



Public Meeting Report

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Report To:	Planning and Development Committee	
Date of Meeting:	April 20, 2026	Report Number: PDS-034-26
Authored By:	Nicole Zambri, Principal Planner	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Trevor Pinn, Deputy CAO/Treasurer (Acting CAO)	
File Number:	COPA2026-0004 and ZBA2022-0026 (Cross Reference: SC-2022-0015)	
Resolution#:		
Report Subject:	Official Plan Amendment Application to Remove a Wetland Feature to Facilitate Proposed Development	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-034-26 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public, review agencies, and Council with respect to the Official Plan Amendment application submitted by Tribute Tercot Brookhill 2 Inc. and continue processing the application including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PDS-034-26 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking public input on a proposed Official Plan Amendment related to submitted Zoning By-law Amendment and Draft Plan of Subdivision applications for 2499 Nash Road and 2538/2494 Bowmanville Avenue in Bowmanville.

The Official Plan Amendment proposes a site-specific change to remove a natural heritage feature (a wetland) to facilitate the proposed development. It also introduces policies for natural heritage feature removal compensation which would be specific to this application.

1. Application Details

Owner: Tribute Tercot Brookhill 2 Inc.

Proposal: Clarington Official Plan Amendment (OPA) and Brookhill Neighbourhood Secondary Plan proposed amendment

The Official Plan Amendment application proposes to introduce a site-specific amendment for the removal of an identified natural heritage feature (wetland feature) in order to facilitate the proposed development. It also introduces policies for natural heritage feature removal compensation which would be specific to this application.

Area: 11.15 hectares (27.5 acres)

Location: 2499 Nash Road, 2538 and 2494 Bowmanville Avenue in Bowmanville (**see Figure 1**)

Roll Number: 1817-010-030-00500, 1817-010-030-00600, 1817-010-030-00700

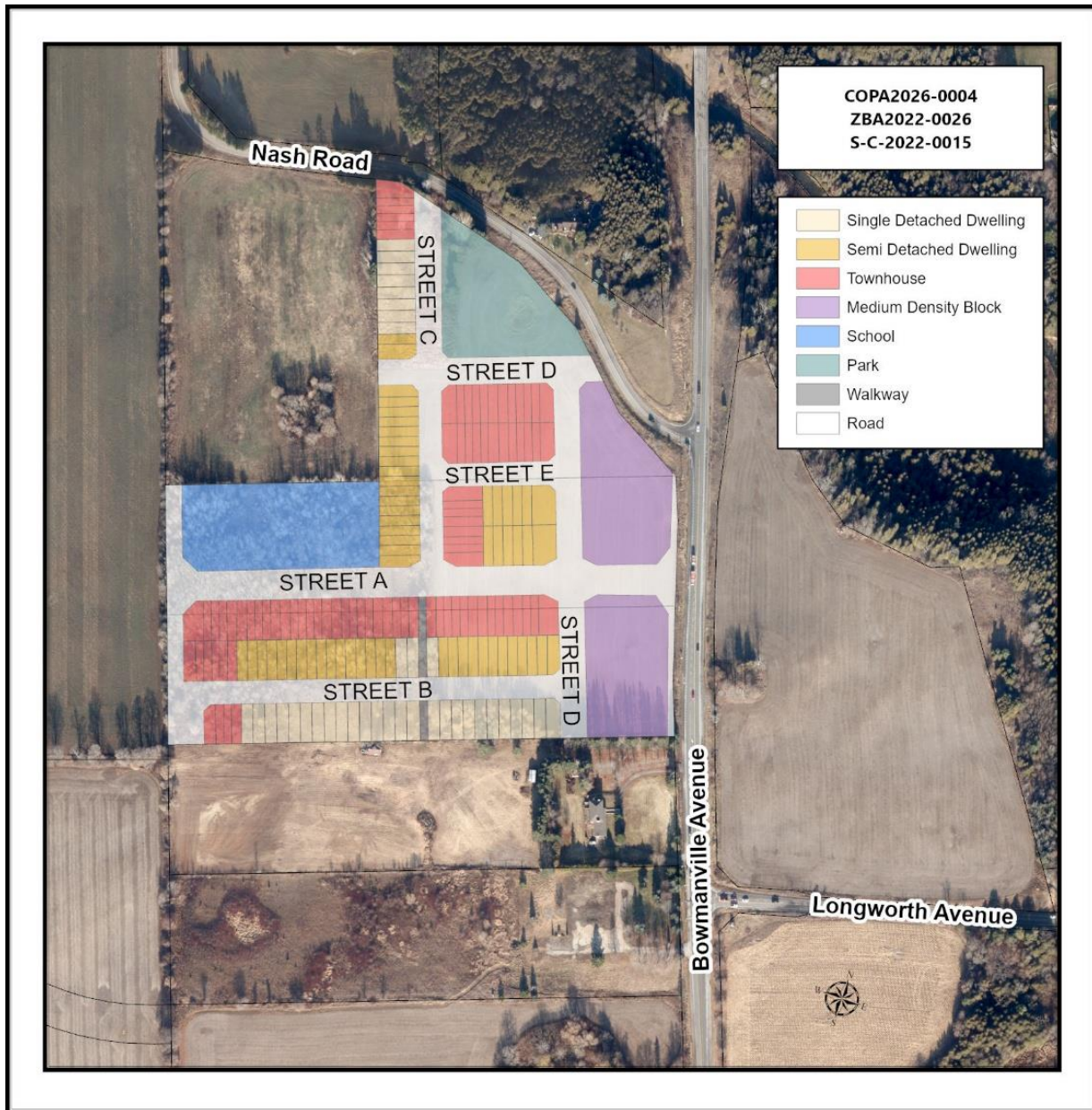


Figure 1 – Proposed Plan

2. Background

- 2.1 On December 12, 2022, Tribute Tercot Brookhill 2 Inc. submitted applications for a draft plan of subdivision and rezoning to permit the development of 285 residential units consisting of singles, semis, street townhouse and stacked townhouses (refer to Figure 1). The subject lands are located within the Brookhill Neighbourhood Secondary Plan Area.
- 2.2 A public meeting was held on January 20, 2025, and comments from the public, agencies and departments were received (refer to **Attachment 3** for the proposed Draft Plan of Subdivision).

- 2.3 Through the review of the application, Clarington Staff identified conflicts with the Clarington Official Plan policy related to the identified Natural Heritage Feature on the property, specifically a wetland feature. The submitted Environmental Impact Study identified a Red-osier Dogwood Thicket Swamp Type community totaling 0.87 ha in size (SWT2-5 classification). The applicant proposes to remove the portion of the feature on the subject lands (0.67 ha) to facilitate the development application. Within Clarington's Official Plan, a wetland feature greater than 0.5 hectares in size forms part of the Natural Heritage System and is to be protected. A minimum 30 metre setback is also applied to the feature limit for the vegetation protection zone, as per the Official Plan policies.
- 2.4 A formal Official Plan Amendment application was received on February 10, 2026, and deemed complete by Staff on March 30, 2026. The applications were also circulated to agencies and departments for comments. The Official Plan Amendment and related Zoning By-law Amendment and Draft Plan of Subdivision applications will all be processed concurrently.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located on the west side of Bowmanville Avenue and south of Nash Road in the Bowmanville Urban Area. The lands are currently vacant and being used for agricultural purposes. The subject application comprises three parcels of land which have frontage on Nash Road and Bowmanville Avenue; however this segment of Nash Road is proposed to be removed after Clarington Boulevard is extended north to Nash Road (Concession 3).
- 3.2 The surrounding uses are as follows:
- North:** Nash Road, a single detached dwelling and the Bowmanville Creek.
 - East:** Bowmanville Avenue and vacant agricultural lands. Applications have been submitted by Tribute Tercot Brookhill 1 Inc. for an Official Plan Amendment, Zoning By-law Amendment, and Draft Plan of Subdivision.
 - South:** Single detached dwellings on large lots and agricultural lands. Longworth Avenue is proposed to be extended from Bowmanville Avenue to Green Road.
 - West:** Predominantly vacant agricultural lands proposed for redevelopment to residential uses.

4. Provincial Policy

The Provincial Planning Statement (PPS) 2024

- 4.1 The Provincial Planning Statement, 2024 (PPS) encourages planning authorities to create healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types, including affordable housing and shall promote development patterns that efficiently use land and infrastructure.

- 4.2 The PPS policies direct growth to settlement areas and promote compact development forms. The subject lands are located within the Bowmanville Urban Settlement boundary. Planning authorities are to facilitate a variety of housing forms and promote residential intensification to achieve efficient development patterns, especially along public transit and active transportation routes.
- 4.3 The PPS encourages a minimum density target of 50 residents and jobs per gross developable hectare in designated growth areas.
- 4.4 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features, and ground water features. Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas unless the ecological function of the adjacent lands has been evaluated, and it has been demonstrated that there will be no negative impacts on the natural features or their ecological functions.

5. Official Plan

Durham Region Official Plan (Envision Durham)

- 5.1 Envision Durham provides a long-term policy framework that is used to manage Durham Region's growth and development. The intent of Envision Durham is to manage resources, direct growth and establish a basis for providing Regional services in an efficient and effective manner.
- 5.2 The Durham Region Official Plan (Envision Durham) designates the subject lands as "Community Areas." Community Areas are to be planned for a variety of housing types, sizes, and tenures, including townhouse dwellings. These areas can also include population-serving uses and shall be developed in a compact form through higher densities and by intensifying and redeveloping existing areas.
- 5.3 Envision Durham provides policies for nature-based climate solutions to help mitigate negative impacts to the climate. These solutions include tree planting, preserving tree canopies, protecting and restoring wetlands, encouraging native species, etc. The policies encourage collaboration with area municipalities, conservation authorities, Indigenous communities and other stakeholders in the protection and restoration of the Region's wetlands.
- 5.4 The policies also prohibit development and site alteration within 120 metres of wetlands, unless an approved environmental impact study and wetland water balance risk evaluation demonstrates that there will be no negative impact on the wetland or its ecological functions. The Region of Durham relies upon the local municipality's policies to determine the minimum distance to the features for the sufficient protection of the feature and its functions.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the site Urban Residential and is within the Bowmanville Urban Area. A summary of the applicable Urban Structure policies of the Clarington Official Plan were provided in the previous Public Meeting report ([PSD-003-0025](#)) and a further policy review for the development proposal will be part of a future recommendation report.
- 5.6 An Environmental Impact Study (EIS) was prepared by SLR Consulting Ltd. (formerly Palmer), given the natural heritage features identified on the subject site. The EIS was prepared to evaluate the significance of the features and demonstrate conformity with Clarington's Official Plan policies. The features are not shown on Map D 'Natural Heritage System' of the Clarington Official Plan but still need to be evaluated for protection on a site-by-site basis through the findings of the EIS, as per policies 3.4.3 and 3.4.12.
- 5.7 Development and site alteration within the natural heritage feature and/or hydrologically sensitive feature or within the vegetation protection zone is prohibited, except in instances for conservation management, transportation and major infrastructure projects under an Environmental Assessment process, and low intensity recreational uses. Given that the development proposal does not meet the criteria listed in the Clarington Official Plan, a site-specific Official Plan Amendment is required for the removal of any identified features.
- 5.8 Policy 3.4.11 of the Clarington Official Plan states: "The removal of a natural heritage feature and/or hydrologically sensitive feature, in particular wetlands and woodlands, shall not be considered as the basis for approving any development application. The Municipality will require the compensation and/or restoration of any part of the natural heritage system which has been damaged or removed without prior Municipal approval."
- 5.9 The Municipality retained Aquafor Beech Ltd. to conduct a peer review of the findings given that the identified environmental features on the property are proposed to be removed. Through the review, it was determined that the wetland community (SWT2-5), located on the southwest portion of the subject lands, meets the definition of a wetland as per Clarington's Official Plan (see figure 2).
- 5.10 Other vegetated areas are present on the site; however, based on their size and the assessment, do not meet the definition of a woodland under the Clarington Official Plan. Compensation for the loss of habitat and vegetation may still be considered through a restoration plan in an identified area, subject to the satisfaction of the Municipality and the Conservation Authority.

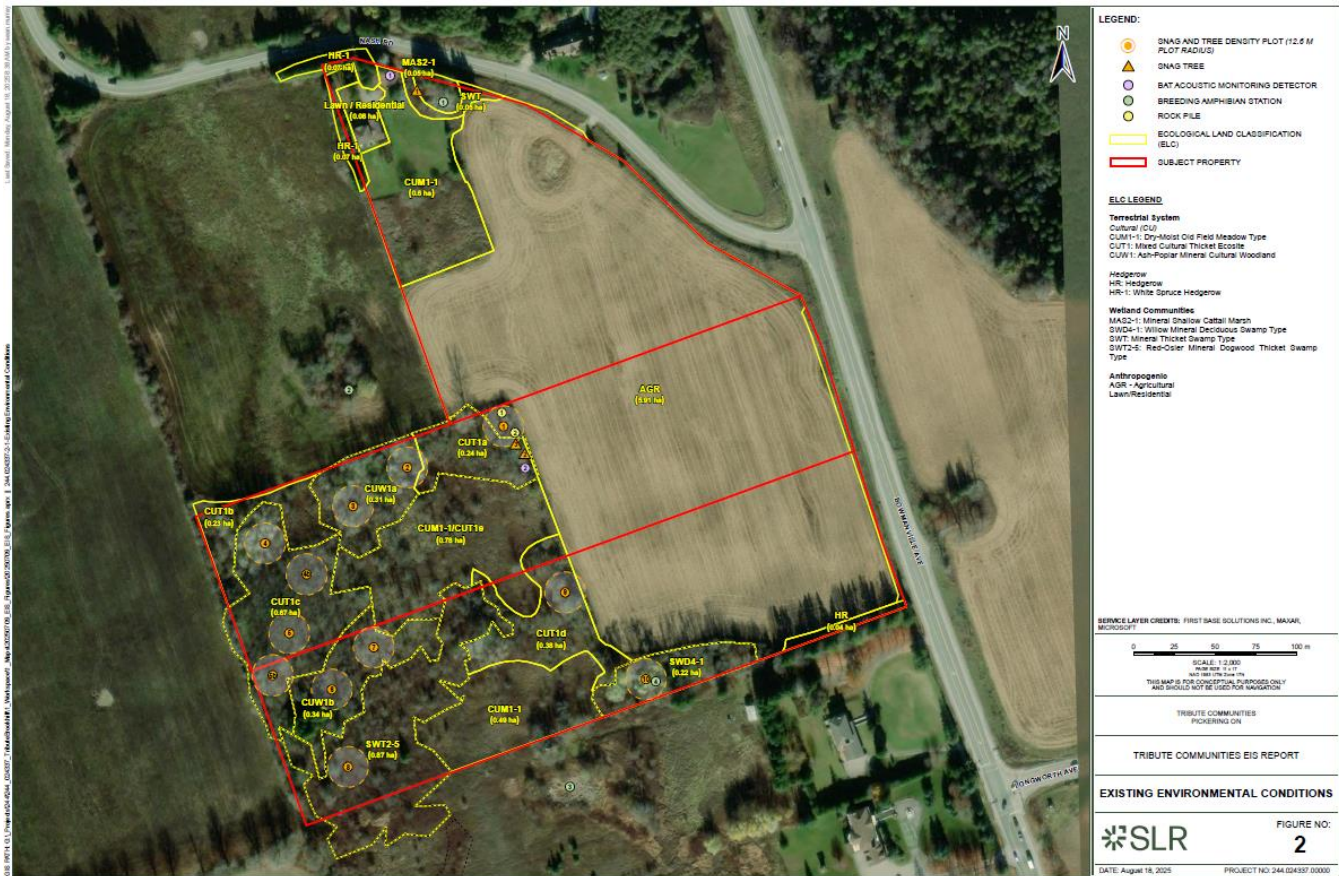


Figure 2 – Existing Environmental Conditions and Ecological Land Classifications (ELC) provided by SLR Consulting

- 5.11 Further to the above, approval of any development application must ensure that a self-sustaining vegetation protection zone is planted, maintained, or restored to protect any on-site or adjacent natural heritage or hydrologically sensitive feature.
- 5.12 All findings will be reviewed and assessed in a subsequent recommendation report.
- 5.13 A draft Official Plan Amendment (OPA) was submitted as part of the application by Tribute Tercot Brookhill 2 Inc. and is included in **Attachment 1** of this report.

Brookhill Neighbourhood Secondary Plan

- 5.14 Within the updated Brookhill Secondary Plan, the subject lands are designated ‘Low Density Residential’, ‘Medium Density Residential’, and ‘Medium Density Local Corridor’. A Parkette and elementary school symbol are also shown on Land Use Schedule A, as well as an Environmental Constraint overlay. A trail is also proposed to the north of the subject lands, on the south side of the Bowmanville Creek valley.

Environmental Constraints

- 5.15 Schedule A includes an Environmental Constraint overlay that establishes an area where further study is required before development can proceed with the underline designation. These areas have been identified as having potential natural heritage significance and a study was completed to evaluate such significance.
- 5.16 The presence and precise delineation of these features and areas and the level of development acceptable shall be determined through an EIS prepared as part of the review of development applications in accordance with the policies of the Clarington Official Plan. If the study establishes that development can proceed, then the underlying designation shall apply over those lands. Further, it may also be determined that only a portion of the lands within the Environmental overlay may be available for development, if any.
- 5.17 An EIS was prepared for the subject lands to evaluate the natural heritage features identified. The EIS recommended that the features be removed, and that compensation would be provided. Ongoing discussions with Staff and the applicant will continue to ensure that the intent of the Clarington Official Plan policies and the Secondary Plan policies will be maintained.
- 5.18 The applicant has proposed an Amendment to the Secondary Plan policies to introduce compensation policies within the Brookhill Neighbourhood Secondary Plan for this specific site. Further discussion will be provided in a subsequent recommendation report to assess and evaluate whether or not compensation policies should be considered or supported for the removal of the wetland feature in this location.

6. Zoning By-law 84-63

- 6.1 The subject lands are currently zoned Agriculture (A)" within Zoning By-law 84-63. A Zoning By-law Amendment is required to permit the proposed development. A draft zoning by-law amendment was prepared by the applicant and was part of the previous applications. A recommendation of the Official Plan Amendment and Zoning By-law Amendment will be brought forward concurrently at the recommendation stage.

7. Summary of Background Studies

- 7.1 The applicant has submitted the required supporting plans and studies which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage at www.clarington.net/NashBowmanvilleAve. and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

8. Public Notice and Submissions

- 8.1 Public Notice was mailed to nine landowners within 120 metres of the subject lands on April 2, 2026. Public Notice was also sent to the interested parties who expressed an interest in the related Zoning By-law Amendment and Subdivision applications. Two public meeting signs were installed on the subject lands, fronting Bowmanville Avenue and Nash Road. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 8.2 As of writing this report, staff have not received one public submission from a resident expressing concern for the removal of the wetland in exchange for compensation restoration or cash-in-lieu of the removal.
- 8.3 Staff will process any public inquiries received, including comments received at the Statutory Public Meeting. All comments will be considered and included in a recommendation report.

9. Departmental and Agency Comments

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. At the time of writing this report, staff have not received all the agency and department comments. A summary of the agency and internal department comments received, will be included in a subsequent recommendation report.

10. Discussion

- 10.1 The proposed residential development is located within the Bowmanville Urban Boundary and within the Brookhill Neighbourhood Secondary Plan Area. It is located along Bowmanville Avenue, which is identified as a Local Corridor within the Clarington Official Plan.

Environmental Protection Areas

- 10.2 The site contains environmental features that would be isolated from the broader natural heritage system once the surrounding area develops. Although the existing agricultural activity surrounding these features has contributed to this fragmentation, the vegetated area functions as a natural linkage between the Bowmanville Creek tributary and the sub-tributary to the west. With the exception of the wetland feature subject to the Official Plan Amendment, the other vegetated areas do not meet the size thresholds for protection under the Official Plan; however, compensation may be provided for the loss of vegetation
- 10.3 In addition to the loss of the vegetated areas, the applicant is proposing a compensation framework to support the request for removal of the wetland feature, which is identified to be protected by the policies of the Official Plan.
- 10.4 Removal of features such as wetlands is evaluated using the standard hierarchy of consideration: avoid, minimize, mitigate, and compensate. This hierarchy guides the assessment of alternatives and the determination of appropriate compensation measures.
- 10.5 For this project, documentation is required to explain the site-specific circumstances supporting consideration of a compensation approach. This documentation must address the context of the Secondary Plan Area and form part of the Official Plan Amendment.

- 10.6 An Environmental Impact Study (EIS) and compensation framework have been submitted and are under review by Staff. The suitability of compensation will be addressed in a future recommendation report.

11. Financial Considerations

- 11.1 Not Applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

12. Strategic Plan

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable, and complete communities and connecting residents through the design of safe, diverse, inclusive, and vibrant communities. An analysis of the proposed development's interaction with the specific priorities of the Strategic Plan will be included in the future recommendation report

13. Climate Change

- 13.1 The application, including submitted reports are being reviewed by staff and circulated agencies. Analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

- 14.1 Not Applicable.

15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the submitted application for an Official Plan Amendment at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process this application in conjunction with the related Rezoning and Subdivision applications, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.

Staff Contact: Nicole Zambri, Principal Planner, 905-623-3379 ext. 2422 or nzambri@clarington.net or Amanda Tapp, Manager of Development Review, 905-623-3379 ext. 2527 or atapp@clarington.net.

Attachments:

Attachment 1 – Draft Official Plan Amendment
Attachment 2 – Draft Zoning By-law Amendment (previously submitted)
Attachment 3 – Draft Plan of Subdivision (previously submitted)

Interested Parties:

A list of Interested Parties available from Department.