



# Public Meeting Report

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<b>Report To:</b>	<b>Planning and Development Committee</b>	
<b>Date of Meeting:</b>	December 9, 2024	<b>Report Number:</b> PDS-053-24
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<b>Reviewed By:</b>	Mary-Anne Dempster, CAO	
<b>File Number:</b>	ZBA-2024-0017 and S-C-2024-0008	<b>Resolution#:</b>
<b>Report Subject:</b>	Applications for a Zoning By-Law Amendment and Draft Plan of Subdivision to permit the creation of 12 residential lots at 3187 Middle Road, Bowmanville	

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## 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-053-24 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Zoning By-Law Amendment and Draft Plan of Subdivision applications submitted by D.G Biddle and Associates Ltd on behalf of Akero Developments, and continue processing the applications including the preparation of a subsequent recommendation report; and
3. That all interested parties listed in Report PDS-053-24 and any delegations be advised of Council's decision.

## Report Overview

The Municipality is seeking the public's input on applications for a Zoning By-law Amendment and Draft Plan of Subdivision to permit the creation of twelve single detached dwelling lots and to extend the existing Douglas Kemp Crescent in Bowmanville.

### 1. Background

- 1.1 In April 2024, Clarington Staff held a stage 1 pre-consultation meeting with D.G Biddle & Associates, to discuss their development proposal details in relation to the land use. A comprehensive list of plans and studies for the proposed development was provided to the applicants as part of the meeting minutes.
- 1.2 In May 2024, Clarington Staff conducted a stage 2 pre-consultation with D.G Biddle & Associates. A comment letter was issued providing the applicants with a comprehensive list of department and agency comments following a review of the required reports and drawings requested at the stage 1 pre-consultation meeting.
- 1.3 On August 26<sup>th</sup>, 2024, D.G Biddle & Associates on behalf of Akeru Developments, submitted applications for a Zoning By-Law Amendment and Draft Plan of Subdivision to permit a low-density development, within the Northglen neighborhood. The subject lands are located on the east side of Middle Road, south of Northglen Boulevard and north of Concession Road 3. The applications were simultaneously deemed complete on September 26<sup>th</sup>, 2024.
- 1.4 The proposal includes the development of 12 single detached dwellings and connecting/extending the Douglas Kemp Crescent right of way between two existing temporary turning circles.
- 1.5 The proposal is illustrated in the proposed conceptual plan (**See Figure 1**) as well as in the draft plan of subdivision in **Attachment 2**.

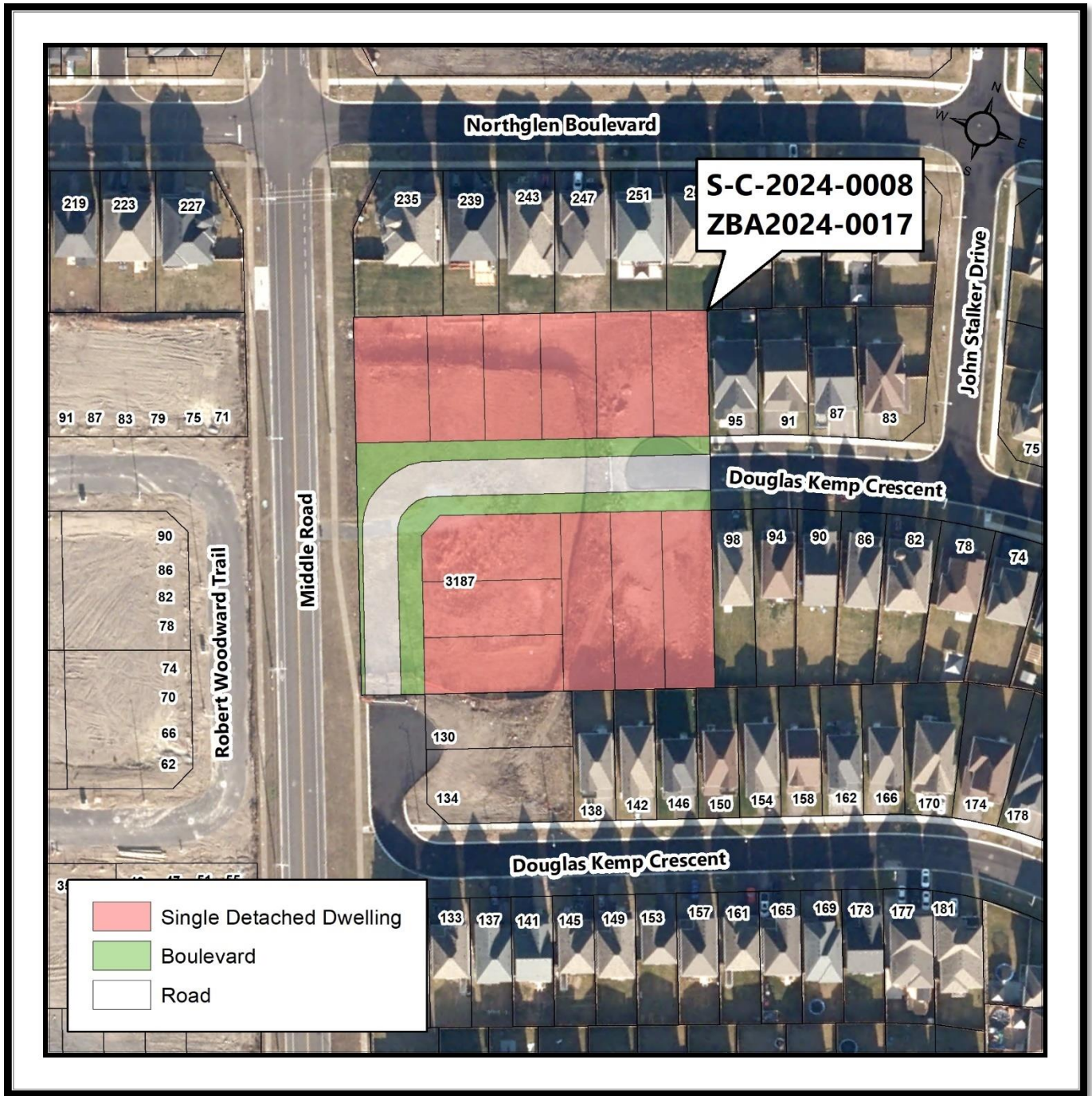


Figure 1: Proposed Draft Plan of Subdivision

## 2. Land Characteristics and Surrounding Uses

- 2.1 The 0.782-hectare parcel of land is located in the Northglen Neighbourhood along the east side of Middle Road and south of Northglen Boulevard in Bowmanville. The subject lands are adjacent to an existing registered plan of subdivision to the north, east and south.

- 2.2 The property was the former location of a single detached dwelling which was classified a 'primary' heritage resource on Clarington's inventory of heritage properties. The existing dwelling was never designated or added to the Municipal Heritage Register by Council under Section 27 of the *Ontario Heritage Act*. The building was demolished the week of September 3, 2023. As part of the applications, the applicants submitted a Cultural Heritage Evaluation Report Addendum that included a Commemoration Plan given the historical ownership of the subject lands. The report recommends recognizing the historical significance of the property by incorporating a standing commemorative plaque with a statement and a photograph of the building into the plans.
- 2.3 The surrounding land uses are as follows:
- North** – Existing single detached residential
  - South** – Existing single detached residential
  - East** – Existing single detached residential
  - West** – Middle Road and future low density residential

### **3. Provincial Policy**

#### **Provincial Planning Statement (PPS) 2024**

- 3.1 The PPS encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing, and shall promote development patterns that efficiently use land and infrastructure.
- 3.2 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are proposed within the Bowmanville Urban Settlement boundary. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.

### **4. Official Plans**

#### **Durham Region Official Plan (Envision Durham)**

- 4.1 The subject property is designated as 'Community Area' in Envision Durham which permits the proposed residential use.
- 4.2 Chapter 5 of Envision Durham sets out policies for Vibrant Urban System which includes Community Area and Corridors. The intent of these land use designations is for a full range of housing to be developed in Community Areas based upon a number of principles, including intensification and good urban design practices.

#### **Clarington Official Plan (COP)**

- 4.3 The subject lands are designated 'Urban Residential' within the Municipality of Clarington Official Plan (COP).
- 4.4 Section 4.3 of the COP contains policies related to the intended Urban Structure within the Municipality. The COP states that priority intensification areas are intended as the primary locations to accommodate growth, these areas include 'Greenfield Areas'; Municipal decisions are to support the development of the priority intensification areas.
- 4.5 The subject property is a 'Greenfield Area' meaning this area is within the Bowmanville Urban Area boundary and outside the Built-up Area that have not been developed, as identified on Map B within the COP. Section 4.5 states that the Municipality will support a target of 50 residents and jobs combined per gross hectare and the development of residential lands in Greenfield Areas is to proceed in accordance with a Secondary Plan.

## 5. Zoning By-law

- 5.1 The subject property is currently zoned "Agricultural (A) Zone" within zoning by-law 84-63. The proposed zoning by-law amendment (ZBA) seeks to rezone the lands to "Urban Residential Exception (R2-54) Zone" and "Urban Residential Exception (R2-55) Zone" to facilitate the development of single detached dwelling. A draft zoning by-law and schedule was prepared by the applicant and is included in **Attachment 1**.
- 5.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward at a future date with the recommendation report. A Holding (H) symbol will be implemented as part of the rezoning to ensure the conditions of the draft plan of subdivision have been fulfilled.

## 6. Summary of Background Studies

- 6.1 The applicant has submitted supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are available on the development application webpage <https://www.claringtonconnected.ca/3187-Middle-Road> and are also available upon request. A summary of the studies and reports will be provided in a future recommendation report.

## 7. Public Notice and Submissions

- 7.1 Given the postal strike, Public Notice was hand delivered to approximately 98 residents within 120 metres of the subject lands on November 18, 2024, and 11 notices were sent out by courier to the landowners who resided outside of subject area. A public meeting sign was installed on the subject lands fronting Middle Road and at the Douglas Kemp Crescent temporary turning circle. Details of the proposed application were also posted on the Municipality's website and in the Clarington Connected e-newsletter. It was also posted on social media on November 19, 2024. A dedicated webpage was also created for the proposed development.
- 7.2 As of writing this report, staff have not received any public submissions.
- 7.3 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

## 8. Departmental and Agency Comments

- 8.1 The applications were circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.

## 9. Discussion

### General

- 9.1 The subject lands are located within the Bowmanville Urban Area and is considered a Greenfield development. The development is adjacent to Middle Road; however, there will be no access from Middle Road as all proposed lots will be fronting the extension of Douglas Kemp Crescent which is a local road.
- 9.2 The applicant will be responsible for completing the Douglas Kemp Crescent connection between the two existing temporary turning circles. This includes the construction of all boulevard works to Municipal standards. Further review and comments on the right of way and pedestrian connectivity will be dealt with through the planning application review process.
- 9.3 Further discussion on the appropriateness of the land uses proposed and the built form, such as heights, densities and general site layout will be addressed through a subsequent recommendation report.
- 9.4 The proposed dwellings will be subject to the Architectural Guidelines (2011) prepared by Cassidy & Co to be consistent with design, finishes and massing with the existing adjacent homes in the Northglen Neighbourhood.

- 9.5 No parks are proposed within this development given the scale of the development and close proximity to Douglas Kemp Parkette and the Northglen Neighbourhood Park. Payment in lieu of parkland may be required as an alternative. This topic is to be further discussed in consideration of the former development of the adjacent subdivision.

### **Proposed Zoning By-law Amendment**

- 9.6 The draft plan provided by the applicant indicates that the interior single detached units will have 12.2 – 13.5 metre frontages and the external lot will have a 15.94 metre frontage. Council resolution from 1999 states that singles are to be a minimum of 10 metres to allow for on-street parking spaces and greater landscaped open space in the front yards.
- 9.7 The applicant must demonstrate that the lots can accommodate two outdoor parking spaces (as per zoning by-law) plus have enough room to meet the minimum soft landscape open space area of 40% in the front yard, which was recently amended in the general zone provisions of By-law 84-63. The applicant must also demonstrate that the on-street parking provided meets Clarington design standards.
- 9.8 A rezoning is required to rezone to an appropriate zone that would permit the proposed Plan of Subdivision. Based on the current provisions for detached dwelling units in the R2 zone, the implementing zoning by-law for this site would require additional site-specific exception zones. A hold symbol would be required to ensure draft plan of subdivision conditions have been met.

### **Servicing**

- 9.9 Aspects of the applicant's proposal and subdivision design will be reviewed in more detail, as additional agency and department comments become available. The servicing connections to the site will be dependant on the extension of existing infrastructure currently servicing the adjacent lands. The timing of the infrastructure requirements will be further discussed with the applicant and addressed in the recommendation report.

### **Further Considerations**

- 9.10 In recent years, the Province of Ontario has updated the applicable Planning Legislation to include policies related to the establishment of additional dwelling units, accessory dwelling units, etc. in order to alleviate the current housing demand. For this reason, the inclusion of accessory/additional dwelling units within the proposed single detached dwellings, where possible is encouraged.
- 9.11 Staff will continue to review the submitted Plan of Subdivision and rezoning applications and work with the applicant to address all technical matters. Agency and public comments will be addressed in a subsequent recommendation report to Committee and Council.

- 9.12 The purpose of the Public Meeting is to provide an opportunity for further public input. These public comments will be compiled, discussed with the applicant and addressed in a subsequent staff report.

## **10. Financial Considerations**

- 10.1 Not Applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

## **11. Climate Change**

- 11.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

## **12. Strategic Plan**

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable and complete communities and connecting residents through the design of safe, diverse, inclusive and vibrant communities. An analysis of the proposed developments interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

## **13. Concurrence**

- 13.1 Not Applicable.

## **14. Conclusion**

- 14.1 The purpose of this report is to provide background information and obtain comments on the Zoning By-law Amendment and Draft Plan of Subdivision for 12 residential lots at the Statutory Public Meeting under the Planning Act. Staff will continue to review and process the applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.



Attachments:

Attachment 1 – Draft Zoning By-law Amendment  
Attachment 2 – Draft Plan of Subdivision

Interested Parties:

There are no interested parties to be notified of Council's decision.