, that the servicing of the area is on full municipal water and sanitary sewer systems; that there is transportation for all modes available; that a range of housing is provided; and that there is a diverse mix of land uses, amongst others. It is acknowledged that the Municipality will work with the landowners and the Regional Municipality of Durham to develop a plan for the phasing of extensions to the existing services within the Wilmot Creek Neighbourhood Secondary Plan Area.

Clarington Official Plan

- 7.3 The Clarington Official Plan (OP) provides a vision for the future growth and development of the Municipality to the year 2031, in conformity with the Regional Official Plan and the Growth Plan, and consistent with the PPS. It also provides direction on fostering the economic, environmental, cultural, physical and social wellbeing of the residents of Clarington. The most recent Clarington OP was adopted in November 2016 and approved by the Region of Durham in June 2017.
- 7.4 The OP designated the lands in this area as Urban Residential, Environmental Protection, and Municipal Park.
- 7.5 The Urban Residential designation shall predominantly be used for housing purposes, providing for a variety of densities, tenure and types. Neighbourhoods are to be walkable, compact, connected and create a high-quality public realm. The Wilmot Creek Neighbourhood Secondary Plan ensures a broad range of housing types in the community with its varied housing densities and flexible built forms. The Sustainable Development Guidelines and policies will also ensure that the mix of heights encouraged throughout the community is compatible with adjacent homes. The Secondary Plan includes affordable housing and will aid in achieving a meaningful percentage of affordable housing that supports the Municipality’s broad target.

- 7.6 The Environmental Protection Areas are recognized as a significant component of the Municipality's natural environment and their ecological functions are to be conserved and protected. This Plan envisions development that maintains, restores and creates continuous green corridors and valley lands. The policy framework in the Secondary Plan is aligned with OP policies and will be updated in accordance with future recommendations.
- 7.7 The land designated Green Space is also a significant component to the Municipality's natural environment. Lands designated Green Space in the Wilmot Creek Neighbourhood Secondary Plan shall be used primarily for conservation and low intensity recreational uses.
- 7.8 Official Plan Chapter 16 – Special Policy Areas identifies the Wilmot Creek Neighbourhood as a Special Policy Area B. The policies in this section divide the Wilmot Creek Neighbourhood into two parts, B1, the existing Wilmot Creek Community and B2, the Secondary Plan area lands.
- 7.9 Policy 16.3.7 of the Official Plan requires that the Wilmot Creek Neighbourhood Secondary Plan to be prepared.

Priority Green

- 7.10 The Wilmot Creek Neighbourhood Secondary Plan policies were developed with regard for sustainability, taking into consideration the goals of Priority Green Clarington. The Wilmot Creek Sustainability Background Report and the Sustainable Development Guidelines to be appended to the Secondary Plan will guide sustainable development in the Secondary Plan Area.

8. Public Comments

- 8.1 Preparation of the Wilmot Creek Secondary Plan has been guided by feedback received from stakeholders and the public. Prior to the release of the draft Wilmot Creek Neighbourhood Secondary Plan the project team held two Public Information Centres (PICs) to introduce the process the Municipality is undertaking to develop a Secondary Plan and to share and seek feedback on the emerging plan. Key themes from the comments received during and after the PICs are summarized below. More detailed summaries are available online on the project website at www.clarington.net/wilmotcreek.
- 8.2 PIC #1 Comments (Context: Secondary Plan was to be an extension the existing Wilmot Creek Community)
- Programs and facilities in the existing Wilmot Creek community (the area south of the Secondary Plan area) are very important and in many cases are near or at capacity.
 - Integrating the new community with the existing community is a significant concern as it may place greater stress on already strained programs and facilities.

- The security of residents in the existing community should be preserved and enhanced.
- The safety of existing and future residents needs to be given careful consideration, including the exploration of installing additional emergency exit routes.
- Existing infrastructure needs to be carefully studied to ensure there is adequate capacity for the new community as well as the existing community.
- Upgrades to the existing bridge should be considered to ensure it is safe for all users, including pedestrians, cyclists, and individuals using mobility devices and golf carts.
- The existing baseball diamond is an important facility and should be maintained or replaced.

8.3 PIC #2 Comments (Context: Secondary Plan is to be separate from the existing Wilmot Creek Community)

- Mitigating the noise from the trains on the CN Railway will be important for existing residents of Wilmot Creek and future residents in the Secondary Plan.
- Strong support for the proposed parkland in the Secondary Plan area, including open greenspaces and trails.
- The proposed high-density development on the eastern edge of the Secondary Plan area should be carefully studied and considered to ensure it does not negatively impact the Environmental Protection area.
- Ensure development of the Secondary Plan area does not increase stormwater runoff or erosion in the surrounding area.
- The privacy and security of existing Wilmot Creek residents should be maintained.
- Ensure adequate community services and facilities are provided for residents of the Secondary Plan area and the surrounding communities.

8.4 Since advertising for the Statutory Public Meeting staff have received a number of comments from the public. Comments received include:

- Train Whistle Cessation – the submission expressed frustration that the Municipality is spending so much money on the issue; suggested the plan should include a policy that recommends the builder pay for the whistle cessation and pay the Municipality back, and the resident stated that developers are profiting and its time they give back to the local residents and support the communities they are building.
- Housing Type Percentage Split – the submission inquired if the Secondary Plan would specify the percentages for each housing type such as affordable housing, market value, seniors, assisted living.

- Rickard Creek Crossing – the submission inquired if the crossing of the Rickard Creek with utilities, roads etc., without destroying the natural environment been figured out yet? And wanted to know if the lands could be retained as natural instead of development.
- Inappropriate location – the submission identified that development for seniors in this location was inappropriate given the proximity to the Highway 401, the railway tracks and the high voltage power lines. Expressed development would result in endless noise complaints.
- Construction practices – Dust and noise suppression is a must. Access to Wilmot Creek must be maintained without frequent interruptions. Utility interruptions should not occur.
- Recreation Facilities – new development area must have its own recreation facilities as the Wheelhouse is for Wilmot residents only.

9. Agency and Departmental Comments

- 9.1 Notice of Statutory Public Meeting and the request for comments was provided to the Agencies in early October. Agencies normally require a minimum of four weeks to provide comments on large documents such as a Secondary Plan. At the time of writing this report staff have not received any agency comments.
- 9.2 Region of Durham Planning and Public Works staff, CLOCA Planning and Engineering staff, Clarington Planning and Public Works staff and recently the Kawartha Pine Ridge District School Board staff, are members of the Secondary Plan steering committee. These staff have been integral to the process, including providing direction on the technical/background reports and early land use concepts.
- 9.3 Staff will prepare a recommendation report following the receipt of all agency comments regarding the Secondary Plan and the outstanding technical/background reports. The recommendation report will include a summary of comments received and how they have been addressed.

10. Concurrence

Not Applicable.

11. Conclusion

Clarington Next Steps

- 11.1 The purpose of this report is to provide background information and a status update for the Public Meeting on the draft Wilmot Creek Neighbourhood Secondary Plan and Guidelines. Staff will continue to process and prepare a subsequent recommendation report.

- 11.2 Following the Statutory Public Meeting, the draft documents will be further revised as deemed necessary based on the comments received. Concurrently, the team will begin preparing the implementing zoning by-law. A recommended version of the Secondary Plan and Sustainable Development Guidelines and an implementing Zoning By-law will be presented to Council in the future.
- 11.3 When adopted, the Official Plan Amendment will be forwarded to the Region of Durham for approval. Part of the Region of Durham review includes circulation of the Amendment to agencies and the Province for their comments. The Region will issue a Notice of Decision regarding the Amendment and the 20-day appeal period will commence. If there are no appeals to the Region about the approved OPA it will come into full force and effect.

Staff Contacts: Lisa Backus, Principal Planner, 905-623-3379 extension 2413 or lbackus@clarington.net, Sarah Parish, Planner II, 905-623-3379 extension 2432 or sparish@clarington.net, or Carlos Salazar, Manager of Community Planning and Design, 905-623-3379 extension 2409 or csalazar@clarington.net.

Attachments:

- Attachment 1 – Sequence of Events
- Attachment 2 – Summary of Background Reports
- Attachment 3 – Draft Official Plan Amendment
- Attachment 4 – Draft Wilmot Creek Neighbourhood Secondary Plan
- Attachment 5 – Draft Schedule A Land Use Plan
- Attachment 6 – Draft Sustainable Development Guidelines Framework

Interested Parties:

List of Interested Parties available from Department.