



Statutory Public Meeting

COPA2025-0002 and ZBA2024-0024

Location: 2050, 2078, 2098 Green Road and 279 Boswell Drive in Bowmanville

Meeting Date: April 14, 2025

Owner/Applicant: Modo Bowmanville Urban Towns Ltd. and Modo Bowmanville Towns Ltd. (Kaitlin Group)

Application Details:

Proposal for an Official Plan Amendment and Rezoning to permit four apartment buildings ranging from 9 to 12 storeys in height and 74 townhouses in Bowmanville. The total site area is 9.81 acres (3.96 hectares) in size.

Official Plan Amendment (OPA): To redesignate a portion of the subject lands located within the Bowmanville West Urban Centre Secondary Plan area from Low Rise High-Density Residential to Mid-Rise High-Density Residential to permit building heights of up to 12 storeys for the proposed development. Additionally, a site-specific amendment is required to Section 4.3.9 Table 4-3 of the Official Plan.

Zoning By-law Amendment (ZBA): To rezone the subject lands from "Agricultural (A) Zone", "Holding- Urban Residential Exception ((H)R3-65) Zone", and "Holding- Urban Residential Exception ((H)R4-46) Zone" to residential exceptions zones to permit an additional 434 residential units compared to the previous approval in 2022.