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Planning and Development Committee

Minutes

Date: March 17, 2025
Time: 5:00 p.m.
Location: Council Chambers or Electronic Participation
Municipal Administrative Centre
40 Temperance Street, 2nd Floor
Bowmanville, Ontario

Members Present: Mayor A. Foster, Councillor G. Anderson, Councillor S. Elhajjeh, Councillor L. Rang, Councillor C. Traill, Councillor W. Woo, Councillor M. Zwart

Staff Present: D. Lyons, J. Newman, L. Turcotte, R. Maciver, L. Backus, A. Tapp, K. Richardson, N. Zambri, T. Robino

1. Call to Order

Councillor Anderson called the meeting to order at 5:05 p.m.

Councillor Woo joined later in the meeting at 5:22 p.m.

2. Land Acknowledgment Statement

Mayor Foster led the meeting in the Land Acknowledgement Statement.

3. Declaration of Interest

There were no disclosures of interest stated at this meeting.

4. Announcements

Members of Committee announced upcoming community events and matters of community interest.

5. Presentations/Delegations

5.1 Delegation by Henry Zekveld, Chair, Agricultural Advisory Committee, Regarding the 2024 Agricultural Advisory Committee Update

Henry Zekveld, Chair, Agricultural Advisory Committee was present regarding the 2024 Agricultural Advisory Committee (AAC) Update. Henry outlined the Committee's members, goals, and meeting schedule.

H. Zekveld provided an overview of the Committee's input on various local and regional issues. Henry stated they received various presentations to further their knowledge of agricultural-related issues.

Resolution # PD-013-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the delegation be extended for an additional 3 minutes.

Carried

H. Zekveld outlined the organizations the committee supports and the 2025 work plan. Henry answered questions from Members of Committee.

Councillor Woo joined the meeting at 5:22 p.m.

Resolution # PD-014-25

Moved by Councillor Zwart
Seconded by Mayor Foster

That the Delegation of Henry Zekveld, Chair, Agricultural Advisory Committee, regarding the 2024 Agricultural Advisory Committee update, be received with thanks.

Carried

6. **Consent Agenda**
7. **Items for Separate Discussion**
8. **Unfinished Business**
9. **New Business**

Suspend the Rules

Resolution # PD-015-25

Moved by Mayor Foster
Seconded by Councillor Rang

That the Rules of Procedure be suspended to add a New Business item, regarding Downtown Bowmanville Parking, to the Agenda.

Carried

9.1 Downtown Bowmanville Parking

Resolution # PD-016-25

Moved by Mayor Foster
Seconded by Councillor Rang

That, as a result of the fire in downtown Bowmanville on March 6, 2025, the Municipality provide free parking in downtown Bowmanville until March 31, 2025; and

That the provision of Traffic By-law 2014-059 as amended, Column 6 of Schedule 5 and Column 3 of Schedule 6, be suspended until March 31, 2025.

Carried

Councillor Rang left the meeting.

Recess

Resolution # PD-017-25

Moved by Councillor Elhajjeh
Seconded by Councillor Rang

That the Committee recess until 6:30 p.m.

Carried

The meeting reconvened at 6:32 p.m. with Councillor Anderson in the Chair.

10. Public Meetings (6:30 p.m.)

10.1 Public Meeting for a Proposed Zoning By-law Amendment

There was no one present in support of or in objection to the application.

Ralph Gander was present on behalf of the owner and provided an overview of the application.

10.1.1 PDS-012-25 - Application by Fourteen Estates for a Zoning By-law Amendment to Permit one Lot for a Detached Dwelling in Hampton

Resolution # PD-018-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That Report PDS-012-25 and any related communication items, be received;

That Staff receive and consider comments from the public, review agencies, and Council with respect to a Zoning By-law Amendment application submitted by Honey Harbour Heights Estates Ltd.;

That the Zoning By-law Amendment application submitted by Fourteen Estates be approved and that the Zoning By-law Amendment in Attachment 1 to report be approved; and

That all interested parties listed in Report PDS-012-25 and any delegations be advised of Council's decision.

Carried

10.2 Public Meeting for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision

Stacey Foster was present to seek clarification on the "Part Lot to be Rezoned" area on the map's legend.

Maurizio Rogato, Blackthorn Developments was present on behalf of 1377019 Ontario Inc., Bowmanville Estates, and MNR Investments. Using an electronic presentation, Maurizio provided an overview of the application, existing land use policies and regulations, and the architectural character and design principles. M. Rogato outlined the process and the next steps and answered questions from Members of Committee.

10.2.1 PDS-013-25 - Application by Blackthorn Development Corp., for a Zoning By-law Amendment to Permit 119 Residential Units as well as a Partial Medium Density Block for Multiple Parcels within the Northglen Neighbourhood in Bowmanville

Resolution # PD-019-25

Moved by Councillor Woo

Seconded by Councillor Elhajjeh

That Report PDS-013-25 and any related communication items, be received for information only;

That Staff receive and consider comments from the public, review agencies, and Council with respect to the Zoning By-law Amendment and Subdivision applications submitted by Blackthorn Development Corp. on behalf of 1377019 Ontario Inc., Bowmanville Estates Inc., and MNR Investments Inc. and continue processing the applications including the preparation of a subsequent recommendations report; and

That all interested parties listed in Report PDS-013-25 and any delegations be advised of Council's decision.

Carried

10.3 Public Meeting for a Proposed Zoning By-law Amendment and Draft Plan of Subdivision

Gord Robinson was present to express concerns regarding the development not aligning with the neighbourhood's current aesthetic and the lack of setbacks between the new subdivision and existing lots. Gord requested that Staff consider a 6-foot setback with an 8-foot fence, allocating the cash-in-lieu parkland toward enhancements to Newtonville, and to consider fencing the stormwater pond. G. Robinson answered questions from Members of Committee.

Nancy VanNiejenhuis was present to question why the proposed roads do not have an exit.

Steven Norman was present to question why the roads are set to go directly through their property. Steven expressed concerns regarding the roads surrounding his property without privacy, and the street and house lights shining into the back of their property.

Ralph McInnes was present to question if a privacy fence would be installed along the full length of the property with an 8-foot fence along the back, to keep the privacy of their home.

Mark Mizzi was present and expressed concerns regarding the type of fence and structure for a retaining wall, the potential risks of traffic and speeding, and how the water is going to be sloped away from their property.

Mitch Morawetz, Planfarm Inc., was present on behalf of WDD International Inc. Using an electronic presentation, Mitch outlined the site location, planning context, and zoning. M. Morawetz provided an overview of the proposed development and answered questions from Members of Committee.

10.3.1 PDS-014-25 - Applications by WDD International Inc. for a Zoning By-law Amendment to Permit 19 lots for Detached Dwellings in Newtonville

Resolution # PD-020-25

Moved by Mayor Foster

Seconded by Councillor Zwart

That Report PDS-014-25 and any related communication items, be received for information only;

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

That all interested parties listed in Report PDS-014-25 and any delegations be advised of Council's decision.

Carried

The Public Meetings concluded at 7:29 p.m.

12. Adjournment

Resolution # PD-021-25

Moved by Councillor Traill

Seconded by Councillor Elhajjeh

That the meeting adjourn at 7:29 p.m.

Carried