



Public Meeting Report

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Report To:	Planning and Development Committee	
Date of Meeting:	March 17, 2025	Report Number: PDS-014-25
Authored By:	Toni Rubino, Senior Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Mary-Anne Dempster, CAO	
File Number:	ZBA2024-0025 (Cross: S-C 2024-0012)	Resolution#:
Report Subject:	Applications by WDD International Inc. for a Zoning By-law Amendment to permit 19 lots for detached dwellings in Newtonville.	

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-014-25 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 Draft Plan of Subdivision and Zoning By-law Amendment applications submitted by Planfarm Inc. on behalf of WDD International Inc. and continue processing the applications including the preparation of a subsequent recommendation report; and
3. That all interested parties listed in Report PDS-014-25 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a proposed Zoning By-law Amendment to permit 19 lots for detached dwellings, a stormwater management pond, a walkway and public roads in Newtonville.

1. Application Details

Owner: WDD International Inc.

Agent: Planfarm Inc.

Proposal:

Zoning By-law Amendment

To rezone the subject lands from "Agricultural Exception (A-1)" Zone and "Residential Hamlet (RH)" to an appropriate zone to permit the development.

Draft Plan of Subdivision

To permit 19 lots for detached dwellings, a stormwater management pond, a walkway and public roads.

Area: 5.654 Hectares (14 acres)

Location: North of Regional Highway 2 and east of Regional Road 18 in the Hamlet of Newtonville (**see Figure 1**)

Roll Number: 18-17-030-010-22401

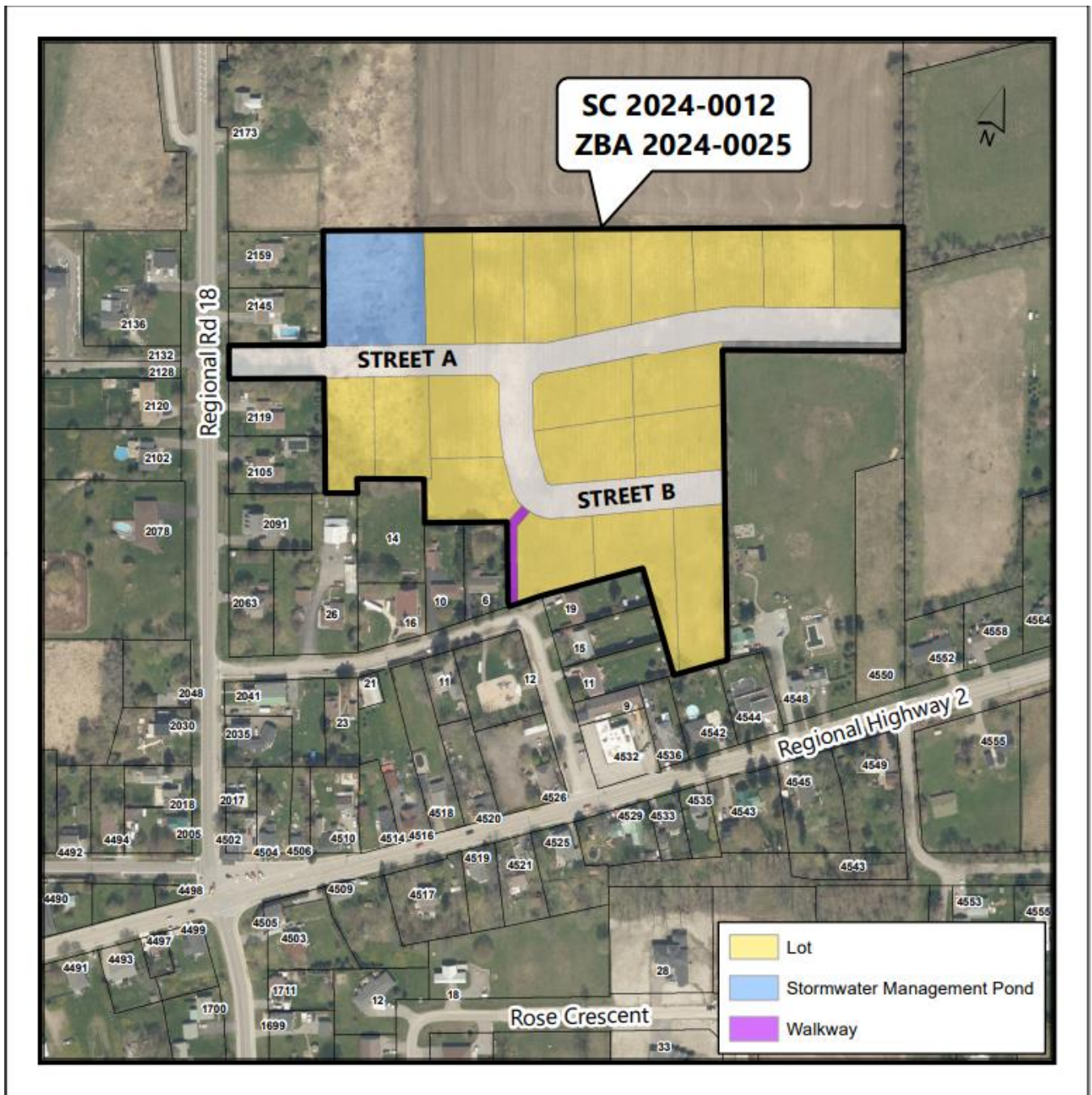


Figure 1 – Location of Subject Lands

2. Background

- 2.1 A pre-consultation meeting (PC2022-0042) was held on June 2, 2022, for a proposal for 20 lots for detached dwellings, a walkway, a stormwater management pond and public roads in Newtonville.
- 2.2 On October 23, 2024, Planfarm Inc. on behalf of WDD International Inc., submitted applications for a Draft Plan of Subdivision and Zoning By-law Amendment to permit a development consisting of 19 residential lots with a minimum lot size of 0.2 hectares each, a 0.28-hectare stormwater management pond, a walkway and new public roads. Access is proposed from Regional Road 18 and a 6.0 metre emergency access which is also a walkway provides a connection from Church Lane into the site.
- 2.3 The rezoning and subdivision applications were deemed complete on December 9, 2024.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located in the north-east quadrant of the Hamlet of Newtonville. There is frontage on Regional Road 18 and Church Lane.
- 3.2 The subject lands are 5.64 hectares in size and are part of the hamlet boundary. The lands subject to the applications are currently vacant but have been cultivated in the past. A wetland has been identified in the location of the proposed stormwater management pond.
- 3.3 The surrounding uses are as follows:
 - North:** Farmed lands outside of the hamlet boundary.
 - East:** Existing detached residential dwellings on large lots.
 - South:** Existing detached residential dwellings, Newtonville Community Hall and a parkette.
 - West:** Existing single detached residential dwellings.

4. Provincial Policy

The Provincial Planning Statement (PPS 2024)

- 4.1 The PPS 2024 provides policies to support the creation of a full range of housing, while respecting the rural character in rural settlement areas. It also encourages the use of existing infrastructure, protection of the natural environment and creating complete communities.
- 4.2 The subject lands are located within a settlement area, where the PPS promotes infill development and where existing infrastructure, and public services facilities will be utilized.
- 4.3 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.
- 4.4 The proposal conforms with the PPS 2024.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 On September 3, 2024, the Ministry of Municipal Affairs and Housing approved Envision Durham, which is the new Regional Official Plan, with modifications. The Durham Region Official Plan (Envision Durham) designates the subject lands as "Hamlets."
- 5.2 Envision Durham encourages development within hamlets to be compatible with surrounding uses and the rural landscape consisting of a mix of housing types appropriate for existing service levels, employment uses and commercial uses that meet the needs of the residents of the hamlets and the surrounding rural area.
- 5.3 The Regional Official Plan encourages a wide range of residential dwellings that are locally appropriate and consistent with the character of the area. The proposed development supports Regional policies guiding the development of Hamlets by promoting housing opportunities within an existing neighbourhood area and by proposing to develop the subject lands in an efficient manner while maintaining an attractive and contextually appropriate built-form.
- 5.4 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the subject lands “Hamlet.”
- 5.6 New residential lots in any rural settlement area with or without municipal water shall have a minimum lot size of 0.4 hectares, must meet the requirements of the Region of Durham Health Department for private services to ensure there are no adverse impacts for water supply and quality.
- 5.6 Development within a hamlet shall:
- a) Complement and enhance the historic character of the hamlet;
 - b) Provide housing designed to complement the architecture of existing buildings;
 - c) Implement a grid street system; and
 - d) Consider opportunities and innovations to provide a more compact settlement form
- 5.7 The Clarington Official Plan has specific policies for development in Newtonville. The following policies apply:
- a) All development shall be serviced by municipal water supply;
 - b) The minimum lot size may be reduced provided an engineering study demonstrates to the satisfaction of the approval authorities that the soil and groundwater conditions can support reduced lot sizes without contaminating soil or groundwater;
 - c) No further development shall be permitted upon reaching the capacity of the municipal water supply system, regardless of whether designated lands remain vacant; and
 - d) No further development shall be permitted if there is evidence of soil and groundwater contamination which cannot be mitigated, until such time as the contamination is addressed to the satisfaction of the approval authorities.
- 5.8 The relevant studies are under review to determine the appropriate lot sizes. Staff are reviewing studies associated with the proposed removal of natural features to determine whether the proposal conforms to the Clarington Official Plan. Conformity with the Clarington Official Plan will be discussed in a subsequent report.

6. Zoning By-law 84-63

- 6.1 The subject lands are currently zoned “Agricultural Exception (A-1)” Zone and “Residential Hamlet (RH)” Zone within Zoning By-law 84-63.
- 6.2 Finalization of appropriate zone uses and provisions will be determined after all public and agency comments have been received and will be brought forward in a subsequent recommendation. A Holding (H) Symbol will be implemented as part of the Zoning By-law Amendment to ensure the conditions of the draft plan of subdivision have been fulfilled.
- 6.3 A draft Zoning By-law Amendment that was submitted as part of the applications is included in **Attachment 1**.

7. Summary of Background Studies

- 7.1 The applicant has submitted the required supporting plans and studies which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage at www.clarington.net/Rd18Newtonville are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to households within 300 metres of the subject lands on February 24, 2025. Two public meeting signs were installed on the subject lands, one sign fronts onto Regional Road 18 and the other on Church Lane. Details of the proposed application were also posted on the Municipality’s website, and in the Clarington Connected e-newsletter.
- 8.2 At the time of writing this report, Staff have not received any comments from the public.
- 8.3 Staff will process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Departmental and Agency Comments

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal departments comments received thus far are shown on **Attachment 2** to this report and will be included in a subsequent recommendation report.

10. Discussion

10.1 The proposed residential development is located within the Hamlet of Newtonville and the proposed residential uses represent a form of development encouraged for the most part by Provincial, Regional, and Municipal policies. It aims to develop a total of 19 lots for detached residential units, a stormwater management pond and a walkway/emergency access. All lots will be on new public roads. Two of the 19 lots on the east side of the subject site are shown as temporary turning circles and will not be available for building permits until the lands to the east are developed, making road connections to the east possible.

10.2 Block Plan

The draft plan shows one access point onto Regional Road 18 and an emergency access to the south. A Block Plan was submitted showing how the lands to the east, including road connections to Durham Highway 2 can be developed within the boundaries of the hamlet (see **Attachment 3**). Staff will review the Block Plan to determine if the proposed future land uses and street layout is appropriate for Newtonville and will be addressed in a subsequent recommendation report.

10.3 The Clarington Official Plan contains policies and guidelines to be considered for developments within Hamlets. In addition to those policies, there are also specific policies related to development in Newtonville. Development in Newtonville must be serviced with municipal water supply. A municipal wastewater system is not available in Newtonville. Lot sizes can be reduced subject the appropriate studies are submitted and deemed satisfactory to the approval authority, being Durham Region Health Services Department. The lot sizes as proposed are approximately 0.2 hectare in size. The applicant has submitted the appropriate studies to support the reduction of lots sized

Wetland

10.4 Although not mapped on Schedule "D3" to the Clarington Official Plan, a wetland on the westerly portion of the site has been identified. This is the site of the proposed stormwater management pond on the draft plan. The Official Plan allows for the removal of a wetland if it is under 0.5 hectares in size, among other criteria and it can be demonstrated through an EIS that the removal is warranted. It appears that this feature is also north of the limits of the proposed draft plan and may exceed the 0.5 hectare size limit for removal. An Environmental Impact Study (EIS) is currently under review by staff and will determine the exact limits of development and wetland. The EIS must demonstrate that the proposal is consistent with Official Plan policies.

- 10.5 The findings of the studies are to be reflected in the implementing site-specific zoning-by-law. Further discussion on the findings of the EIS and the appropriateness of the wetland as a stormwater management pond will be required once the review is complete and will be discussed in a subsequent recommendation report.

11. Financial Considerations

- 11.1 Not applicable, as this is a public meeting report to gather public input on the proposal. Financial considerations will be addressed in the 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 development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Climate Change

- 13.1 The application, including submitted reports are being reviewed by staff and circulated agencies. Analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

- 14.1 Not applicable.

15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the submitted applications for Draft Plan of Subdivision and Zoning By-law Amendment for 19 residential units 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 – Department and Agency Comments

Attachment 3 – Block Plan

Interested Parties:

List of Interested Parties available from Department.

WDD International Inc.

Planfarm Inc.