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## **Planning and Development Committee**

### **Minutes**

**Date:** April 14, 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 L. Rang, Councillor C. Traill, Councillor W. Woo, Councillor M. Zwart

**Regrets:** Councillor S. Elhajjeh

**Staff Present:** D. Lyons, J. Newman, L. Turcotte, L. Backus, A. Tapp, K. Richardson, R. Maciver

**Other Staff Present:** J. Circo

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**1. Call to Order**

Councillor Anderson called the meeting to order at 5:00 p.m.

Councillor Rang joined later in the meeting at 5:04 p.m.

**2. Land Acknowledgment Statement**

Councillor Zwart led the meeting in the Land Acknowledgement Statement.

**3. Declaration of Interest**

There were no disclosures of interest stated at this meeting.

**4. Announcements**

Councillor Rang joined the meeting at this time.

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

**5. Presentations/Delegations**

**6. Consent Agenda**

**6.1 PDS-018-25 - Intent to Pursue Heritage Designation for the Property at 2774 Concession Road 6, Darlington**

Resolution # PD-022-25

Moved by Mayor Foster  
Seconded by Councillor Traill

That Report PDS-018-25 and any related communication items, be received;

That the Clerk issue a Notice of Intention to Designate 2774 Concession Road 6, Darlington, as a cultural heritage resource under Part IV, Section 29 of the *Ontario Heritage Act*;

That the Clerk prepare the necessary by-law if no objection(s) are received within 30 days after the date of publication of the Notice of Intention or report back to Council regarding objection(s); and

That all interested parties listed in Report PDS-018-25, and any delegations be advised of Council's decision.

**Carried**

**7. Items for Separate Discussion**

**8. Unfinished Business**

**9. New Business**

**Alter the Agenda**

Resolution # PD-023-25

Moved by Councillor Zwart  
Seconded by Mayor Foster

That the Agenda be altered to consider Item 11.1, Confidential Report LGS-013-25 - OLT Appeal - Eiram Development Ltd., at this time.

**Carried**

**11. Confidential Items**

**11.1 LGS-013-25 - OLT Appeal – Eiram Development Ltd.**

Resolution # PD-024-25

Moved by Councillor Zwart  
Seconded by Mayor Foster

That the recommendations contained in Report LGS-013-25 - OLT Appeal - Eiram Development Ltd., be approved.

**Carried**

**Recess**

Resolution # PD-025-25

Moved by Councillor Zwart  
Seconded by Councillor Rang

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

**Carried**

The meeting reconvened at 6:30 p.m. with Councillor Anderson in the Chair.

Councillor Traill joined later in the meeting at 6:42 p.m.

Councillor Rang joined later in the meeting at 6:51 p.m.

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

**10.1 Public Meeting for a Proposed Zoning By-law Amendment**

Rick McEachern was present and questioned if the house was being demolished. Rick explained the history of the house and that it is a non-designated heritage house with historical value. R. McEachern noted that the proposal does not fit with the current neighbourhood.

**Suspend the Rules**

Resolution # PD-026-25

Moved by Councillor Woo  
Seconded by Councillor Zwart

That the Rules of Procedure be suspended to extend the delegation for an additional 1 minute.

**Carried**

Rick expressed concerns regarding traffic congestion and answered questions from Members of Committee.

Councillor Traill joined the meeting at this time.

Joseph Dalrymple was present on behalf of Randy Alldread, who is in opposition to the application. Joseph expressed concerns regarding the proposal not keeping with the character of the neighbourhood, intrusion of privacy, property value, parking, and traffic congestion. J. Dalrymple answered questions from Members of Committee.

Peggy Clark was present in opposition to the application. Peggy expressed concerns regarding the destruction of the trees, driveway access, safety, and snowbanks. P. Clark questioned the status of the development at 54 Liberty Street and answered questions from Members of Committee.

Councillor Rang joined the meeting at this time.

James Bountvogiannis was present regarding the application. James expressed concerns regarding density, traffic, and parking. J. Bountvogiannis questioned if there is a mechanism to protect existing parking so that it is not consumed by future developments.

Erin Bird was present in opposition to the application. Erin expressed concerns regarding the historical nature of the home, its look, and historical integrity. E. Bird added that the road already abuts her front porch, and the proposed area will abut against her backyard and pool. Erin explained that several applications for this property have been previously denied as the lot is too small. E. Bird expressed concerns regarding the fabric of the neighbourhood, existing residents who will be forced to leave, cell service and community density. Erin explained that garbage pick-up, traffic, noise, and snow removal will increase and get worse. E. Bird questioned if there is a plan to triple the infrastructure to support the tripling of the density and answered questions from Members of Committee.

Lisa Klets, D. G. Biddle, and Associates was present regarding the application. Using an electronic presentation, Lisa provided an overview of the property's location, existing lots, and surrounding uses. L. Klets outlined the proposed severance, site plan, and site access. Lisa explained the land use designations and the proposed zoning by-law amendment and answered questions from Members of Committee.

#### **10.1.1 PDS-015-25 - Zoning By-law Amendment Application to Facilitate a 7-Unit, 3-Storey Apartment Building in Bowmanville**

Resolution # PD-027-25

Moved by Councillor Zwart  
Seconded by Mayor Foster

That Report PDS-015-25 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 applications submitted and continue processing the applications including the preparation of a subsequent recommendation report; and

That all interested parties listed in Report PDS-015-25 and any delegations be advised of Council's decision.

**Carried**

#### **10.2 Public Meeting for a Proposed Zoning By-law Amendment**

Frank Canonaco was present regarding the application. Using an electronic presentation, Frank expressed concerns regarding Block 40 and provided an overview of the surrounding part lots. F. Canonaco added that the surrounding part lots are already serviced.

**Suspend the Rules**

Resolution # PD-028-25

Moved by Councillor Woo  
Seconded by Councillor Zwart

That the Rules of Procedure be suspended to extend the delegation for an additional 2 minutes.

**Carried**

Frank requested that Block 40 be considered in the application. F. Canonaco expressed concerns regarding a fragmented streetscape, proper planning, and that the application does not align with planning legislation. Frank requested that Block 40 be rezoned to conform with the lands at 221 Liberty Street North. F. Canonaco explained that the Report does not address the cost share obligation of the applicant, noting that a Holding Symbol must be applied until an arrangement is made. F. Canonaco answered questions from Members of Committee.

Peggy Clark questioned if taxpayers would be paying for the development.

Lisa Klets, D. G. Biddle, and Associates was present regarding the application. Using an electronic presentation, Lisa provided an overview of the property's location, existing lots, and surrounding uses. L. Klets outlined the proposed severance, site plan, and site access. Lisa explained the land use designations and the proposed zoning by-law amendment and answered questions from Members of Committee.

**10.2.1 PDS-016-25 - Zoning By-law Amendment Application to Facilitate Five Residential Lots in Bowmanville**

Resolution # PD-029-25

Moved by Councillor Zwart  
Seconded by Councillor Woo

That Report PDS-016-25 and any related communication items, be received;

That the Zoning By-law amendment application submitted by D.G. Biddle and Associates be approved and that the Zoning By-law Amendment in Attachment 1 to report PDS-016-25 be approved;

That the Region of Durham Community Growth and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PDS-016-25 and Council's decision; and

That all interested parties listed in Report PDS-016-25 and any delegations be advised of Council's decision.

**Carried**

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

Bryan Noble was present regarding the application. Bryan stated that they purchased their home with the understanding the land would be developed to fit with the existing neighbourhood. B. Noble expressed concerns regarding the intensification and MTSA guidelines. Bryan questioned why the proposal's intensification is outside the MTSA guidelines and what the municipality is going to do with the traffic at the east and west arteries. Bryan expressed concerns regarding shade and the shadow study completed and answered questions from Members of Committee.

Roben Ivens was present to express concerns with high-density housing and smart cities and answered questions from Members of Committee.

Terry Rekar was present in opposition to the application. Terry expressed concerns regarding high-density housing in the community, increased crime, and different home sizing. T. Rekar stated that they believe the decisions are being driven by the United Nations.

Clint Cole was present to seek clarity on the Provincial Policy Statement. Clint noted that they advocate for the previous concerns mentioned and suggested that an alternative location for increased density would be better suited. C. Cole questioned why the area was chosen as opposed to another area south of Highway 2.

Krystal Alder was present in opposition to the application. Krystal expressed concerns regarding high density, safety, no plan for a park, and the fabric of the neighbourhood. K. Alder questioned the impact on the local schools, including high-traffic areas. Krystal also expressed concerns regarding shade, noise, traffic, children's safety, and construction.

James Clarke was present to express concerns regarding high-density housing, garbage, and rats. James questioned what unintended consequences can be inferred from the proposals presented, how much taxpayers' money will be used to implement each proposal, and if the municipality is acting on its own and for the benefit of its community or if they are working with other organizations to implement the agendas of others and answered questions from Members of Committee.

Ryan Guetter, Weston Consulting, was present regarding the application. Using an electronic presentation, Ryan provided an overview of the subject lands and the project background. Ryan explained the planning context for the Durham Region Official Plan, Clarington Official Plan, Bowmanville West Town Centre Secondary Plan, and the Clarington Zoning By-law. R. Guetter outlined the required applications, site plan, and proposed development statistics. Ryan displayed the proposed renderings and explained the supporting technical studies and reports. R. Guetter addressed concerns noted by the residents and answered questions from Members of Committee.

The Public Meetings concluded at 9:25 p.m.

**10.3.1 PDS-017-25 - Proposed Official Plan Amendment and Zoning By-law Amendment Applications for Four Apartment Buildings Ranging from 9 to 12 Storeys in Height and 74 Townhouses in Bowmanville**

Resolution # PD-030-25

Moved by Councillor Zwart  
Seconded by Mayor Foster

That Report PDS-017-25 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 Official Plan and Zoning By-law Amendment applications submitted and continue processing the applications including the preparation of a subsequent recommendation report; and

That all interested parties listed in Report PDS-017-25 and any delegations be advised of Council's decision.

No (6): Mayor Foster, Councillor Anderson, Councillor Rang, Councillor Traill, Councillor Woo, and Councillor Zwart

Absent (1): Councillor Elhajjeh

**Motion Lost (0 to 6)**

Councillor Traill left the meeting at 9:25 p.m.

Resolution # PD-031-25

Moved by Mayor Foster  
Seconded by Councillor Rang

That Report PDS-017-25 and any related communication items, be received for information only;

That the application for an Official Plan (COPA 2025-002) and Zoning By-law Amendment (ZBA 2024-004) by Modo Bowmanville Urban Towns Ltd. and Modo Bowmanville Towns Ltd., be denied;

That all interested parties listed in Report PDS-017-25 and any delegations be advised of Council's decision.

**Carried**

**12. Adjournment**

Resolution # PD-032-25

Moved by Mayor Foster  
Seconded by Councillor Zwart

That the meeting adjourn at 9:26 p.m.

**Carried**