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## **Planning and Development Committee**

### **Minutes**

**Date:** September 16, 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 C. Traill, Councillor W. Woo, Councillor M. Zwart

**Staff Present:** M. Dempster, J. Newman, L. Turcotte, C. Salazar, L. Backus, A. Tapp, K. Richardson, L. Reck, R. Maciver, T. Pinn

**Other Staff Present:** M. Westover

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#### **1. Call to Order**

Councillor Anderson called the meeting to order at 5:50 p.m.

Councillor Rang, Councillor Woo, and Councillor Zwart joined later in the meeting at 5:53 p.m.

#### **2. Land Acknowledgment Statement**

Councillor Elhajjeh 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.

Councillor Rang, Councillor Woo, and Councilor Zwart joined the meeting.

**5. Presentations/Delegations**

**5.1 Delegation by Ryan Guetter, Planner/Executive Vice President, Weston Consulting, Regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report**

Ryan Guetter, Planner/Executive Vice President, Weston Consulting notified the Clerk's Division to withdraw the delegation.

**5.2 Delegation by Kevin Nesbitt, Regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report**

Kevin Nesbitt was present regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report. Kevin expressed concerns regarding trespassing, safety, fire, and toxicity of the buildings at the Goodyear site. K. Nesbitt added that the developer has not made an effort to mitigate the toxic side effects when demolishing the buildings. Kevin met with a grounds vibrations expert who expressed concerns regarding the surrounding homes due to the amount of construction equipment that will be passing by. K. Nesbitt stated that there has been no developer activity or a pre-construction survey on the property. Kevin explained that there should be more security on site and that the developer should engage in the pre-construction survey. Kevin requested more communication with the Municipality to inform residents of the intentions of the site.

**5.3 Delegation by Steve Hennessey, Regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report**

Steve Hennessey was present via electronic means regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report. Steve provided an overview of the site and expressed concerns regarding the pedestrian trail, trespassing, and safety. Steve suggested removing the pedestrian access, providing another route, and answered questions from Members of Committee.

**6. Consent Agenda**

Resolution # PD-061-24

Moved by Councillor Elhajjeh  
Seconded by Councillor Rang

That all items listed in Section 6, with the exception of Item 6.2, be approved on consent, in accordance with the agenda.

**Carried**

**6.1 PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report**

Resolution # PD-062-24

That Report PDS-033-24, and any related delegations or communication items, be received;

That Official Plan Amendment 136 (OPA 136) to update the Bowmanville East Urban Centre Secondary Plan in the Clarington Official Plan be adopted;

That upon adoption by Council, the recommended Secondary Plan be implemented by staff as Council's policy on land use and planning matters and through the capital budget program;

That the recommended Urban Design Guidelines appended to the Secondary Plan be approved and be used by staff to guide development applications and public projects;

That the Deputy CAO, Planning and Infrastructure Services be authorized to finalize the form and content of OPA 136, the Secondary Plan, and the Urban Design Guidelines resulting from Council's consideration, public participation, agency comments, and technical considerations;

That the Deputy CAO, Planning and Infrastructure Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council;

That OPA 136 be forwarded to the Region of Durham for approval; and

That all interested parties listed in Report PDS-033-24, and any delegations be advised of Council's decision.

**6.1.1 Correspondence from Mark Jacobs, MCIP, RPP, Planner, The Biglieri Group Ltd., Regarding Report PDS-033-24 - Bowmanville East Urban Centre Secondary Plan Recommendation Report**

This matter was considered during Item 6.1.

**6.2 PDS-034-24 - Addition to the Municipal Register, and Heritage Designation as a Condition of Approval of Development Applications of Redevelopment at 98 Concession Street East, Bowmanville**

Resolution # PD-063-24

Moved by Mayor Foster

Seconded by Councillor Zwart

That Report PDS-034-24, and any related delegations or communication items, be received for information;

That the property at 98 Concession Street East, Bowmanville be added to the Municipal Register under Section 27 of the *Ontario Heritage Act* at this time; and

That the interested parties listed in the Report and any delegations, be advised of Council's decision.

**Carried**

**7. Items for Separate Discussion**

**8. Unfinished Business**

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

**10.1 Public Meeting for a Zoning By-law Amendment**

Bob Clark was present on behalf of the applicants to answer questions from Members of Committee.

The public meeting ended at 6:35 p.m.

**10.1.1 PDS-035-24 - Zoning By-law Amendment Application to Facilitate the Severance of a Surplus Farm Dwelling on Concession Road 6 in Darlington**

Resolution # PD-064-24

Moved by Councillor Zwart  
Seconded by Mayor Foster

That Report PDS-035-24 and any related communication items, be received;

That the By-law to amend Zoning By-law 84-63 attached to Report PDS-034-24, as Attachment 1, be approved; and

That all interested parties listed in Report PDS-035-24, and any delegations, be advised of Council's decision.

**Carried**

**11. Confidential Items**

**11.1 LGS-029-24 - OLT Appeal – VAD Retail Limited (Kaitlin Corporation)**

Resolution # PD-065-24

Moved by Councillor Traill  
Seconded by Councillor Elhajjeh

That Report LGS-029-24 - OLT Appeal – VAD Retail Limited (Kaitlin Corporation), be approved in accordance with the Closed Session Agenda.

**Carried**

**Suspend the Rules**

Resolution # PD-066-24

Moved by Councillor Elhajjeh  
Seconded by Councillor Rang

That the Rules of Procedure be suspended to add a New Business Item regarding Illegal Fishing, to the Agenda.

**Carried**

**9. New Business**

**9.1 Illegal Fishing - Councillor Rang**

Resolution # PD-067-24

Moved by Councillor Rang  
Seconded by Mayor Foster

Whereas the Municipality of Clarington is home to beautiful waterways with several important ecosystems that are important draws for anglers, tourists and home to spawning fish;

And whereas citizens and responsible anglers believe the protection of fish species is an important part of stewardship over natural resources;

And whereas enforcement of the existing laws is being made more challenging due to increasing incidents of poaching and illegal fishing activities and lack of enforcement resources by the Province,

Now therefore be it resolved the council of the Municipality of Clarington calls upon the Province to increase the number of Ministry of Natural Resources Conservation Officers - particularly during spawning season - to protect fish stocks, deter poachers and reduce negative and confrontational interactions between citizens.

**Carried**

**12. Adjournment**

Resolution # PD-068-24

Moved by Mayor Foster  
Seconded by Councillor Elhajjeh

That the meeting adjourn at 6:59 p.m.

**Carried**