



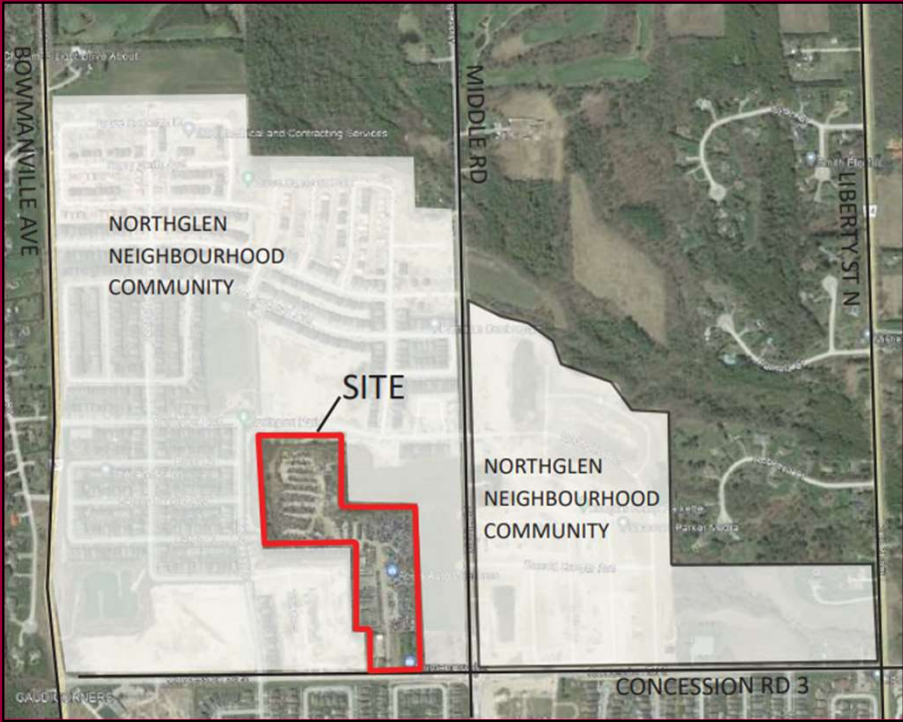
STATUTORY PUBLIC MEETING

March 17th, 2025

Draft Plan of Subdivision &
Zoning By-law Amendment

Town File No(s). SC-2024-0015 and ZBA2024-0026

2522, 2526, 2528, 2530, and 2532 Concession Road 3, Bowmanville



PUBLIC MEETING NOTICE...



Land Development | Land Use Planning | Project Management | Government Relations

NOTICE

A change is proposed for this site.

Proposal:

The Municipality has received a Zoning By-law Amendment and Subdivision applications to permit 119 residential units and various part lots. The plan consists of 82 single detached units, 2 semi detached units, 35 street townhouse units, and a partial medium density block to be merged with lands to the east. The plan also shows the extension of various roads to complete the Northglen Neighbourhood street network and a park.

Applicant

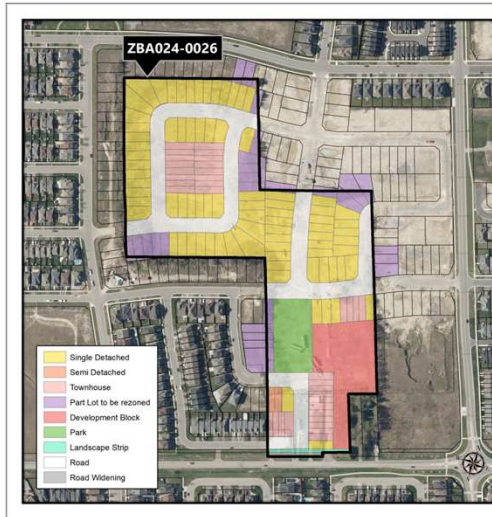
Blackthorn Development Corp. for
1377019 Ontario Inc., Bowmanville Estates
Inc., MNR Investments Inc.

Site Location

2522, 2526, 2528, 2530, and 2532
Concession Road 3, Bowmanville

Files:

ZBA-2024-0026
SC-2024-0015



82 single detached units and 2
semi-detached units



35 townhouse units

FIND OUT MORE

Visit the Project Webpage

 www.clarington.net/ConRd3

For more information about this matter,
including information about appeal rights,

Contact the Planner

Nicole Zambri, Senior Planner
Planning and Infrastructure Services

 905-623-3379 ext. 2422

 nzambri@clarington.net



Public Meeting

Monday, March 17, 2025
6:30 p.m.

How to attend:

In Person:

Council Chambers
40 Temperance St.,
Bowmanville, ON L1C 3A6

Virtually:

To participate virtually, please pre-register
by completing the online form at
<http://www.clarington.net/delegations> or
contact the Clerk's Division at 905-623-
3379 ext. 2109 or clerks@clarington.net
by Friday, March 14, 2025 at 3:30 p.m.

2522, 2526, 2528, 2530, and 2532 Concession Road 3, Bowmanville

PROPOSED DRAFT PLAN OF SUBDIVISION...

Site Area: 7.56 Hectares (18.68 Acres)

Description of Draft Plan of Subdivision:

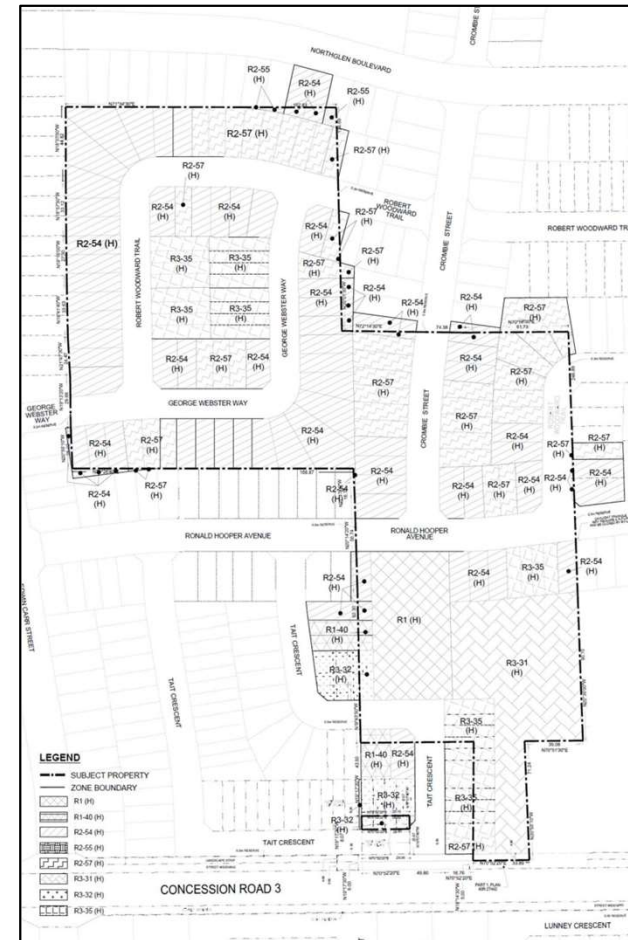
- 119 residential dwellings total including 30 Single Detached Dwellings with minimum 10-metre frontages, 41 Single Detached Dwellings with minimum 11.3-metre frontages, 11 Single Detached Dwellings with minimum 14.3-metre frontages, 2 Semi-Detached Dwellings with minimum 9-metre frontages and 35 Street Townhouse Dwellings with minimum 7-metre frontages.
- The Draft Plan of Subdivision also proposes the creation of various Part Lots and Blocks which be merged with adjacent Part Lots and Blocks to complete various dwellings along the 'edges' of the proposed Plan, along with the creation of a Future Development Block, intended to accommodate Medium Density Residential uses including Townhomes and Stacked Townhomes.
- A centralized Park Block is proposed along with Public Roads with widths of 18-metres and 20-metres.
- A Landscape Strip and Road Widening are also proposed along Concession 3 Road.
- Access for the proposed Draft Plan of Subdivision requires the extension of various existing rights of way including George Webster Way, Robert Woodward Trail, Crombie Street, Ronald Hooper Avenue and Tait Crescent.



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PROPOSED ZONING BY-LAW AMENDMENT...

- The proposed Zoning By-law Amendment seeks to rezone the Subject Lands to various existing site-specific zones, with part lots and blocks zoned per the adjacent lands.
- The 10 metre Single Detached Dwellings are proposed to be zoned 'R2-57'.
- The 11.3 metre and 12 metre Single Detached Dwellings are proposed to be zoned 'R-54'.
- The 9 metre Semi-Detached Dwellings are proposed to be zoned 'R1-40'.
- The Townhome Dwellings are proposed to be zoned 'R3-35' and surrounding part blocks and lots are proposed to be zoned with the existing Zone for the adjacent part block or lot.
- The future Medium Density Block is proposed to be zoned as part of the 'R3-31' Zone and the Park Block is proposed to be zoned as part of the 'R-1' Zone.
- A Holding Symbol ('H') is recommended for all lots, blocks, and part lots/blocks pending the receipt of a Record of Site Condition (RSC), by the Ministry of the Environment, Conservation and Parks, which deems the Subject Lands free of any environmental concerns to permit sensitive land uses including the residential uses and Park.



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EXISTING LAND USE POLICIES & REGULATIONS...

- The Subject Lands are designated as part of the ‘Community Areas’ per the *Region of Peel Official Plan*.
- The Subject Lands are designated ‘Urban Residential’ on ‘Map A3’, Land Use Bowmanville Urban Area of the *Municipality of Clarington Official Plan*. Concession 3 is noted as a ‘Local Corridor’ and borders the Subject Lands to south.
- The Subject Lands are located within the *Northglen Neighbourhood Design Plan*.
- The Subject Lands are Zoned ‘A-1’ Agricultural Exception Zone per the *Municipality of Clarington Zoning By-law No. 84-63*, as amended.

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ARCHITECTURAL CHARACTER & DESIGN PRINCIPLES...

- Establish a high-quality architectural character through development of appropriate architectural design standards.
- Create safe, pedestrian-friendly and attractive streetscapes, that promote a positive sense of place through building designs that provide a strong public face.
- Ensure that buildings on focal lots (*i.e. gateway lots, corner lots, view terminus lots, lots adjacent to public open space areas/ heritage area*) are given special design consideration to appropriately address a higher degree of public visibility.
- Promote variety and choice of residential building types, sizes and styles that help to establish identifiable character areas within the neighbourhood.
- Promote dwelling designs that minimize the visual impact of the garage.
- Promote architectural variety and innovation through flexible and adaptable guidelines.
- Ensure context sensitive buildings are designed to respond to their location in the neighbourhood and to adjoining uses.
- Provide for a high degree of environmental sustainability.



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PROCESS & NEXT STEPS...



- The Applications have been deemed as 'complete' in accordance with the *Planning Act* and Technical Comments are pending.
- Once all Comments are received, they will be reviewed, assessed and a Recommendation Report will be advanced, to Committee and Council once all Technical Comments are addressed.

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COMMENTS & QUESTIONS...

2522, 2526, 2528, 2530, and 2532 Concession Road 3, Bowmanville