

Planning and Development Committee

Minutes

Date: May 12, 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 C. Traill, Councillor W. Woo, Councillor M. Zwart

Regrets: Councillor L. Rang

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

Other Staff Present: A. Crompton, J. Wang, M. Westover, L. Walker

1. **Call to Order**

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

2. **Land Acknowledgment Statement**

Councillor Elhajjeh 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 **Presentation by Lisa Backus, Manager, Community Planning, Planning and Infrastructure, and Martina Braunstein, Associate, Dillion Consulting Limited, Regarding Report PDS-024-25 Clarington Waterfront Strategy Update**

Lisa Backus, Manager, Community Planning and Infrastructure, and Martina Braunstein, Associate, Dillon Consulting Limited, were present regarding Report PDS-024-25 Clarington Waterfront Strategy. Lisa introduced the planning team involved in the strategy.

Using an electronic presentation, Martina provided an overview of the project's purpose, background and engagement highlights, draft waterfront vision and principles, and next steps. Lisa and Martina answered questions from Members of Committee.

6. Consent Agenda

6.1 PDS-020-25 - Rezoning to Facilitate 402 Residential Lots Consisting of 274 Detached Dwellings and 128 Street Townhouses in Courtice

Resolution # PD-033-25

Moved by Mayor Foster
Seconded by Councillor Woo

That Report PDS-020-25, and any related delegations or communication items, be received;

That the By-law attached to Report PDS-020-25, as Attachment 2, be approved;

That once all conditions contained in the Zoning By-law with respect to the removal of the (H) Holding Symbol are satisfied, the By-law authorizing the removal of the (H) Holding Symbol 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-020-25 and Council's decision; and

That all interested parties listed in Report PDS-020-25, be advised of Council's decision.

Carried

6.2 PDS-024-25 - Clarington Waterfront Strategy Update

Resolution # PD-034-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That Report PDS-024-25, and any related delegations or communication items, be received;

That Staff be authorized to continue finalizing the Clarington Waterfront Strategy as outlined in this report; and

That all interested parties listed in Report PDS-024-25 and any delegations be advised of Council's decision.

Yes (5): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Woo, and Councillor Zwart

No (1): Councillor Traill

Absent (1): Councillor Rang

Carried (5 to 1)

Recess

Resolution # PD-035-25

Moved by Mayor Foster

Seconded by Councillor Elhajjeh

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

Carried

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

7. Items for Separate Discussion

8. New Business

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

9.1 Public Meeting for the Draft Courtice Waterfront and Energy Park Secondary Plan and Official Plan Amendment

Amanda Crompton, Principal Planner, and Tim Smith, Urban Strategies, were present regarding the Courtice Waterfront and Energy Park Secondary Plan. Using an electronic presentation, Amanda provided an overview of the planning team, the secondary plan area, the planning process, and public feedback. Tim Smith outlined the vision, principles, and a summary of goals. T. Smith explained the draft land use plan and the policy summary, which included environmental protection areas, Courtice waterfront and greenway, and potential amenities. Tim provided an overview of the low and medium-density residential areas, mixed-use areas, height plan, gateway commercial area, and the light and general industrial areas. T. Smith outlined the draft roads and active transportation plan, the urban design and sustainability guidelines, and the next steps. Amanda and Tim answered questions from Members of Committee.

Libby Racansky was present and expressed concerns regarding residential development north of Highway 401, lack of parks, erosion, accessibility, and the safety of the trail. Libby stated that protecting natural features could improve the poor air quality caused by the negative impacts of climate change and added that the incinerator will add more pollution.

Resolution # PD-036-25

Moved by Councillor Traill

Seconded by Councillor Elhajjeh

That the delegation of Libby Racansky be extended for an additional 3 minutes.

Carried

L. Racansky questioned if the Tooley Creek coastal wetland and the forested area of the trail would be rehabilitated. Libby stated that flowering plants and shrubs should be planted around the trail to attract pollinators and swallows. L. Racansky questioned the purpose of the park and whether there will be plants, not trees, planted. Libby answered questions from Members of Committee.

Steve Rae was present and, using an electronic presentation, provided an overview of the Courtice waterfront lands. S. Rae expressed concerns regarding communication with the MPP, lack of recreational areas and park space, and the number of housing units. Steve requested that the plan include a park like Sunnybrook Park in Toronto.

Janice Jones was present and expressed concerns regarding residential zoning and opposed the housing development. Janice stated that the area should be all park, trails, and be used all season. J. Jones requested that Committee connect with the provincial government on expanding Darlington Provincial Park. Janice questioned why Bowmanville is no longer the focus of being developed first.

Resolution # PD-037-25

Moved by Councillor Traill

Seconded by Councillor Elhajjeh

That the delegation of Janice Jones be extended for an additional 2 minutes.

Carried

J. Jones stated that Clarington is an unwilling host of an anaerobic digester; however, is concerned that a digester would qualify under the plan. J. Jones added that an evacuation plan should be considered and answered questions from Members of Committee.

Jim Derlatka was present to express concerns regarding the negative impacts on Darlington Provincial Park, the number of housing units, and affordable housing. Jim provided an overview of the average cost of a home in Clarington and suggested slowing down development and saving green space. J. Derlatka requested that a traffic study be completed at a time of normalcy. Jim expressed concerns regarding the loss of wildlife habitat, beaches, creeks, and park areas. J. Derlatka stated that a petition was circulated, which obtained over 850 signatures to support saving the greenspace. Jim answered questions from Members of Committee.

Ryan Guetter was present to show support and congratulate the planning team for their efforts. Ryan expressed happiness about the progress made, welcomed comments and feedback on improving the plan, and shared excitement about creating a destination that transitions a significant portion of the waterfront from private to public use.

Melissa Whitefield was present and expressed concerns regarding the density and height of the proposed development and the impact on the flood plain, climate, unsupported infrastructure, roads, education, health care, and safety. M. Whitefield stated that there is a lack of public feedback and engagement. Melissa requested that the matter be tabled as more homes by the waterfront are not required. M. Whitefield questioned the position of the local MP and the Minister of Conservation and Parks on the plan. Melissa expressed concerns regarding the lack of schools with no proposals for a new one in sight.

Resolution # PD-038-25

Moved by Councillor Traill
Seconded by Councillor Woo

That the delegation of Melissa Whitefield be extended for an additional 1 minute.

Carried

Melissa Whitefield questioned who is paying for the bridge access to the waterfront, if the province has committed to the project, and who is paying for the erosion process. Melissa answered questions from Members of Committee.

Suspend the Rules

Resolution # PD-039-25

Moved by Mayor Foster
Seconded by Councillor Traill

That the Rules of Procedure be suspended to extend every public meeting delegate, at tonight's meeting, to 7 minutes.

Carried

Recess

Resolution # PD-040-25

Moved by Councillor Elhajjeh
Seconded by Mayor Foster

That the Committee recess for 15 minutes.

Carried

The meeting reconvened at 9:00 p.m. with Councillor Anderson in the Chair.

Terri Rekar was present and expressed concerns regarding high-density housing, a walkable community in the winter season, crime, decreased property values, and traffic. Terri stated that the provincial policies are being driven by the United Nations and answered questions from Members of Committee.

Steve Conway was present and explained that their vision of the waterfront includes a fresh sandy beach, multi-use park, an amphitheatre, and fun food such as permanent trailers. Steve expressed concerns regarding the high-density proposal, increased traffic, increased taxes, transit, affordable housing, and the Ontario Land Tribunal process.

Jim Boate was present and highlighted the 30th anniversary of the trail and noted that in 2017, the trail was designated as a legacy trail with Clarington having 40 km of its length. Jim explained the presence of industry along the trail and emphasized the need for fresh water. J. Boate urged Committee to consider the trail in the decisions of the waterfront and answered questions from Members of Committee.

Kirk Kemp was present and thanked Council and planning Staff for their hard work on the project. Kirk explained that their family bought the farm years ago and was approached by the Municipality and was not driven by global interest. K. Kemp stated that the results of the survey have shaped the proposal. Kirk suggested that creating several trails leading to the waterfront would be a great idea. K. Kemp explained that there is a park by the waterfront, which is one of the largest transitions from private to public hands for the community's enjoyment. Kirk added that development in the area is necessary to generate development charges, which will help fund further development and infrastructure. K. Kemp explained that the plan used a comprehensive approach, which includes enhancing employment opportunities and reducing commuting. Kirk added that the plan will improve the access to the waterfront, has a nearby gazebo for shade, and food options. K. Kemp answered questions from Members of Committee.

9.1.1 PDS-021-25 - Courtice Waterfront and Energy Park Secondary Plan Statutory Public Meeting

Resolution # PD-041-25

Moved by Mayor Foster

Seconded by Councillor Woo

That Report PDS-021-25 and any related communication items be received;

That any received comments be considered during preparation of the recommended Courtice Waterfront and Energy Park Secondary Plan and Urban Design Sustainability Guidelines;

That Staff report back to Council with a Recommendation Report, including the Official Plan Amendment for the Courtice Waterfront and Energy Park Secondary Plan; and,

That all interested parties listed in Report PDS-021-25 and any delegations be advised of Council's decision.

Yes (5): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Woo, and Councillor Zwart

No (1): Councillor Traill

Absent (1): Councillor Rang

Carried on a recorded vote (5 to 1)

9.2 Public Meeting for the Draft Soper Springs Secondary Plan and Official Plan Amendment

Councillor Anderson left the Chair.

Mayor Foster chaired this portion of the meeting.

Jane Wang, Senior Planner, and Paul Lowes, SGL Planning and Design Inc. were present regarding the Draft Soper Springs Secondary Plan. Using an electronic presentation, Jane Wang provided an overview of the planning team.

Suspend the Rules

Resolution # PD-042-25

Moved by Councillor Traill

Seconded by Councillor Woo

That the Rules of Procedure be suspended to extend the meeting for an additional 30 minutes until 11:00 p.m.

Carried

J. Wang provided an overview of the secondary plan area, the study process, and public feedback. Paul outlined the vision, principles, and land use plan. P. Lowes explained the environmental protection area, medium density local corridor, and the local corridor for Concession Road 3 cross section. Paul provided an overview of the medium and low-density residential areas, the land use to be determined, parks, transportation network, trails, and demonstration plan. P. Lowes outlined the key servicing policies, environmental constraints, active transportation plan, and key urban design policies and guidelines. Jane provided an overview of the next steps. Jane and Paul answered questions from Members of Committee.

Councillor Anderson returned to the Chair.

Ari Soberano, Sharno Group Inc. was present via electronic means on behalf of the landowners within the plan. Ari expressed gratitude to the Planning team for their dedication to the plan. A. Soberano also acknowledged the patience of residents as they worked to bring the plan to this stage.

The Public Meetings concluded at 10:45 p.m.

9.2.1 PDS-019-25 - Soper Springs Secondary Plan Statutory Public Meeting

Resolution # PD-043-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That Report PDS-019-25 and any related communication items, be received;

That any received comments be considered during preparation of the recommended Soper Springs Secondary Plan and Urban Design and Sustainability Guidelines;

That Staff report back to Council with a Recommendation Report, including the Official Plan Amendment for the Soper Springs Secondary Plan; and

That all interested parties listed in Report PDS-019-25 and any delegations be advised of Council's decision.

Carried

10. Confidential Items

Alter the Agenda

Resolution # PD-044-25

Moved by Councillor Traill
Seconded by Mayor Foster

That the Agenda be altered to consider Report LGS-019-25 - OLT Appeal - Lambs Road School Property Inc., at this time.

Carried

10.2 LGS-019-25 - OLT Appeal - Lambs Road School Property Inc.

Resolution # PD-045-25

Moved by Councillor Traill
Seconded by Councillor Elhajjeh

That the recommendations contained in Report LGS-019-25, be approved; and

That the Jury Lands Foundation be provided a copy of the redacted Report as per the Deputy CAO/Solicitor's redactions.

Yes (1): Councillor Traill

No (5): Mayor Foster, Councillor Anderson, Councillor Elhajjeh, Councillor Woo, and Councillor Zwart

Absent (1): Councillor Rang

Motion Lost on a recorded vote (1 to 5)

Councillor Traill left the meeting at 10:57 p.m.

Suspend the Rules

Resolution # PD-046-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the Rules of Procedure be suspended to extend the meeting for an additional 15 minutes until 11:15 p.m.

Carried

Resolution # PD-047-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That the recommendations contained in Report LGS-019-25 - OLT Appeal - Lambs Road School Property Inc., be approved.

Carried

10.1 CAO-011-25 Port Granby Nature Reserve Proposal Update

Closed Session

Resolution # PD-048-25

Moved by Mayor Foster
Seconded by Councillor Elhajjeh

That, in accordance with Section 239 (2)(c) of the Municipal Act, 2001, as amended, the meeting be closed for the purpose of discussing a matter that deals with a proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Rise and Report

The meeting resumed in open session at 11:20 p.m.

Councillor Anderson advised that one item was discussed in closed session in accordance with Section 239(2) of the Municipal Act, 2001, and one resolution was passed to provide direction to Staff.

11. Adjournment

Resolution # PD-049-25

Moved by Mayor Foster
Seconded by Councillor Zwart

That the meeting adjourn at 11:20 p.m.

Carried