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Planning and Development Committee

Minutes

Date: February 12, 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 C. Traill, Councillor W. Woo, Councillor M. Zwart

Regrets: Councillor L. Rang

Staff Present: M. Dempster, J. Newman, C. Salazar, L. Backus, K. Richardson,
L. Preston, T. Pinn, R. Maciver

Other Staff Present: B. Rice, M. Pick, B. Grigg, J. O'Meara

1. Call to Order

Councillor Anderson called the meeting to order at 5:01 p.m.

2. Land Acknowledgment Statement

Councillor Zwart 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 (10 Minute Time Limit)

5.1 Delegation by Tom Barrie, Durham Agricultural Advisory Committee, Regarding Durham Agriculture and the Challenges and Opportunities

Tom Barrie, Durham Agricultural Advisory Committee was present regarding the Challenges and Opportunities of Durham Agriculture. Using an electronic presentation, Tom provided an overview of the Durham Agricultural Advisory Committee (DAAC) and agriculture in Clarington.

T. Barrie provided information on the breakdown of food pricing and advised there is an opportunity to balance farmland preservation while also allowing progressive agri-businesses to operate within the community. Tom provided information on the benefits of On-Farm diversified uses and how collaborating with the Durham Agricultural Advisory Committee on planning and policy development can support local businesses.

Resolution # PD-001-24

Moved by Councillor Zwart
Seconded by Councillor Woo

That the delegation be extended for an additional 2 minutes.

Carried

T. Barrie provided information on annual farm tours and answered questions from Members of Committee.

Resolution # PD-002-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Delegation of Tom Barrie, regarding Durham Agriculture and the Challenges and Opportunities, be received with thanks.

Carried

5.2 Delegation by Henry Zekveld, Chair, Agricultural Advisory Committee of Clarington, Regarding the Agricultural Advisory Committee 2023 Update

Henry Zekveld, Chair, Agricultural Advisory Committee of Clarington (AACC), was present regarding the 2024 Agricultural Advisory Committee Update. Henry provided information on the accomplishments from 2023 and the Agricultural Advisory Committee goals for 2024. H. Zekveld provided information on the organizations the AACC Committee collaborates with and answered questions from Members of Committee.

Resolution # PD-003-24

Moved by Councillor Zwart
Seconded by Councillor Elhajjeh

That the Delegation of Henry Zekveld, regarding the Agricultural Advisory Committee 2023 Update, be received with thanks.

Carried

Alter the Agenda

Resolution # PD-004-24

Moved by Mayor Foster
Seconded by Councillor Woo

That the Agenda be altered to consider Confidential Item 11.1 at this time.

Carried

11. Confidential Items

11.1 Confidential Memo-001-24 from Rob Maciver, Deputy CAO/Solicitor, Regarding 2020 Lambs Road, Bowmanville

Resolution # PD-005-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Confidential Memo-001-24 from Rob Maciver, Deputy CAO/Solicitor, Regarding 2020 Lambs Road, Bowmanville, be received.

Carried

6. Consent Agenda

7. Items for Separate Discussion

8. Unfinished Business

9. New Business

Recess

Resolution # PD-006-24

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Committee recess until 6:30 p.m.

Carried

The meeting reconvened at 6:30 p.m. with Councillor Anderson in the Chair.

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

10.1 Public Meeting to Receive Comments on the Proposed Amendments and Fee Increase to the Building By-law

Andrew Mirabella, Hemson Consulting, was present electronically to provide an overview of background and study objectives. Andrew advised of the requirements under the Building Code Act relating to building permit fees.

A. Mirabella provided a breakdown of the historical patterns for calculating average annual revenue and costs associated in calculating the basis for setting user fees. Andrew answered questions from Members of Committee.

10.1.1 FSD-006-24 Building Permit and Inspection Fee Amendments and New Building By-Law

Resolution # PD-007-24

Moved by Mayor Foster
Seconded by Councillor Woo

That Report FSD-006-24, and any related delegations or communication items, be received;

That the Building By-law, attached to Report FSD-006-24, as Attachment 2, repealing By-law 2017-086, be approved;

That all interested parties listed in Report FSD-006-24, and any delegations, be advised of Council's decision.

Carried

10.2 Public Meeting for a Proposed Application for Official Plan and Zoning By-law Amendment

Rose Watkins was present to express concerns regarding the potential impact the proposed development will have on neighbouring properties, including the blockage of sunlight, future use of Rhonda Park, traffic, water run-off and flooding concerns. Rose answered questions from Members of Committee.

Steve Hennessey was present in support of the proposed application, and suggested the buildings could be even taller, as Clarington needs more housing.

Bryce Jordan, GHD on behalf of Your Home Developments (Bowmanville) Inc. was present and responded to questions raised from the public and clarified parking at the proposed site. Bryce answered questions from Members of Committee.

10.2.1 PDS-005-24 Proposed Official Plan and Zoning By-law Amendment for 446 Residential Units in Bowmanville

Resolution # PD-008-24

Moved by Councillor Zwart
Seconded by Councillor Woo

That Report PDS-005-24 and any related communication items, be received for information only;

That Staff receive and consider comments from the public and Council with respect to the Official Plan and Zoning By-law Amendment applications; and

That all interested parties listed in Report PDS-005-24 and any delegations be advised of Council's decision.

Carried

10.3 Public Meeting for a Proposed Zoning By-law Amendment and Plan of Subdivision

Libby Racansky was present electronically to express concerns with traffic, lack of trail and parks planned in the proposed development area, the potential for overcrowding in area schools, and fencing surrounding environmentally protected areas. Libby advised of the effects that previous developments have had in the area, including drainage, groundwater, dust, and impacts to wildlife. L. Racansky asked that signage be erected in the area.

Mark Jacobs, Biglieri Group, was present in support of the staff report. Mark provided an overview of the location, policy, conceptual design, landscaping, the site servicing requirements, parking and transportation needs. M. Jacobs advised the application complies with provincial policy and official plans. Mark answered questions from Members of Committee.

10.3.1 PDS-006-24 Information and Recommendation on a Draft Plan of Subdivision and Rezoning to Permit a Block of 43 Townhouse Units within a Common Elements Condominium for Lands at 3051 Courtice Road

Resolution # PD-009-24

Moved by Mayor Foster

Seconded by Councillor Elhajjeh

That Report PDS-006-24 and any related communication items, be received;

That the rezoning application submitted by Courtice Glade Holding Inc., be approved and the By-law in Attachment 1 to Report PDS-006-24 be approved;

That the application for Draft Plan of Subdivision S-C-2023-0001 submitted by Courtice Glade Holding to permit a townhouse block be supported subject to the conditions approved by the Deputy CAO of Planning and Infrastructure Services;

That any Council and/or Public concerns regarding the subdivision be addressed through the conditions of draft approval or through the subsequent Site Plan application process;

That once all conditions contained in the Official Plan with respect to the removal of the (H) Holding Symbol and the conditions of the Subdivision and Site Plan are satisfied, the By-law authorizing the removal of the (H) Hold Symbol be approved;

That the Region of Durham Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PDS-006-24 and Council's decision; and

That all interested parties listed in Report PDS-006-24 and any delegations be advised of Council's decision.

Carried

12. Adjournment

Resolution # PD-010-24

Moved by Councillor Woo

Seconded by Councillor Elhajjeh

That the meeting adjourn at 8:17 p.m.

Carried