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To: All Members of Council

From: Darryl Lyons, Deputy CAO, Planning and Infrastructure Services

Date: December 9, 2024

File No.: PDS-033-24

Memo No.: Memo-013-24

Re: Bowmanville East Urban Centre Secondary Plan

The purpose of this memo is to provide an update regarding Staff's ongoing efforts to address concerns from a landowner within the Bowmanville East Urban Centre Secondary Plan.

Communication with Landowner

Since the November 18, 2024, Council meeting, Staff have met with the landowner on multiple occasions to resolve two outstanding issues. As a result, a solution has been reached regarding all of the issues except policy 12.1.8, regarding protection for the heliport. Staff are continuing discussions with the landowner in efforts to address this matter.

Church St, Scugog St, and Wellington St property

- The landowner was concerned how policies in the Plan would affect the development potential of various parcels he owns near the corner of Church St, Scugog St, and Wellington St.
- Through discussion, this matter has been resolved, and Staff recommend that the following policy be added to clarify the density permissions:

12.1.16: Notwithstanding any other policy in this Plan, inclusive of Section 5.3.3, on those lands with municipal addresses of 139 and 151 Wellington Street, 194-196, 198, 200, 204, 208, and 210-212 Church Street, and 35, 37-39 Scugog Street, having an area of approximately 1.28 hectares, development shall achieve an overall minimum density of 150 units per net hectare.
- Additionally, Staff are recommending that Schedules A and B to the Plan be amended to show additional lands as being within the "Downtown Corridor" Character Area and designated "Mixed Use Area" as per **Figures 1 and 2**.

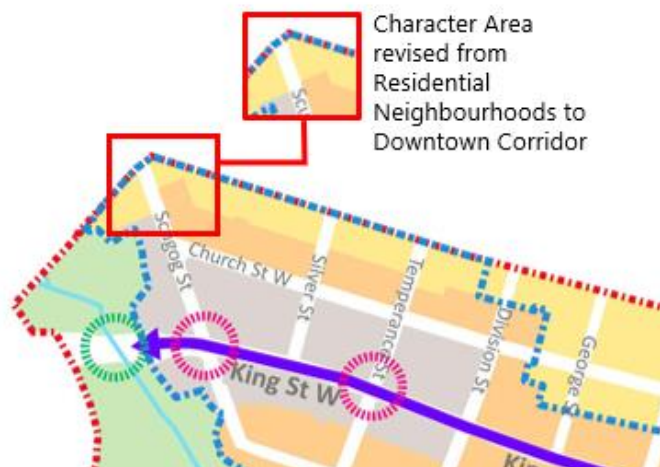


Figure 1: Proposed changes to Schedule A – Community Structure and Character Areas

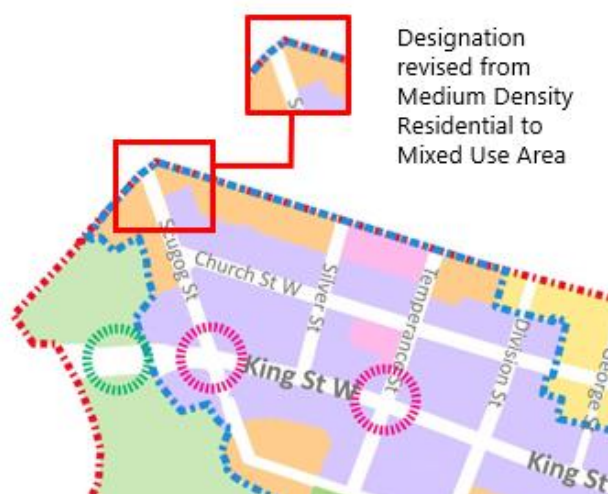


Figure 2: Proposed changes to Schedule B – Land Use

Next Steps

Staff are continuing to discuss policy 12.1.8, regarding the heliport, with the landowner. As outlined in Staff Report [PDS-049-24](#), the Region of Durham will no longer be the approval authority for this Secondary Plan as of January 1, 2025.

For the reasons noted above, Staff are recommending that Staff Report [PDS-033-24](#) be referred to the January 27, 2025 Council Meeting.

Prepared by: Sylvia Jennings, Planner II and Lisa Backus, Manager of Community Planning