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Planning and Development Committee

Minutes

Date: March 18, 2024
Time: 5:00 p.m.
Location: Council Chambers or Microsoft Teams
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Members Present: Mayor A. Foster, Councillor G. Anderson, Councillor S. Elhajjeh, Councillor L. Rang, Councillor W. Woo, Councillor M. Zwart

Absent: Councillor C. Traill

Staff Present: M. Dempster, J. Newman, L. Turcotte, C. Salazar, L. Backus, A. Tapp, K. Richardson, L. Reck

Other Staff Present: S. Allin, M. Westover

1. Call to Order

Councillor Anderson called the meeting to order at 5:00 p.m.

2. Land Acknowledgment Statement

Councillor Rang 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. Presentations/Delegations

5.1 Presentation by Todd Brown, President and Principal Planner, and Dennis Kwan, Senior Planner, Monteith Brown Planning Consultants, and Nancy Neale, Manager, Watson and Associates, Regarding Report PDS-011-24 Parks, Recreation, and Culture Master Plan

Sarah Allin, Principal Planner, Municipality of Clarington, Todd Brown, President and Principal Planner and Dennis Kwan, Senior Planner, Monteith Brown Planning Consultants, and Nancy Neale, Manager, Watson and Associates, were present Regarding Report PDS-011-24 Parks, Recreation, and Culture Master Plan. Using an electronic presentation Sarah introduced the project team. Dennis outlined the purpose of the plan and the five-phase process. D. Kwan explained the key building blocks, community profile, and the trends to consider. Dennis noted what parks, trails, and recreation and cultural facilities Clarington currently provides. D. Kwan outlined the community engagement efforts, including public open houses and community survey results. Dennis provided an overview of the participation in Clarington's parks, recreation, and culture activities, including participation barriers and public support for investment. D. Kwan noted that numerous consultation sessions were had with community stakeholders, advisory committees, and boards. Dennis provided an overview of Staff and Council engagement and provided a summary of the consultation themes. Nancy explained the impacts of Bill 23, existing funding tools, and the funding considerations for the Master Plan. S. Allin provided an overview of the next steps. Todd, Dennis, and Nancy answered questions from Members of Committee.

5.2 Delegation by Libby Racansky, Regarding Report PDS-010-24 Bill 23 Update - Ontario Regulation 41/24

Libby Racansky was present via electronic means to express concerns regarding setbacks to wetlands, requests for more studies once an application is complete, natural hazards, and public safety. L. Racansky stated that Courtice should not be developed with higher densities and answered questions from Members of Committee.

5.3 Delegation by Libby Racansky, Regarding Report PDS-011-24 Parks, Recreation, and Culture Master Plan

Libby Racansky was present via electronic means and stated that the public engagement session did not display parks/parkettes or heritage features that exist in Courtice North. Libby expressed concerns regarding cash-in-lieu of parkland, lack of trails or parks for Courtice North to help with the increased population, and lack of heritage in Courtice.

6. Consent Agenda

Resolution # PD-011-24

Moved by Mayor Foster
Seconded by Councillor Rang

That all items listed in Section 6, be approved on consent.

Carried

6.1 PDS-007-24 - Cotton Street Extension, Plan 40M-2603 Assumption By-Law

Resolution # PD-012-24

That Report PDS-007-24 and any related delegations or communication items, be received;

That the draft By-law (Attachment 2) to Report PDS-007-24, be approved; and

That all interested parties listed in Report PDS-007-24 and any delegations be advised of Council's decision.

6.2 PDS-008-24 - Newtonville Estates Phase 1 Assumption

Resolution # PD-013-24

That Report PDS-008-24, and any related delegations or communication items, be received;

That the Deputy CAO of Planning and Infrastructure Services be authorized to issue a 'Certificate of Acceptance' for the Final Works, which includes final stage roads and other related works constructed within Plan 40M-2357;

That the draft By-law (Attachment 2) to Report PDS-008-24, be approved; and

That all interested parties listed in Report PDS-008-24 and any delegations be advised of Council's decision.

6.3 PDS-009-24 - Brown Street Reconstruction Project

Resolution # PD-014-24

That Report PDS-009-24, and any related delegations or communication items, be received for information.

6.4 PDS-010-24 - Bill 23 Update – Ontario Regulation 41/24

Resolution # PD-015-24

That Report PDS-010-24, and any related delegations or communication items, be received for information.

6.5 PDS-011-24 - Parks, Recreation, and Culture Master Plan – Update Report

Resolution # PD-016-24

That Report PDS-011-24, and any related delegations or communication items, be received for information; and

That all interested parties listed in Report PDS-011-24 and any delegations be advised of Council's decision.

6.5.1 Correspondence from Victoria Mortelliti, MCIP, RPP, Senior Manager, Policy and Advocacy, BILD, Regarding Report PDS-011-23

Item 6.5.1 was considered during Item 6, Consent Agenda.

6.6 PDS-012-24 - Planning Application Fee Refund Waivers

Resolution # PD-017-24

That Report PDS-012-24, and any related delegations or communication items, be received for information.

That the action items contained in Report PDS-012-24, be endorsed.

That all interested parties listed in Report PDS-012-24, and any related delegations be advised of Council's decision.

6.6.1 Correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, Regarding Report PDS-012-24

Item 6.6.1 was considered during Item 6, Consent Agenda.

6.7 PDS-013-24 - Removal of Holding – 499 Port Darlington Road, Bowmanville (Aquaview)

Resolution # PD-018-24

That Report PDS-013-24, and any related delegations or communication items, be received;

That the rezoning application submitted by Bowmanville Lakebreeze East Village Ltd. for the removal of the Holding symbol at 499 Port Darlington Road, Bowmanville, be refused by Council, as conditions related to the removal of the Hold have not been completed; and

That all interested parties listed in Report PDS-013-24, and any delegations be advised of Council's decision.

6.8 PDS-014-24 - Policy Update – Environmental Assessment Act

Resolution # PD-019-24

That Report PDS-016-24, and any related delegations or communication items, be received;

That Report PDS-016-24 be adopted as the Municipality of Clarington's comments to the Province on the proposed new environmental assessment regulation for municipal infrastructure; and

That all interested parties listed in Report PDS-016-24, and any delegations be advised of Council's decision.

7. Items for Separate Discussion

7.1 Correspondence from the Bowmanville Hospital Foundation, Requesting Mobile Sign Locations on Public Properties for the We Care, We Can Awareness Campaign

Resolution # PD-020-24

Moved by Mayor Foster
Seconded by Councillor Zwart

That the request of the Bowmanville Hospital Foundation We care, We Can Awareness Initiative, to locate mobile signs from May 1, 2024, to August 31, 2024, at the following locations be approved:

Bowmanville:

Liberty & Baseline – at Tourism property
King St between the CP Rail and Bowmanville Ave.

Newcastle:

King Avenue (north side between Massey Drive and Given Road)
Newcastle Public Library, Joseph Atkinson Parkette
Fire Hall Property

Courtice:

Corner of Highway 2 and Trulls Rd. (north side) Trulls Road Parkette

Local Facilities:

Courtice Community Complex
Garnet B. Rickard Recreation Complex
Diane Hamre Complex
South Courtice Arena
Bowmanville Hospital Lawn (Liberty St. S between Prince St. and Queen St.).

Carried

7.2 Correspondence from Mike Zdero, Ontario Power Generation, Regarding a Request for a Noise By-law Exemption

Resolution # PD-021-24

Moved by Councillor Rang
Seconded by Mayor Foster

That the request for a Noise By-law exemption, from Mike Zdero, Ontario Power Generation, for the dates April 1, 2024, May 1, 2024, May 23, 2024, September 1, 2024, and January 1, 2025, be approved.

Carried

8. Unfinished Business

9. New Business

9.1 Parking on Clarington Streets (Councillor Rang)

Resolution # PD-022-24

Moved by Councillor Rang
Seconded by Councillor Elhajjeh

Whereas existing and new neighborhoods are experiencing a transition to higher densities through additional dwelling units, increasing rates of car ownership, and changing demographics to multigenerational living.

And whereas new neighborhood designs in particular townhouse developments, are being proposed with narrower frontages and shallow lots reducing the possibility of accommodating more than one parking space forcing residents to park on the street, take over visitor parking, and convert front yards to parking.

And whereas these new dense neighborhood designs increase the safety risk for children, pedestrians, and create operational constraints for municipal operations like emergency response and snow removal.

Now therefore be it resolved that Staff report back on the following:

- a. additional measures to design standards and zoning that could improve on-street parking and visitor parking plans for new neighbourhoods;
- b. review of parking opportunities within existing neighbourhoods and implement methods to improve parking conflicts through additional signage and enforcement; and

That Council will not support reduced townhouse frontages less than 6 metres until such time Staff report back to Council with additional design standards and zoning provisions that will improve parking plans for new and existing neighbourhoods.

Amendment

Resolution # PD-023-24

Moved by Councillor Rang
Seconded by Mayor Foster

That the foregoing Resolution #PD-022-24 be amended by adding Item c. in paragraph 6:

"c. include amendments to the Boulevard By-law"

Carried

Main Motion as Amended

Resolution # PD-024-24

Moved by Councillor Rang
Seconded by Councillor Elhajjeh

Whereas existing and new neighborhoods are experiencing a transition to higher densities through additional dwelling units, increasing rates of car ownership, and changing demographics to multigenerational living.

And whereas new neighborhood designs in particular townhouse developments, are being proposed with narrower frontages and shallow lots reducing the possibility of accommodating more than one parking space forcing residents to park on the street, take over visitor parking, and convert front yards to parking.

And whereas these new dense neighborhood designs increase the safety risk for children, pedestrians, and create operational constraints for municipal operations like emergency response and snow removal.

Now therefore be it resolved that Staff report back on the following:

- a. additional measures to design standards and zoning that could improve on-street parking and visitor parking plans for new neighbourhoods;
- b. review of parking opportunities within existing neighbourhoods and implement methods to improve parking conflicts through additional signage and enforcement;
- c. include amendments to the Boulevard By-law; and

That Council will not support reduced townhouse frontages less than 6 metres until such time Staff report back to Council with additional design standards and zoning provisions that will improve parking plans for new and existing neighbourhoods.

Carried

10. Public Meetings (6:30 p.m.)

11. Confidential Items

12. Adjournment

Resolution # PD-025-24

Moved by Councillor Woo

Seconded by Councillor Rang

That the meeting adjourn at 7:20 p.m.

Carried