



Public Meeting Report

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Report To:	Planning and Development Committee	
Date of Meeting:	December 9, 2024	Report Number: PDS-054-24
Authored By:	Shrija Vora, Planner II	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0005 and S-C-2024-0004	Resolution#:
Report Subject:	Applications for a Zoning By-Law Amendment, and Draft Plan of Subdivision to permit the creation of eight lots (up to 16 semi-detached dwelling units) and one future development block at 361 Townline Road, Courtice.	

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-054-24 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public and Council with respect to Zoning By-Law Amendment and Draft Plan of Subdivision applications submitted by Made-True Development Inc. on behalf of Frank Maida., and continue processing the applications including the preparation of a subsequent recommendations report
3. That all interested parties listed in Report PDS-054-24 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 create eight lots for up to 16 semi-detached dwelling units and one future development block in Courtice.

The subject property is located at the northeast corner of Townline Road North and Lawson Road in Courtice and is approximately 0.89 Ha (2 acre) in land area. The property is designated Urban Residential and Rural within Clarington's Official Plan.

1. Background

- 1.1 In March 2024, Clarington Staff met with Made-True Development Inc. and representatives from 2056421 Ontario Inc., for a stage two pre-consultation meeting. Agency and department comments were provided to the applicant as part of the Meeting minutes dated March 26th, 2024.
- 1.2 On May 29, 2024 Weston Consulting submitted an application for a Zoning By-law Amendment and a Draft Plan of Subdivision for propose of creation of eight (8) lots for 16 semi-detached dwelling units, one future development block, two road widening blocks, two blocks for 0.3 metre reserves, one block for the widening of Lawson Road and one block for the extension of Adelaide Avenue on the subject site, located on the northeast corner of Townline Road North and Lawson Road in the Courtice Urban Area. The subject property is approximately 0.89 hectares (2 acre) in area and currently has a single detached dwelling and a detached accessory structure.
- 1.3 The application proposes eight lots to create 16 semi-detached dwelling units and one future development block in Courtice (See **Figure 1**).
- 1.4 The application was deemed complete application on July 9, 2024. Following to which the submitted studies and report were circulated to all relevant agencies and department for review. First circulation comments were provided to the application on September 10, 2024. Currently the second submission of the documents is under review by staff and agencies and will be summarized in a future report.

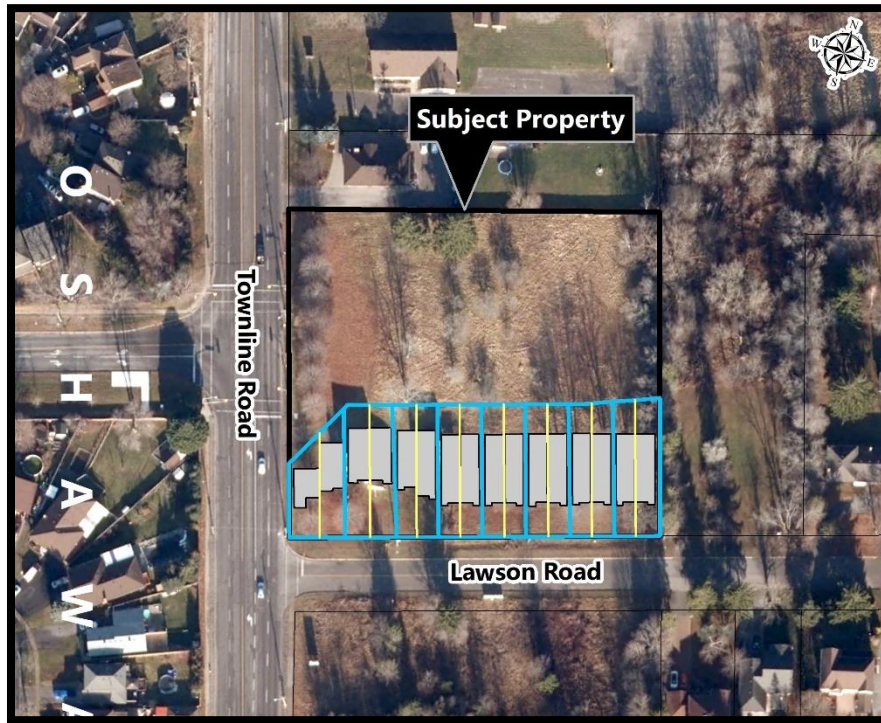


Figure 1 – Proposed Draft Plan of Subdivision

2. Land Characteristics and Surrounding Uses

- 2.1 The subject lands are located on the north-east corner of Townline Road and Lawson Road. The site currently has a single detached dwelling and a detached accessory structure. The lands are generally flat, sloping slightly to the south.
- 2.2 The extension of Adelaide Avenue easterly is within the Region's forecasted budget for 2025. The section of the subject property to the north of the future road falls within Rural Area, while the portion of the property to the south is designated as the Urban Area of Courtice.
- 2.3 The surrounding neighbourhood consists of mainly single detached dwellings. The property just south of the subject site has an approved Draft Plan of Subdivision to permit 25 Townhouse dwelling. The dwellings on Lawson Road are mainly one or one and a half storeys in height with a few two storey dwellings. The properties on the south side of Lawson Road are significantly larger and with deeper lots than found on the north side of Lawson Road. Dwellings on Townline Road are a mix of one and two storeys. The existing lots on Townline Road are significantly more varied in lot frontage and lot size.

2.4 The surrounding uses are as follows:

North – Single detached dwelling

South – Approved draft plan of subdivision for townhouse swellings

East – Vacant land parcel

West – Single detached dwellings

3. Provincial Policy

Provincial Planning Statement, 2024

- 3.1 The Provincial Planning Statement, 2024 (PPS) identifies settlement areas as the focus of growth. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, infrastructure and resources.
- 3.2 Opportunities for redevelopment and intensification are to be promoted where it can be accommodated. Municipalities must provide a variety of housing types and densities, and a range of housing options that are affordable to area residents.

4. Official Plans

Durham Regional Official Plan (Envision Durham)

- 4.1 At the time the application was submitted, the Region of Durham Official Plan (2020) (RDOP) was in effect. However, on September 3, 2024, the Ministry of Municipal Affairs and Housing approved in part, with modifications, the new Region of Durham Official Plan (Envision Durham).
- 4.2 The Durham Region Official Plan (Envision Durham) designates the subject lands Community Areas. Community Areas are intended to develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community.
- 4.3 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.
- 4.4 The proposal conforms with the Region of Durham Official Plan.

Clarington Official Plan (COP)

- 4.5 The Clarington Official Plan designates the lands Urban Residential and Rural. The Urban Residential designation is predominately intended for housing purposes.
- 4.6 Consistent with higher levels of government planning documents, the Clarington Official Plan supports opportunities for intensification within the existing built-up areas, while having regard for established residential neighbourhoods. The proposal for semidetached dwellings would contribute towards the Municipality's Residential Intensification Target and utilize existing public services and infrastructure. Intensification within the Built-up Areas is encouraged and is to be given priority.
- 4.7 Any intensification or infill development in established neighbourhoods, must be designed to respect and integrate with the physical character of the surrounding context.
- 4.8 Townline Road is identified as a Type B Arterial road in the Official Plan.
- 4.9 The proposal conforms with the Clarington Official Plan.

5. Zoning By-law

- 5.1 Zoning By-Law 84-63 zones the subject lands as Agricultural (A). The applicant is proposing to change the zoning of the site from Agricultural to Urban Residential Type Two (R2) Zone with site-specific exceptions.
- 5.2 The determination of appropriate zone categories will be made following the review all public and agency comments and will be brought forward at a future date with the recommendation report. A draft Zoning By-law, submitted by the applicant, is included as **Attachment 1** to this report.

6. Summary of Background Studies

- 6.1 The applicant has submitted several supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage www.clarington.net/361TownlineRoad and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

7. Public Notice and Submissions

- 7.1 Due to Canada Post strike, Public Notices were hand delivered to approximately 61 landowners in Clarington within 120 metres of the subject lands on November 18th, 2024, and 4 landowners in Oshawa was mailed. Two public meeting signs were installed on the subject lands along Townline Road North and Lawson Road in Courtice. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 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

- 9.1 Currently Adelaide Road terminates on the west side of the intersection of Townline Road. The Region of Durham has undertaken the Environmental Assessment (EA) study required to extend Adelaide Road east of Townline Road to connect to Trulls Road. The Region of Durham currently has the extension construction planned for 2025 according to current budget forecasts.
- 9.2 When Adelaide Road is extended east of Townline Road the Region intends to close the existing Lawson Road access onto Townline Road and create a new access from Lawson Road north onto the Adelaide Road extension. This new entrance will be located farther away from the existing signalized Adelaide and Townline Road intersection.
- 9.3 The Official Plan requires that new development within existing neighbourhoods must respect the physical character of the existing neighbourhood. New development must provide appropriate setbacks and have regard for the height and scale of the existing building stock in the surrounding neighbourhood. The Official Plan policies are to protect existing neighbourhoods from incompatible development.

- 9.4 The existing development in the surrounding neighbourhood is not indistinguishable in nature. While majority of the surround development on Lawson Road and Townline Road is comprised on single detached dwellings the size, form, setbacks, lot size and frontages vary greatly. In recent years there have been a number of severances in the area to create new lots, on Lawson Road and Townline Road. In addition, on the west side of Townline Road an approved draft subdivision will be developed that includes townhouses and single detached dwellings. The area has witnessed change and new development and redevelopment over the recent years.

Further Considerations

- 9.5 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 or townhouses, where possible is encouraged.
- 9.6 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.
- 9.7 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 proposed Zoning By-law Amendment, and Draft Plan of Subdivision for 16 three-storey semi-detached dwelling at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the application, 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.

Staff Contact: Shrija Vora, Planner II, (905)-623-3379 ext. 2436 or svora@clarington.net or Amanda Tapp, Manager of Development Review, (905)623-3379 ext. 2427 or atapp@clarington.net.

Attachments:

Attachment 1 – Draft Zoning By-Law Amendment

Attachment 2 – Draft Plan of Subdivision