



# Statutory Public Meeting

2265719 Ontario Inc.

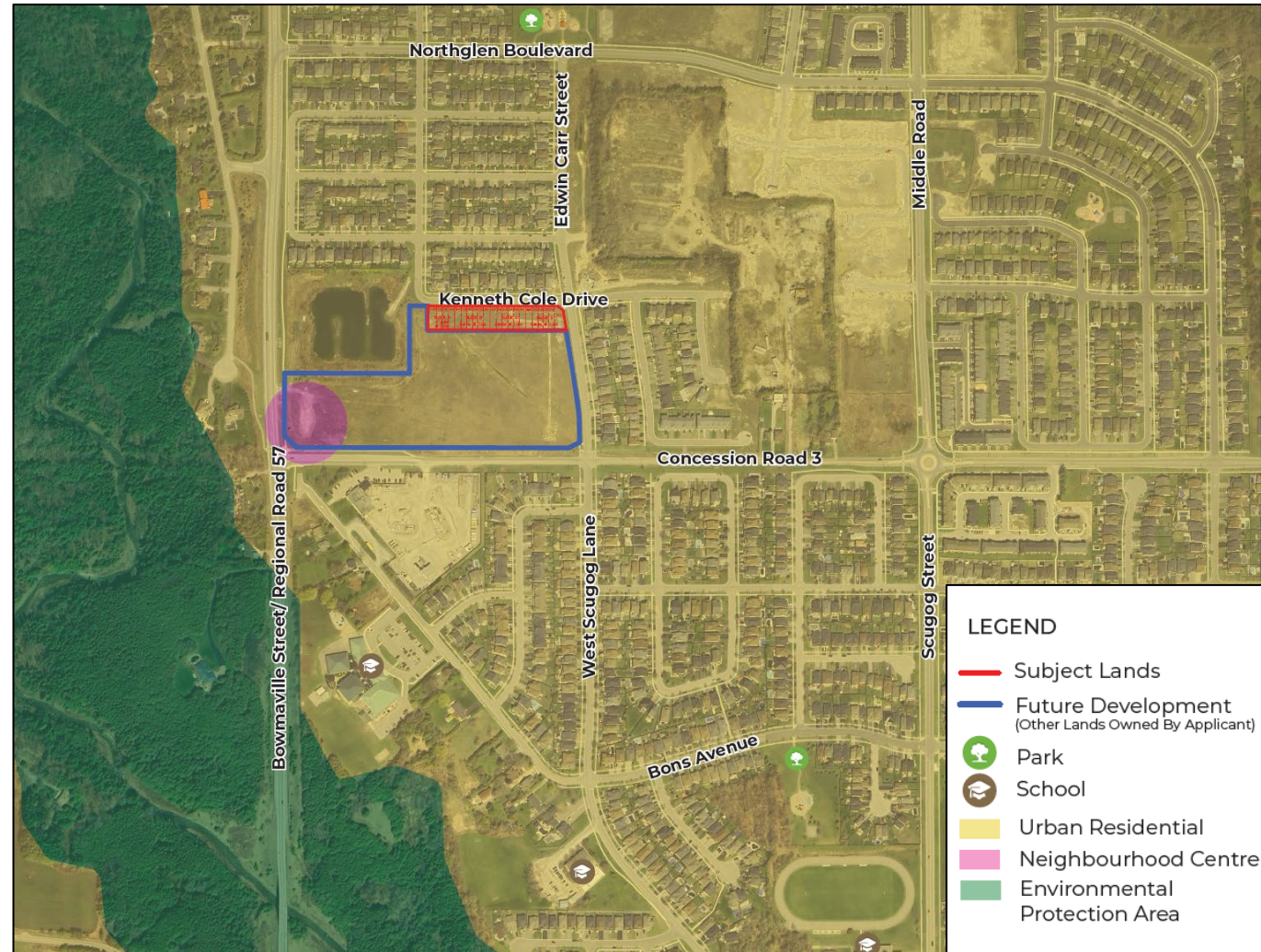
Zoning By-law Amendment

Part of Lot 14, Concession 3



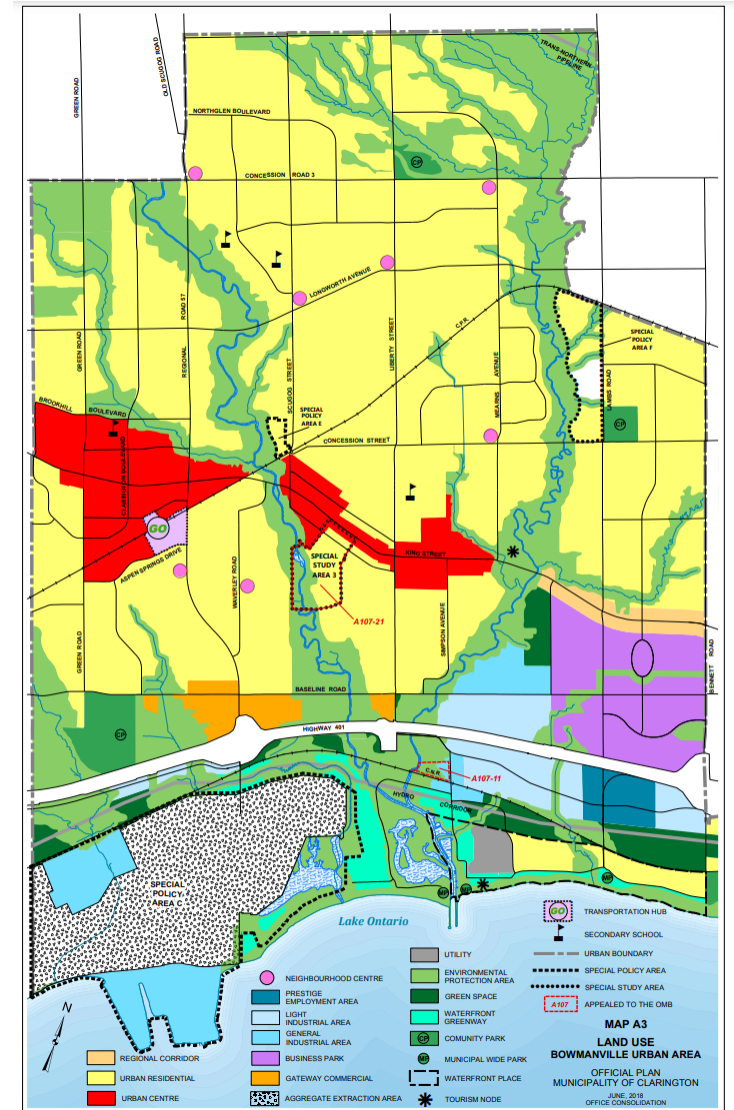
# Location & Context

- Location: North-East Corner of Concession Road 3 and Bowmanville Avenue
- Legal Description: Part Lot 14, Concession 3
- 0.518 hectares (1.28 acres) in size
- 180 metres of frontage onto Kenneth Cole Drive
- Adjacent Land Uses:
  - Residential
  - Subdivision SC-2007-004 (Registered)



# Existing Policy & Zoning

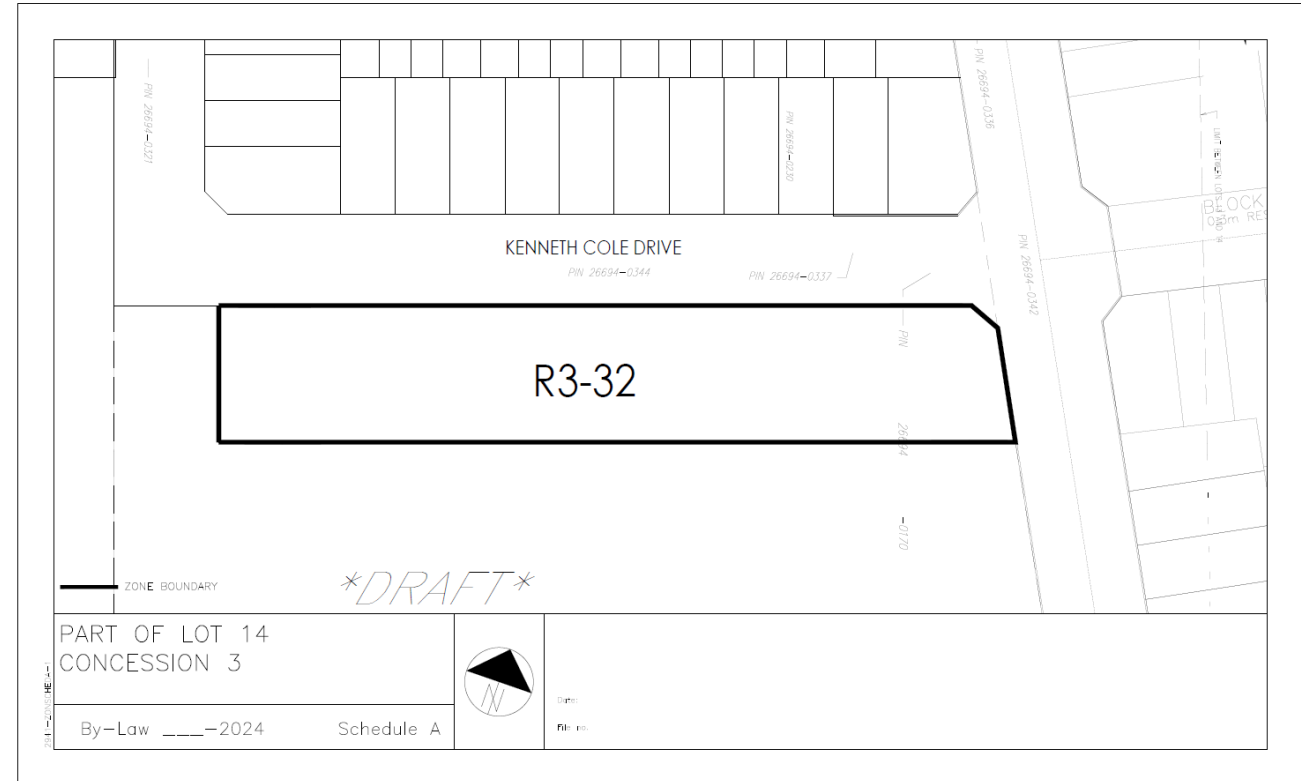
- Under the Municipality of Clarington Official Plan, the existing designation of the subject lands is: 'Urban Residential'
  - Within the Bowmanville Urban Area
  - Residential uses are proposed on residentially-designated lands. The predominant use of the lands designated Urban Residential shall be for housing purposes.
  - The Application conforms to the Official Plan.
- Existing Zone: 'Agricultural Exception No. 1 (A-1)'



The Municipality of Clarington Official Plan  
Map A3: Land Use Bowmanville Urban Area

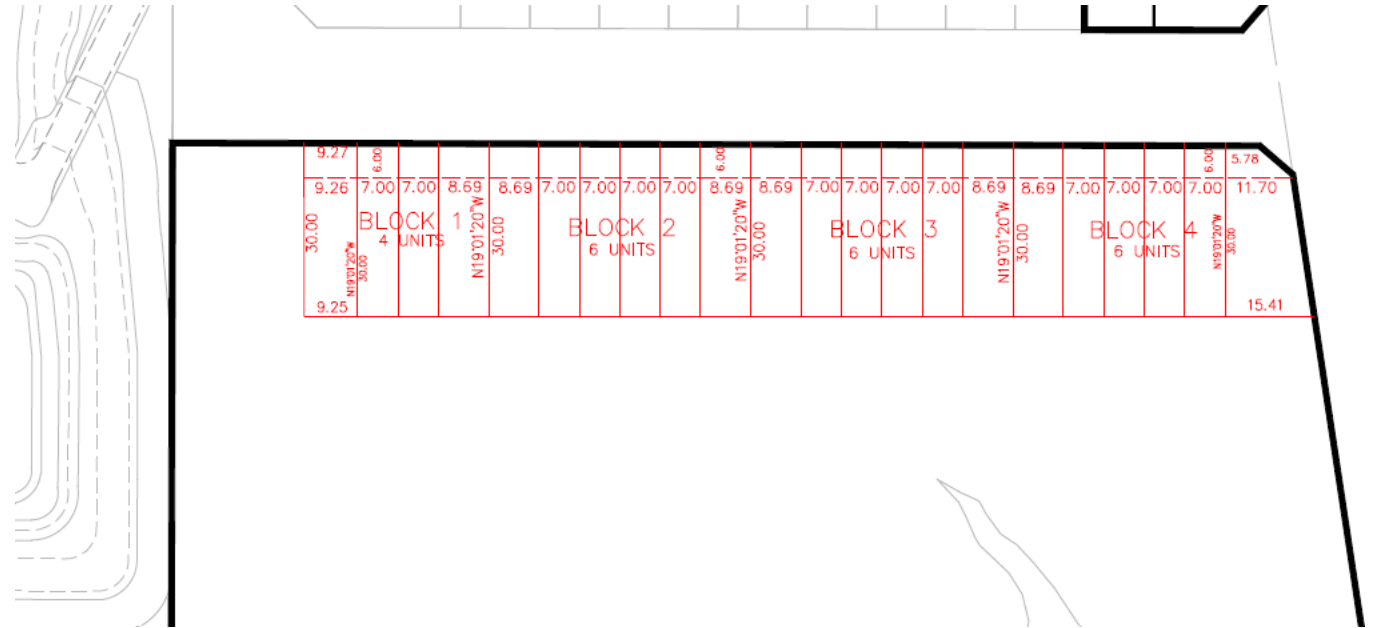
# Proposed Zoning

- Rezoning from 'Agricultural Exception No. 1 (A-1) to 'Urban Residential Type Three Exception 32 (R3-32)' Zone
- No change proposed to the existing site-specific zone category which includes relief from lot area, lot frontage, yard requirements, amongst others.



# Development Proposal

- Four (4) Blocks to create twenty-two (22) street townhouse units
  - **Block A – 4 units**
  - **Block B – 6 units**
  - **Block C – 6 units**
  - **Block D – 6 units**
- 7 metres of frontage for interior units
- 8.4 to 11.27 metres of frontage for end units
- Alignment with the existing sanitary sewer connections built/approved through the detailed design of Kenneth Cole Drive as part of Registered Plan 40M-2497.



# Renderings



# Renderings



# Renderings





# Materials Submitted in Support of Application

- Draft Zoning By-law Amendment, prepared by KLM Planning Partners Inc.;
- Redline to Draft Plan of Subdivision Application Form, prepared by KLM Planning Partners Inc.;
- Draft Plan of Subdivision, prepared by KLM Planning Partners Inc.;
- Calc Plan, prepared by J.D. Barnes Limited;
- M-Plan, prepared by J.D. Barnes Limited.;
- Functional Servicing and Stormwater Management Letter, prepared by Candevcon Inc.;
- Civil Drawings (Grading, Erosion and Sediment Control Plan, Site Servicing), prepared by Candevcon Inc.;
- On-Street Parking Plan, prepared by KLM Planning Partners Inc.;
- Phase One Environmental Site Assessment prepared by GEO-LOGIC INC. Geotechnical Engineers;
- Phase One Environmental Site Assessment Update prepared by GEO-LOGIC INC. Geotechnical Engineers;
- Phase One Environmental Site Assessment prepared by GEO-LOGIC INC. Geotechnical Engineers;
- Traffic Impact Brief, prepared by Candevcon Inc.;
- Geotechnical Investigation Report, prepared by Soil Engineers Ltd.;
- Noise Impact Study, prepared by YCA Engineering;
- Energy Conservation & Sustainability Plan, prepared by Cassidy and Company Architectural Technologists Inc.;
- Hydrogeological Assessment Update, prepared by GHD;

# Thank You

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## Questions and Comments

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