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## Planning and Development Committee

### Minutes

**Date:** November 15, 2021  
**Time:** 6:30 p.m.  
**Location:** Council Members (in Chambers or MS Teams) | Members of the Public (MS Teams)

**Members Present:** Mayor A. Foster, Councillor G. Anderson, Councillor R. Hooper, Councillor J. Jones, Councillor J. Neal, Councillor C. Traill, Councillor M. Zwart

**Staff Present:** A. Allison, J.P. Newman, L. Patenaude, R. Windle, F. Langmaid, K. Richardson

**Other Staff Present:** A. Burke, A. Babista, L. Backus, N. Zambri, S. Parish, A. Tapp

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#### 1. Call to Order

Councillor Anderson called the meeting to order at 6:30 p.m.

#### 2. Land Acknowledgment Statement

Councillor Jones led the meeting in the Land Acknowledgement Statement.

#### 3. Declaration of Interest

There were no disclosures of interest stated at this meeting.

#### 4. Announcements

Members of Committee announced upcoming community events and matters of community interest.

#### 5. Public Meetings

##### 5.1 Public Meeting for a Proposed Zoning By-law Amendment

Nicole Zambri, Senior Planner, made a verbal presentation to accompany an electronic presentation.

Corrine and Sam Marmara were called upon but were not present.

Cindy Parsons was called upon and was not present.

Shirley Ortins was called upon and was not present.

Rimon Philips was called upon and was not present.

Claudio Brutto, Brutto Consulting Services, was present regarding the application. Mr. Brutto stated that there is no requirement under the Official Plan for an amendment. He explained the surrounding lands, outlined the configuration, access points, setbacks, and drawings. Francesco Fiorani provided an overview of the site location, applicable land use policies, the Clarington official plan and zoning by-law. He explained the details of the proposed development and provided an overview of the site plan. They concluded by answering questions from Members of Committee.

**5.1.1 PDS-056-21 Proposal for a Total of Six Semi-Detached Dwelling Units at 1558 Green Road in Bowmanville**

Resolution # PD-226-21

Moved by Mayor Foster  
Seconded by Councillor Hooper

That Report PDS-056-21 and any related correspondence be received for information only;

That Staff receive and consider comments from the public and Council with respect to the rezoning application; and

That all interested parties listed in Report PDS-056-21 and any delegations be advised of Council's decision.

**Carried**

**5.2 Public Meeting for a Proposed Zoning By-law Amendment**

Aibelle Babista, Planner, made a verbal presentation to accompany an electronic presentation.

No one spoke in support of or in opposition to the application.

**5.2.1 PDS-057-21 An Application for Zoning By-law Amendment to Permit the Creation of a New Lot for One Single Detached Dwelling at 3301 Trulls Road in Courtice**

Resolution # PD-227-21

Moved by Mayor Foster  
Seconded by Councillor Neal

That Report PDS-057-21 and any related correspondence be received for information only;

That Staff receive and consider comments from the public and Council with respect to the ZBA2021-0010 application; and

That all interested parties listed in Report PDS-057-21 and any delegations be advised of Council's decision.

**Carried**

The Public Meeting concluded at 7:12 p.m.

**6. Presentations/Delegations**

**6.1 Gary Mueller, Director of Planning, Amanda Bathe, Senior Planner, Michael Blake, Senior Planner, Region of Durham Regarding Envision Durham Overview**

Gary Mueller, Director of Planning, Region of Durham was present regarding Envision Durham Overview. Mr. Mueller provided an overview of Planning in Ontario and stated that Envision Durham is the review of the current Regional Official Plan. He outlined the policy review approach, their engagement and outreach, and their theme-based discussion papers. Mr. Mueller explained the proposed policy directions, protected major transit station areas, and the growth management study process.

**Suspend the Rules**

Resolution # PD-228-21

Moved by Mayor Foster

Seconded by Councillor Hooper

That the Rules of Procedure be suspended to extend the delegation for an additional 5 minutes.

**Carried**

He provided an overview of the Durham Region growth forecast from 2016-2051, the growth management study - phase 1, the key components of the region-wide growth analysis, housing intensification study, and the community urban area land needs. Mr. Mueller explained phases 1 and 2 of the management study, outlined the next steps for 2021 and 2022, and answered questions from Members of Committee.

Resolution # PD-229-21

Moved by Mayor Foster

Seconded by Councillor Hooper

That the Presentation of Gary Mueller, Director of Planning, Amanda Bathe, Senior Planner, Michael Blake, Senior Planner, Region of Durham Regarding Envision Durham Overview, be received with thanks.

**Carried**

**Alter the Agenda**

Resolution # PD-230-21

Moved by Mayor Foster  
Seconded by Councillor Hooper

That the Agenda be altered to consider the delegations of Sherryl Smith and Corrine Marmara, regarding Item 5.1, Public Meeting for a Proposed Zoning By-law Amendment at 1558 Green Road, Bowmanville, at this time.

**Carried**

Sherryl Smith spoke in opposition to the application. She expressed her concerns regarding the congestion of the street and how 6 semidetached homes is excessive and large for the area. Ms. Smith expressed her concerns regarding the trees, parking, the lights in the front and back of her house, how the development will impact the value of their home, and how the proposal doesn't meet the aesthetic of the neighbourhood. Ms. Smith added that snow clearing, and grass cutting have already been a problem for this property.

Corrinne Marmara spoke in opposition to the application. She explained that the driveway of the proposal is in her backyard and should be moved to the other side. She added that the area is already congested and 6 units with a minimum 12 cars is too large for the small lot. Ms. Marmara expressed her concerns regarding privacy in her backyard, the aesthetic of the proposal and added that it should be two storeys not 3. She stated that snow clearing, and grass cutting have been a problem at the property and is concerned with the snowplow backing snow onto her fence. Ms. Marmara questioned who is going to maintain the property as there has been many slips and falls.

- 7. Reports/Correspondence Related to Presentations/Delegations**
- 8. Communications**
- 9. Staff Reports and Staff Memos**
- 9.1 PDS-058-21 An Application by National Homes (Prestonvale) Inc. for the Removal of (H) Holding Symbol to Permit a Total of 112 Townhouse Units at the Northeast Corner of Prestonvale Road and Bloor Street, Courtice**

Resolution # PD-231-21

Moved by Mayor Foster  
Seconded by Councillor Jones

That Report PDS-058-21 and any related communication items, be received;  
That the By-law attached to Report PDS-058-21, as Attachment 1, be approved;  
That Council's decision and a copy of Report PSD-058-21 be forwarded to the Region of Durham and the Municipal Property Assessment Corporation; and

That all interested parties listed in Report PDS-058-21 and any delegations be advised of Council's decision.

**Carried**

**9.2 PDS-059-21 Environmental Stewardship - 2021 Annual Report**

Resolution # PD-232-21

Moved by Councillor Hooper  
Seconded by Councillor Zwart

That Report PDS-059-21 and any related communications be received for information; and

That all interested parties listed in Report DS-059-21 and any delegations be advised of Council's decision.

**Carried**

**9.3 PDS-060-21 Seasonal Sidewalk Patio Program Results 2021, Guidelines, and Procedures**

Resolution # PD-233-21

Moved by Councillor Jones  
Seconded by Councillor Zwart

That Report PDS-060-21 and any related communications be received for information;

That all interested parties listed in Report PDS-060-21 and any delegations be advised of Council's decision.

**Carried**

**10. New Business - Consideration**

**11. Unfinished Business**

**12. Questions to Department Heads/Request for Staff Report(s)**

Members of Committee asked questions to the Director of Planning and Development Services.

**13. Confidential Items**

**13.1 PDS-061-21 Potential Property Acquisition**

**Closed Session**

Resolution # PD-234-21

Moved by Councillor Traill  
Seconded by Mayor Foster

That, in accordance with Section 239 (2) of the *Municipal Act, 2001*, as amended, the meeting be closed for the purpose of discussing a matter that deals with a proposed or pending acquisition or disposition of land by the municipality or local board.

**Carried**

**Motion to Divide**

Resolution # PD-235-21

Moved by Councillor Neal  
Seconded by Councillor Jones

That the following recommendation, contained in Report PDS-061-21 be divided such that it be considered separately in open session:

That Staff be directed to proceed with the reconstruction of the boat launch in its current location.

**Carried**

**Rise and Report**

The meeting resumed in open session at 9:32 p.m.

Councillor Anderson advised that one item was discussed in “closed” session in accordance with Section 239(2) of the *Municipal Act, 2001, as amended*, and one resolution was passed to provide direction to Staff.

Resolution # PD-236-21

Moved by Councillor Neal  
Seconded by Mayor Foster

That the following recommendation, contained in Report PDS-061-21, be referred to the November 22, 2021, Council Meeting in open session:

That Staff be directed to proceed with the reconstruction of the boat launch in its current location.

**Carried**

**Suspend the Rules**

Resolution # PD-237-21

Moved by Councillor Traill  
Seconded by Councillor Neal

That the Rules of Procedure be suspended to add a New Business item to the Agenda.

**Motion Lost**

**Alter the Agenda**

Resolution # PD-238-21

Moved by Councillor Traill  
Seconded by Councillor Neal

That the Agenda be altered to consider Item 12, Questions to Department Heads/Request for Staff Report(s), again, at this time.

**Carried**

**Questions to Department Heads/Requests for Staff Report(s)**

Resolution # PD-239-21

Moved by Councillor Traill  
Seconded by Councillor Neal

That the Planning and Development Services Department report back on the comprehensive Waterfront Strategy, including the issuance of a Request for Proposals for consulting services and the selection of a qualified consultant, in 2022.

Yes (7): Mayor Foster, Councillor Anderson, Councillor Hooper, Councillor Jones, Councillor Neal, Councillor Traill, and Councillor Zwart

**Carried on a recorded vote (7 to 0)**

**14. Adjournment**

Resolution # PD-240-21

Moved by Councillor Traill  
Seconded by Councillor Zwart

That the meeting adjourn at 9:54 p.m.

**Carried**