



# Council

## Revised Agenda

**Date:** April 22, 2024  
**Time:** 6:30 p.m.  
**Location:** Council Chambers or Microsoft Teams  
Municipal Administrative Centre  
40 Temperance Street, 2nd Floor  
Bowmanville, Ontario

**Inquiries and Accommodations:** For inquiries about this agenda, or to make arrangements for accessibility accommodations for persons attending, please contact: Michelle Chambers, Legislative Services Coordinator, at 905-623-3379, ext. 2101 or by email at [mchambers@clarington.net](mailto:mchambers@clarington.net).

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**Copies of Reports** are available at [www.clarington.net](http://www.clarington.net)

The Revised Agenda will be published on Friday after 3:30 p.m. Late items added or a change to an item will appear with a \* beside them.

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	Pages
1. Call to Order	
2. Moment of Reflection	
3. Land Acknowledgement Statement	
4. Declaration of Interest	
5. Announcements	
6. Presentations / Delegations (10 minute time limit)	
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*6.2 Robert Webb, Group Manager - Brookhill North Landowners Group, Webb and Co. Limited, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community (Correspondence from Robert Webb, Group Manager - Brookhill North Landowners Group, Webb and Co. Limited Attached)	31
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*6.4 Chris Barnett, Osler, Hoskin & Harcourt LLP, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community (Correspondence from Chris Barnett, Osler, Hoskin & Harcourt LLP, on behalf of Southeast Courtice Landowners Group Inc., the South West Courtice Landowners Group Inc. and the Courtice TOC Landowners Groups Inc. Attached)	40



- \*6.5 Scott Waterhouse, Planning Manager, GHD, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community 44  
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- \*6.6 Scott Waterhouse, Planning Manager, GHD, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community 49  
(Correspondence from Scott Waterhouse, GHD on behalf of the North Village Secondary Plan Landowners Group, Attached)
- \*6.7 Billy Tung, Partner and Ian Franklin, Senior KLM Planning, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community 53  
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- \*6.8 Stacey Hawkins, Durham Region Homebuilders Association, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community 60  
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- \*6.9 Ryan Guetter, Executive Vice President, Weston Consulting, regarding Item 6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community 65  
(Correspondence from Ryan Guetter, Executive Vice President, Weston Consulting submitted on behalf of the Bowmanville East (Soper Hills) Landowners Group Inc., within the Soper Hills Secondary Plan Study Area (SHSP), Attached)

## 7. Consent Agenda

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	<u>(Item 6.5 of the General Government Committee Minutes dated April 8, 2024)</u>	

- 7.5.3 2024-017 - Being a by-law to regulate the placing or dumping of fill, removal of topsoil, and the alteration of the grade of land

(Item 6.10 of the General Government Committee Minutes dated April 8, 2024)

- 7.5.4 2024-018 - Being a by-law to amend the Traffic and Parking By-law 2014-059, as amended

(Item 6.11 of the General Government Committee Minutes dated April 8, 2024)

**8. Items for Separate Discussion**

**9. Business Arising from Procedural Notice of Motion**

- ~~9.1 Active Transportation and Safe Roads Advisory Committee Minutes dated January 24, 2024 and Correspondence regarding West Beach Road Safety Concerns~~

- ~~9.1.1 Motion to Reconsider - Resolution #C-008-24~~

- ~~9.1.2 Delegation of Rick Stockman, Jim Boate and Bart Krebs regarding the Active Transportation Committee Minutes dated January 24, 2024 and the correspondence regarding West Beach Road Safety Concerns~~

- ~~9.1.3 New Motion for Active Transportation and Safe Roads Advisory Committee Minutes dated January 24, 2024 and Correspondence regarding West Beach Road Safety Concerns~~

**10. Unfinished Business**

**11. Confidential Items**

**12. Confirming By-Law**

**13. Adjournment**

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Leung  
**Date:** April 17, 2024 4:01:28 PM

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**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
Delegation Request regarding Agenda item 7.1.2 (Minutes of the General Government Committee meeting dated April 8, 2024)
- **Action requested of Council**  
Delegation
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
To speak on Item 7.1.2 on the Agenda for April 22, 2024 (related to item 6.12 - Report CAO-002-24 from the General Government Committee meeting dated April 8, 2024)
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
Yes
- **Name of the staff member or Councillor.**  
Carlos Salzar
- **Report number (if known)**  
CAO-002-24
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Bonica
- **Single/Last name**  
Leung

- **How to pronounce your name:**  
Bonica (similar to Monica)
- **Firm/Organization (if applicable)**  
Tribute Communities
- **Job title (if applicable)**  
Director, Land Development
- **Address**  
[REDACTED]
- **Town/Hamlet**  
Pickering
- **Postal code**  
[REDACTED]
- **Email address:**  
[REDACTED]
- **Phone number**  
[REDACTED]
- **Do you plan to submit correspondence related to this matter?**  
Yes
- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**  
No
- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**  
Yes

[This is an automated email notification -- please do not respond]

April 17, 2024

Municipality of Clarington  
Office of the Municipal Clerk  
40 Temperance Street, Bowmanville ON L1C 3A6

Attn. Mayor Adian Foster and Members of Council

**Re: Response to the April 8, 2024, General Government Committee – CAO Report 002-24**  
**Tribute (King Street) Limited (File: S-C-2021-0007 & ZBA2021\_0017)**  
**Tribute (Courtice) Limited (File: S-C-2021-0006 & ZBA2021-0016)**  
**Riley Park Developments Inc. ("Riley Park 1") (File: S-C-2021-0005 & ZBA 2021-0015)**  
**Riley Park Developments Inc. ("Riley Park 2") (File: SC-2022-0003 & ZBA 2022-0006)**  
**Tribute (Prestonvale) Limited (File: SC2022-0002 & ZBA2022-0003)**

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On April 8, 2024, Clarington brought forward a report titled "The Perfect Storm – Impact on Provincial Changes on our Community" at the General Government Committee (Report No. CAO-002-24). This report was not originally part of the General Government Committee Agenda and Tribute was only made aware of this report until after it was presented at the Committee Meeting.

Tribute owns various landholdings in the Southeast and Southwest Courtice Secondary Plan Area and has active development applications currently underway. We have reviewed this report and would like to take this opportunity to offer the following comments:

- **Figure 5** of the report is a mapping of the Southeast Courtice Secondary Plan showing potential loss of parkland. We question the methodology and approach in determining how potential parkland was lost. Our Tribute (Courtice) subdivision is located at the northwest quadrant of Bloor Street and Trulls Road and the Figure identified a block within our property as "*Removed Parkland (Eligible for Development)*" as per the legend. This information is inaccurate, as the block that was identified as 'removed parkland' was in fact the location of our proposed park block (1.13 hectares) shown on our proposed draft plan of subdivision. The park block sizing and location has been agreed upon by Clarington, confirmed through email correspondences on April 5 and April 17, 2023 (**Attachment 1**). We are concerned with the inaccurate information provided with respect to our Tribute (Courtice) subdivision. In addition, the existing city-owned W&D Courtice Memorial Park was also shown on Figure 5 as "*Removed Parkland (Eligible for Development)*". We kindly ask that this Figure and any subsequent reports on this matter be corrected to appropriately reflect our development proposal and any existing parkland.
- **Recommendation Item No. 3 and Section 4.6** of the report mentioned that:  
*"a Fiscal Impact Assessment be undertaken for all Secondary Plans (inclusive of those completed) to understand the full impact of the legislative changes on each, in particular parkland and DC revenues, and report back to Council prior to any further approvals (inclusive of development application approvals)."*



*“Staff are not in a position to negotiate away parkland that has been approved by Council and importantly, reviewed and commented on by the public. As such, any changes within active development applications in approved Secondary Plans would need to be re-evaluated and sent back for public consultation. This would be in addition to the requirement for Council to approve the proposed changes.”*

Currently Tribute has four (4) subdivision applications in the SE Courtice Secondary Plan Area (known as Tribute King, Tribute Courtice, Riley Park 1 and Riley Park 2). Amongst these applications, Tribute King and Tribute Courtice includes a park block within the development proposal. Tribute also has one (1) draft plan in the Southwest Courtice Secondary Plan (known as Tribute Prestonvale) that includes a park block in the subdivision proposal. All the Tribute properties had been through formal public consultations. Public engagement remains a crucial aspect in ensuring accountability and transparency in legislative planning process and therefore should not be deviated or discarded. We have concerns about the potential freeze in development application approvals as outlined in our comments below:

#### Tribute (King Street) Limited

This property is in the Southeast Courtice Secondary Plan. This subdivision plan has been draft approved and signed on October 12, 2023 with engineering submissions well underway. The subdivision for Tribute (King Street) Limited includes a park block of 1.64 hectares aligns with the requirements outlined in the Secondary Plan and **exceeds** the current legislative parkland dedication requirements post Bill 23 (**Attachment 2**). We are of the opinion that the recommendations within the CAO Report 002-24, do not impact existing approved draft plans of subdivision. Enormous time and effort have been invested to derive at the current stage of the project, and we have housing commitments to our purchasers which further emphasizes the need to keep projects moving forward.

#### Tribute (Courtice) Limited

This property is in the Southeast Courtice Secondary Plan. The initial submission of the draft plan in October 2022 includes a proposed park block of 1.60 hectare on the west side of Street A (future Granville Drive) and across from the proposed school block. Upon Clarington's request, the park was relocated to the east of Street A adjoining the school block. This revision resulted in a park size of 1.13 hectares, which has been accepted by Clarington in email correspondences on April 5 and April 17, 2023 (**Attachment 1**). The proposed park sizing of 1.13 hectares aligns with the requirements outlined in the Secondary Plan and **exceeds** the legislative parkland dedication requirements post Bill 23 (**Attachment 2**). Based on this, there should be no pause in continuing to process this development application.

#### Tribute (Prestonvale Limited)

This property is in the Southwest Courtice Secondary Plan. The subdivision plan includes a proposed park block of 2.17 hectares, which aligns with the requirements outlined in the Secondary Plan and **exceeds** the legislative parkland dedication requirements post Bill 23 (**Attachment 2**). There should be no reason for a pause by staff to continue processing this application.





## Riley Park 1 & Riley Park 2

Both properties are in the Southeast Courtice Secondary Plan. According to the land use mapping, the Secondary Plan does not require any park blocks within these two properties. There should be no pause in the processing of these subdivision files, as there are no park blocks proposed in these plans of subdivision and that parkland will be dedicated via cash-in-lieu based on the alternative rate at the appropriate time.

Overall, **Attachment 2** provides a summary of our calculations on Tribute's parkland obligations based on the above development proposals. Our combined total parkland calculation for all five projects aligns with the requirements in the Secondary Plan and exceeds the overall legislative parkland dedication requirement post Bill 23.

- **Item 2.3 in the report states that** *"Bill 23 also introduced parkland / cash-in-lieu for residential development which results in a parkland dedication reduction, dependent on density, of a minimum of 50 percent"*.

The above statement in the CAO report is somewhat misleading. According to the calculations in **Attachment 2**, the parks that Tribute is proposing are within the requirements of the current legislation and in general conformity with the Southeast and Southwest Courtice Secondary Plans.

### **Conclusion:**

While we understand Clarington's challenges with respect to providing parkland, there are many aspects of the CAO report that are inaccurate and should be revised to reflect existing parks and active development applications. In the process of preparing this letter, Tribute also received an email from Clarington on April 15, 2024, confirming that staff will continue to process Tribute's applications under circulation (**Attachment 3**). We take in confidence that our applications will continue to be processed as promised. We ask that Section 4.6 and Recommendation No. 3 in the report which requires Fiscal Impact Assessments for all Secondary Plans (inclusive of those completed) prior to approvals being granted, not be adopted.

Thank you for the opportunity to comment. Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

  
**Bonica Leung**  
**Director, Land Development**

Tribute (King Street) Limited  
Tribute (Courtice) Limited  
Tribute (Prestonvale) Limited  
Riley Park Development Inc.

Encl.



Cc Carlos Salazar – Municipality of Clarington  
Amanda Tapp - Municipality of Clarington  
Rob Maciver - Municipality of Clarington  
Louise Foster – Tribute Communities  
Trevor MacKenzie – Tribute Communities

Documents enclosed:

Attachment 1:	E-mail Correspondence confirming Tribute (Courtice) park sizing.
Attachment 2a:	Parkland Calculation Summary Sheet
Attachment 2b to 2e:	Detailed Parkland Calculation & corresponding draft plans of subdivision
Attachment 3:	E-mail from Clarington confirming applications will continue to be processed.




**Bonica Leung**

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**From:** Tapp, Amanda <ATapp@clarington.net>  
**Sent:** April 17, 2023 6:03 PM  
**To:** Louise Foster  
**Cc:** Bonica Leung; Tapp, Amanda; Salazar, Carlos  
**Subject:** RE: [External] Tribute - Update (Park shuffle and sales trailer)  
**Attachments:** RE: Tribute (Courtice) Limited - Parkland shuffle

See email  
below dated  
April 5, 2023.



Good afternoon Louise,

I hope you're doing well and had a fantastic weekend. I just wanted to follow up with you about two things.

**School Block Configuration**

- Carlos and I concur with the proposed reconfiguration as described in the attached e-mail.

**Sales Trailer**

- Given the timing needed for comments from Planning and Agencies to proceed with a recommendation report on May 8<sup>th</sup>, it is unrealistic to proceed with this date. We expect a response from Andrew at Gladki in the coming days. Once received I will send to your group and we can schedule a meeting.
- However, we note that this impedes the ability to remove the holding on the sales trailer. As a result, Carlos and I have agreed to proceed with removal of the holding symbol prior to draft approval. We will still aim for the June date, however this gives everyone a bit of time to continue to process.
- Please note as the appeal period was only over last week on the delegation of authority OPA, we are just establishing the new process for Carlos to pass by-laws. Please be patient and give us a week or so to establish a process. We will be in touch. A removal of holding application is required to be submitted and we will proceed with the application with our new procedure.

I hope these seem reasonable to you.

Talk soon,

Amanda Tapp (she/her), MCIP, RPP  
 Manager, Development Review  
 Planning and Infrastructure Services  
 Municipality of Clarington  
 40 Temperance Street, Bowmanville, ON L1C 3A6  
 905-623-3379 ext. 2427 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

**My working hours may be different from yours, please do not feel obligated to reply to me outside of your working hours.**

# Clarington

Connect with us:



## Bonica Leung

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**From:** Bonica Leung <bonica.l@mytribute.ca>  
**Sent:** April 13, 2023 3:53 PM  
**To:** Louise Foster; Salazar, Carlos; Tapp, Amanda  
**Cc:** Bryce Jordan  
**Subject:** RE: Tribute (Courtice) Limited - Parkland shuffle

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**EXTERNAL**

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Hi Carlos and Amanda,

Further to the email Louise sent on April 5<sup>th</sup>, I wish to follow-up on your review & approval our revised park block configuration.

We look forward to hearing from you, much appreciated.

Bonica Leung  
Director, Land Development



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Mobile: (437) 992-7263  
Email: [bonica.l@mytribute.ca](mailto:bonica.l@mytribute.ca)  
Website: [www.mytribute.ca](http://www.mytribute.ca)

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**From:** Louise Foster <louise.f@mytribute.ca>  
**Sent:** Wednesday, April 5, 2023 12:39 PM  
**To:** csalazar@clarington.net; Amanda Tapp (ATapp@clarington.net) <ATapp@clarington.net>  
**Cc:** Bonica Leung <bonica.l@mytribute.ca>; Bryce Jordan <bryce.jordan@ghd.com>  
**Subject:** Tribute (Courtice) Limited - Parkland shuffle  
**Importance:** High

Good afternoon Carlos and Amanda

Hope all is well with both of you.

As you will recall, we have been discussing with Clarington the location of the park and school site within the Tribute (Courtice) Limited lands for at least 3 years. Both Tribute and GHD are of the opinion that the proposed location of the park adjacent the valley system meets the intent of the Southeast Courtice Secondary Plan and the Official Plan (with the location being accepted by the School Board).

However, it is still your opinion that you would rather have the park connected with the proposed school site. Based on our meeting March 8 we have looked at Riley Park 1 and Tribute (Courtice) lands and shifted the park to the east side of Street A. The relocation reduces the number of lots and reduces the size of the park. Although the park block has reduced from 1.6 ha to 1.13ha, it is connected to the school site and has road access from Street A and Street B.

I have attached the following:

- Original Draft Plan of Subdivision plan October 2021
- Revised Draft Plan of Subdivision dated March 28 2023 (includes lotting on former Blk 166, increased Bloor St ROW as per Durham and reduction of land due to 2.0m of land transferred to Elston)
- Parkland Calculations based on October 2021 plan and March 2023 plan and Planning Act obligations.

Please review the plan and the associated calculations and provide us with comments. We would like to discuss the revised location of the park at our monthly Clarington meeting Thursday April 6 and if Clarington has any comments, I would appreciate discussing them tomorrow.

Look forward to hearing from you.

Louise Foster  
**Vice-President, Land Development, Tribute Communities**



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Pickering, Ontario L1W 3W9  
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Cell: 647-530-7189  
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Website: [www.mytribute.ca](http://www.mytribute.ca)

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Summay of Tribute's Parkland Calculation

Attachment 2a

In response to CAO Report 002-24

Prepared on: 2024-04-17

	Parkland Provided (Ha)	Min. Park size per SE or SW Secondary Plan (Ha.)	POST BILL 23 Required (Ha)	Difference Secondary Plans vs. Post Bill 23
Tribute (King Street)	1.64	1.50	1.16	0.34
Tribute (Courtice)	1.13	1.50	1.10	0.40
Riley Park 1	0	0.00	0.21	-0.21
Riley Park 2	0	0.00	0.58	-0.58
Tribute (Prestonvale)	2.17	1.50	1.40	0.10
Total	4.94	4.50	4.44	0.06

Detailed calculations are shown on Attachments 2b - f.

**Tribute (King Street) Limited**  
**Analysis: Parkland Calculation**

Attachment 2b

In response to CAO Report 002-24  
 Prepared on:

2024-04-17

**Notes:**

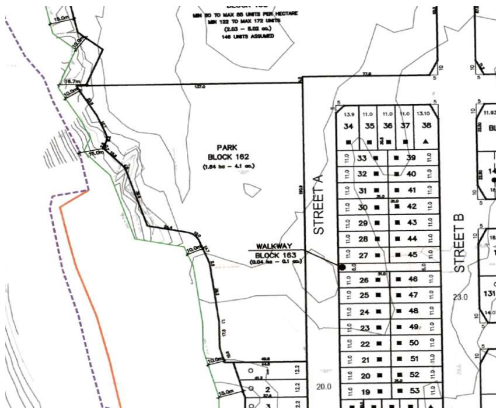
- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

**Formulas:**

via land (for residential developments)=  
 via land (for mixed use developments)=  
 via Cash In Lieu payment =  
 Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential land @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater  
 1 ha / 600 units (\*as per Bill 23) on the residential portion only  
 1 ha / 1000 units (\*as per Bill 23) x appraised land value  
 \* Capped at 10% of the land or its value for sites under 5 Ha; and  
 \* Capped at 15% for sites greater than 5 Ha

**FINAL approved Draft Plan, Oct. 2023**



PROPOSED DRAFT PLAN			
OF SUBDIVISION OF -			
PART OF LOT 31 & 32			
CONCESSION 1			
(GEOGRAPHIC TOWNSHIP OF DARLINGTON)			
MUNICIPALITY OF CLARINGTON			
REGIONAL MUNICIPALITY OF DURHAM			
SCHEDULE OF LAND USES:			
LOW DENSITY RESIDENTIAL			
	LOTS	UNITS	
▲ 8.15m FRONTAGES - (DETACHED DWELLINGS)	48	49	
■ 11.8 m FRONTAGES - (DETACHED DWELLINGS)	70	70	
○ 12.3 m FRONTAGES - (DETACHED DWELLINGS)	11	11	
● 15.3 m FRONTAGES - (SEMI-DETACHED DWELLINGS)	19	38	
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>148</b>	<b>168</b>	
<b>TOTAL AREA S.F. RESIDENTIAL</b>		<b>5.63 ha</b>	
MEDIUM DENSITY RESIDENTIAL			
	BLOCK #	UNITS	AREA (ha)
6.1m STREET TOWNHOUSES	150-159	49	1.02
REGIONAL CORRIDOR BLOCKS	160-161	203	4.24
<b>TOTAL UNITS / AREA MDR</b>		<b>352</b>	<b>5.26 ha</b>
<b>TOTAL UNITS / AREA RESIDENTIAL</b>		<b>620</b>	<b>10.89 ha</b>
LAND USE BLOCKS			
	BLOCK #	AREA (ha)	
PARK	162	1.64	
WALKWAY	163	0.04	
OPEN SPACE	164	14.42	
FUT DEVELOPMENT	165	0.03	
ROAD WIDENING	166-168	1.01	
<b>TOTAL AREA</b>		<b>17.14 ha</b>	
ROADS			
	LENGTH(m)	AREA(ha)	
15.0 m R.O.W.	76	0.12	
18.0 m R.O.W.	216	0.39	
20.0 m R.O.W.	855	1.76	
23.0 m R.O.W.	609	1.41	
<b>TOTAL LENGTH / AREA</b>	<b>1751</b>	<b>3.68 ha</b>	
<b>TOTAL AREA OF SUBMISSION</b>		<b>21.71 ha</b>	

**Our Calculations**

Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	31.71	520
Open Space Blk	14.42	
Corridor Block	4.24	303
Residential portion (balance of the plan) = total sub. Area - open space - corridor blocks	13.05	217
Park block	1.64	

<-- there are no townhouses within the regional corridor block

**POST BILL 23**

Calculation:	Area (Ha)	Residential		1 Ha / 600 units (*as per Bill 23)	but cannot exceed	Bill 23		Total Required (Ha)
		NDA@ 5%				(Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)		
Residential portion - balance of the plan	13.05	0.65	or	0.36				0.65
Regional Corridor portion	4.24	not applicable		0.51				0.51
						2.59		1.16
<b>SUMMARY</b>								
						Total Parkland Required (Ha)		1.16
						Proposed Parkland (Ha)		1.64
						Difference (Ha)		0.48





**Tribute (Courtice) Limited**  
**Analysis: Parkland Calculation**

In response to CAO Report 002-24

Prepared on:

2024-04-17

**Notes:**

- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

**Formulas:**

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

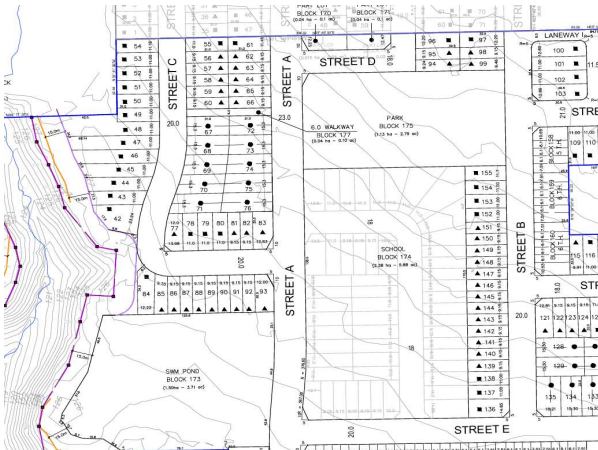
**GHD Updated concept - February 23, 2024 (3rd resubmission)**

- \* We have relotted the school block to increase in size as per school board

- \* The park block size remains at 1.13 Ha.

- \* To maintain the same park configuration, we did a relotting in the subdivision plan

- \* We also filled in the lots in the 'low density' block with our breezeway products



PROPOSED DRAFT PLAN			
OF SUBDIVISION OF -			
PART OF LOTS 31 & 32			
CONCESSION 2			
MUNICIPALITY OF CLARINGTON			
REGIONAL MUNICIPALITY OF DURHAM			
SCHEDULE OF LAND USES:			
LOW DENSITY RESIDENTIAL	LOTS	UNITS	
▲ 9.15+m FRONTAGES - (DETACHED DWELLINGS)	69	69	
■ 11.0+m FRONTAGES - (DETACHED DWELLINGS)	68	68	
● 15.3+m FRONTAGES - (SEMI-DETACHED DWELLINGS)	18	36	
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>155</b>	<b>173</b>	
<b>TOTAL AREA S.F. RESIDENTIAL</b>		<b>5.83</b>	<b>ha</b>
RESIDENTIAL BLOCKS			
	BLOCKS	UNITS	AREA (ha)
6.1m STREET TOWNHOUSES	156-168	68	1.37
REGIONAL CORRIDOR BLOCK	169	111	1.62
PART LOTS	170-171	X	0.08
<b>TOTAL UNITS / AREA</b>	<b>179</b>	<b>3.07</b>	<b>ha</b>
<b>TOTAL AREA RESIDENTIAL</b>	<b>352</b>	<b>8.90</b>	<b>ha</b>
LAND USE BLOCKS			
	BLOCKS	AREA (ha)	
SERVICING BLOCK	172	0.08	
POND	173	1.50	
SCHOOL	174	2.38	
PARK	175	1.13	
OPEN SPACE	176	11.77	
WALKWAY BLOCK	177	0.04	
ROAD WIDENING	178-181	1.16	
<b>TOTAL AREA</b>		<b>18.06</b>	<b>ha</b>
ROADS			
	LENGTH(m)	AREA (ha)	
8.5 - 11.5 m R.O.W LANEWAY	95	0.10	
15.0 m R.O.W.	108	0.17	
18.0 m R.O.W.	653	1.20	
20.0 m R.O.W.	894	1.82	
23.0 m R.O.W.	402	0.93	
<b>TOTAL LENGTH / AREA</b>	<b>2,152</b>	<b>4.22</b>	<b>ha</b>
<b>TOTAL AREA OF SUBMISSION</b>		<b>31.18</b>	<b>ha</b>

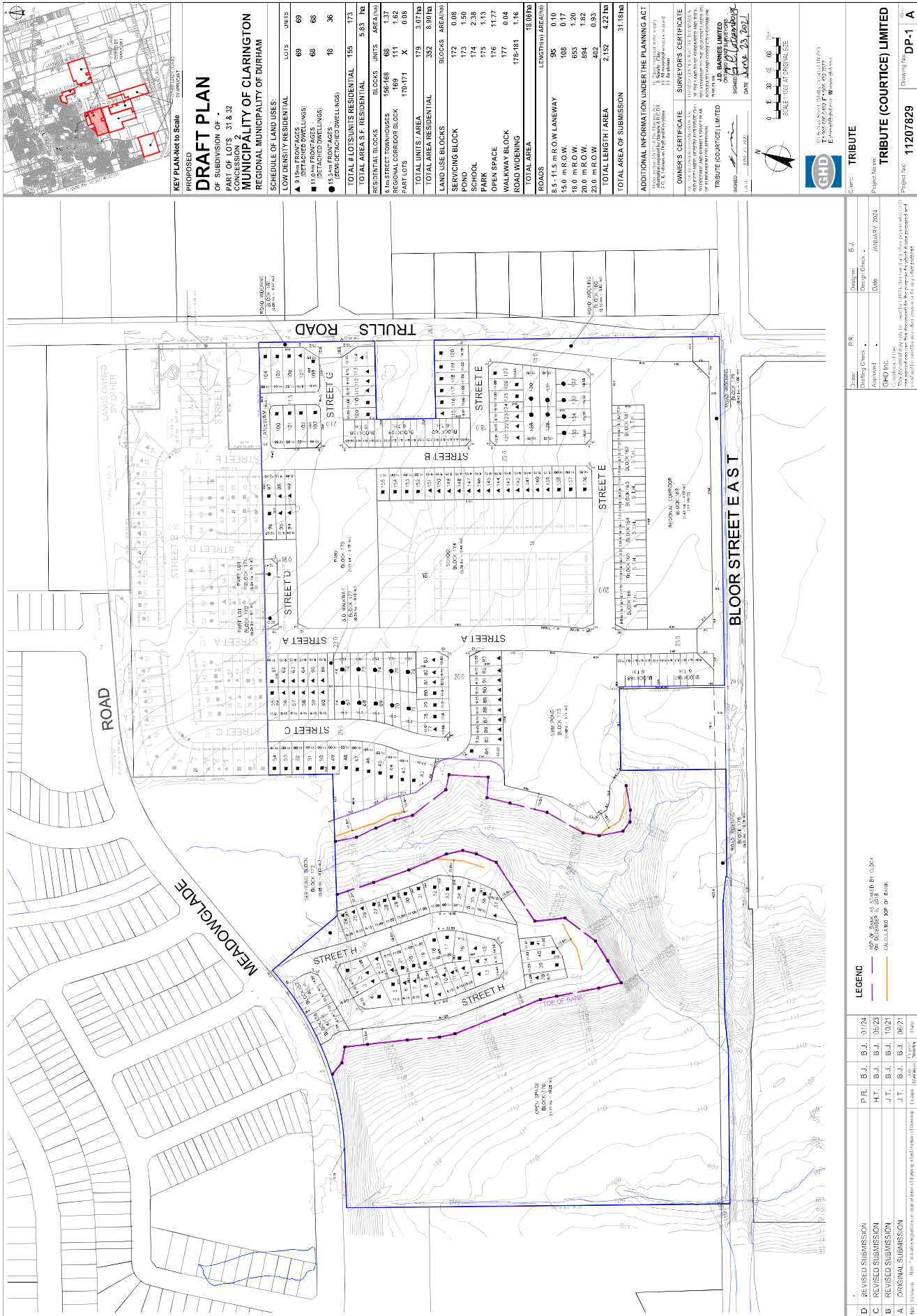
**Our calculations**

Statistics:	Area (Ha)	Units	
Total Sub. Area	31.18	354	<- includes 2 part lots
Open Space Blk	11.77		
Corridor Block	1.62	111	
Street towns within the Corridor Block designation	0.89	43	
Residential portion (balance of the plan) = total sub. Area - open space - corridor blocks & townhouses within it.	16.90	200	
Park block	1.13		

**POST BILL 23**

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	16.90	0.845	0.33	but cannot exceed	0.85
Regional Corridor portion	2.51	not applicable	0.257	but cannot exceed	0.26
				2.91	1.10

SUMMARY	
Total Parkland Required (Ha)	1.10
Proposed Parkland (Ha)	1.13
Difference (Ha)	0.03





## Tribute (Prestonvale) Limited

### Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

## Attachment 2d

### Notes:

- \* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act
- \* Bill 23 further implements changes to the Parkland-By-law

### Formulas:

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater

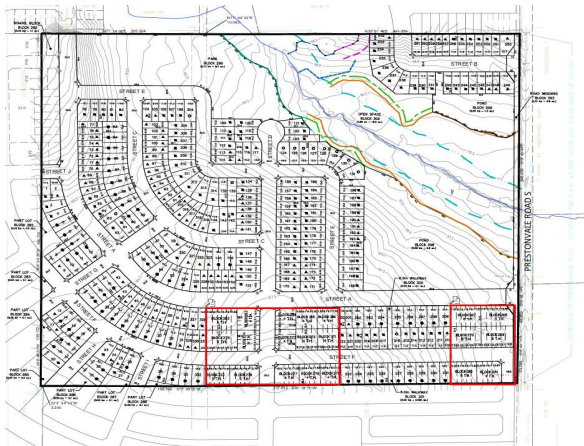
1 ha / 600 units (\*as per Bill 23) on the residential portion only

1 ha / 1000 units (\*as per Bill 23) x appraised land value

\* Capped at 10% of the land or its value for sites under 5 Ha; and

\* Capped at 15% for sites greater than 5 Ha

### GHD Draft Plan 2nd Submission (Combined Plan), Nov 2, 2023



PROPOSED COMBINED PLAN		
OF SUBDIVISION OF - PART OF LOT 34 & 35 & PART OF ROAD ALLOWANCE BETWEEN LOTS 34 & 35 CONCESSION 2		
MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM		
SCHEDULE OF LAND USES:		
LOW DENSITY RESIDENTIAL		
	LOTS	UNITS
▲ 9.15m FRONTAGES - (DETACHED DWELLINGS)	97	97
■ 11.0 m FRONTAGES - (DETACHED DWELLINGS)	118	118
○ 12.2 m FRONTAGES - (DETACHED DWELLINGS)	12	12
● 15.3 m FRONTAGES - (SEM-DETACHED DWELLINGS)	64	128
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>291</b>	<b>355</b>
<b>TOTAL AREA S.F. RESIDENTIAL</b>		<b>11.45 ha</b>
RESIDENTIAL BLOCK	BLOCK #	UNITS AREA(ha)
6.1m STREET TOWNHOUSES	262-281, 333	98 2.13
<b>TOTAL RESIDENTIAL UNITS / AREA</b>	<b>453</b>	<b>13.58 ha</b>
LAND USE BLOCKS		
	BLOCK #	AREA(ha)
PART LOTS	282 - 287	0.37
SCHOOL PART BLOCK	295	0.45
PARK	296	2.17
POND	298 - 299	2.81
WALKWAY	300 - 361	0.05
OPEN SPACE	302	4.86
ROAD WIDENING	303	0.31
<b>TOTAL AREA</b>		<b>11.02 ha</b>
ROADS		
	LENGTH(m)	AREA(ha)
15.0 m R.O.W.	37	0.06
18.0 m R.O.W.	235	0.42
20.0 m R.O.W.	2070	4.14
23.0 m R.O.W.	1046	2.41
<b>TOTAL LENGTH / AREA</b>	<b>3472</b>	<b>7.03 ha</b>
<b>TOTAL AREA OF SUBMISSION</b>		<b>31.63 ha</b>

### Our calculations:

Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	31.63	453
Open Space Blk	4.86	
Med. Density Residential portion	2.13	98
Residential portion (balance of the plan) = total sub. Area - open space - med-density portion.	24.64	355
Park block	2.17	

<- there are 98 townhouses within this designation

### POST BILL 23

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	24.64	1.232	or 0.59	but cannot exceed	1.23
Med. Density Residential Portion	2.13	not applicable	or 0.16	but cannot exceed	0.16
				4.02	1.40

### SUMMARY

Total Parkland Required (Ha)	1.40
Proposed Parkland (Ha)	2.17
Difference (Ha)	0.77



# Riley Park Developments Inc. ("Riley Park 1")

## Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

Attachment 2e

### Notes:

\* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act

\* Bill 23 further implements changes to the Parkland-By-law

### Formulas:

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater

1 ha / 600 units (\*as per Bill 23) on the residential portion only

1 ha / 1000 units (\*as per Bill 23) x appraised land value

\* Capped at 10% of the land or its value for sites under 5 Ha; and

\* Capped at 15% for sites greater than 5 Ha

3rd resubmission - Jan 24, 2024



KEY PLAN-Not to Scale			
PROPOSED			
DRAFT PLAN			
OF SUBDIVISION OF .			
PART OF LOT 31			
CONCESSION 2			
(GEOGRAPHIC TOWNSHIP OF DARLINGTON)			
MUNICIPALITY OF CLARINGTON			
REGIONAL MUNICIPALITY OF DURHAM			
SCHEDULE OF LAND USES:			
LOW DENSITY RESIDENTIAL			
	LOTS	UNITS	
▲ 9.1 ha FRONTAGES (DETACHED DWELLINGS)	36	36	
■ 11.8 ha FRONTAGES (DETACHED DWELLINGS)	29	29	
● 15.3 ha FRONTAGES (SEMI-DETACHED DWELLINGS)	6	12	
<b>TOTAL # LOTS/UNITS RESIDENTIAL</b>	<b>71</b>	<b>77</b>	
<b>TOTAL AREA S.F. RESIDENTIAL</b>		<b>2,625 ha</b>	
LOW DENSITY			
	BLOCK #	UNITS	AREA (ha)
TOWNHOUSE	72 - 74	12	0.22
PART LOTS	78 - 79	X	0.025
<b>TOTAL AREA RESIDENTIAL</b>	<b>89</b>		<b>2.87 ha</b>
LAND USE BLOCKS			
	BLOCK #	UNITS	AREA (ha)
OPEN SPACE	75 - 76		0.59
ROAD WIDENING	77		0.03
<b>TOTAL AREA</b>			<b>0.62 ha</b>
ROADS			
	LENGTH(m)	AREA(ha)	
18.0 m R.O.W.	94	0.53	
20.0 m R.O.W.	451	0.44	
23.0 m R.O.W.	134	0.35	
<b>TOTAL LENGTH / AREA</b>	<b>679</b>	<b>1.32 ha</b>	
<b>TOTAL AREA OF SUBMISSION</b>		<b>4.81 ha</b>	

### Our calculations:

Statistics:	Area (Ha)	Units	
Total Sub. Area	4.81	89	
Open Space Blk	0.59		
Corridor Block	0	0	<-- none proposed
Residential portion (balance of the plan) =			
Total area- open space - corridor block.	4.22	89	
Park block	0.00		<-- none proposed

### POST-BILL 23

Calculation:	Area (Ha)	Residential @	1 Ha / 600 units	
Residential portion - balance of the plan	4.220	5%	(*as per Bill 23)	
Regional Corridor portion	0	not applicable	0.15	but cannot exceed

Bill 23	Total Required
(Sites <5 ha: Max 10% cap) or	(Ha)
(Site >5 ha: Max 15% cap)	0.21
	0.00
0.422	0.21

SUMMARY	
Total Parkland Required (Ha)	0.21
Proposed Parkland (Ha)	0.00

Difference (Ha) -0.21





# Riley Park Developments Inc. ("Riley Park 2")

## Analysis: Parkland Calculation

In response to CAO Report 002-24

Prepared on:

2024-04-17

## Attachment 2f

### Notes:

\* Clarington has established a Parkland By-law No. 2022-043 under the Planning Act

\* Bill 23 further implements changes to the Parkland-By-law

### Formulas:

via land (for residential developments)=

via land (for mixed use developments)=

via Cash In Lieu payment =

Bill 23 max. amount of land conveyance or Cash In Lieu =

Residential land @ 5% or 1 Ha / 600 units (\*as per Bill 23) - whichever is greater

1 ha / 600 units (\*as per Bill 23) on the residential portion only

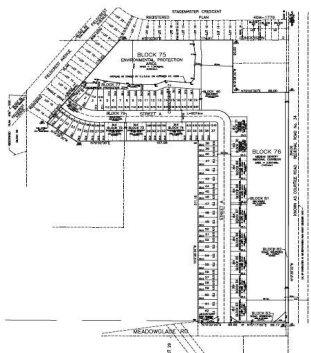
1 ha / 1000 units (\*as per Bill 23) x appraised land value

\* Capped at 10% of the land or its value for sites under 5 Ha; and

\* Capped at 15% for sites greater than 5 Ha

### KLM draft plan, March 11, 2022 (1st Submission)

CIPALITY OF CLARINGTON  
ONAL MUNICIPALITY OF DURHAM



DATE: MARCH 22, 2022

### SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9,100±Ha. (22,486±Acs)

SINGLE DETACHED DWELLINGS	BLOCKS	LOTS	UNITS	±Ha.	±Acs.
LOTS 1, 3, 5, 7, 9, 11, and 13	7	7	0.287	0.709	
MIN. LOT FRONTAGE=11m. MIN. LOT AREA=218sq.m.					
LOTS 2, 4, 6, 8, 10, 12, 14-24, 33-40, 44-46, 50-52, and 56-59	35	35	1.093	2.701	
MIN. LOT FRONTAGE=11m. MIN. LOT AREA=218sq.m.					
LOTS 25-28, and 29-32	8	8	0.210	0.519	
MIN. LOT FRONTAGE=11m. MIN. LOT AREA=218sq.m.					
SEMI-DETACHED DWELLINGS					
LOTS 41-43, 47-49, 53-55, and 60-62	12	24	0.565	1.396	
MIN. LOT FRONTAGE=10.3m. MIN. LOT AREA=209sq.m.					
TOWNHOUSE DWELLINGS					
BLOCKS 63-74	12	66	1.163	2.874	
MIN. LOT FRONTAGE=11m. MIN. LOT AREA=218sq.m.					
SUBTOTAL	12	62	140	3.318	8.199
BLOCK 75 - ENVIRONMENTAL PROTECTION AREA	1		1.047	2.588	
BLOCK 76 - MEDIUM DENSITY REGIONAL CORRIDOR	1		2.987	7.381	
BLOCK 77 - VEGETATION PROTECTION ZONE	1		0.273	0.675	
BLOCKS 78-81 - WILDLAND	4		0.038	0.093	
BLOCKS 82-84 - ROAD WIDENING	3		0.223	0.551	
STREET			1.214	2.999	
20.0m. WIDE TOTAL LENGTH 807m. AREA= 1.214Ha.					
TOTAL	22	62	140	9.100	22.486

NOTE - ELEVATIONS RELATED TO

### Our Calculation:

Calculation based on Clarington Parkland by-law, Planning Act and Bill 23.

Statistics:	Area (Ha)	Units
Total Sub. Area	9.1	342
Open Space Blk	1.32	
Corridor Block	2.987	202
Residential portion (balance of the plan) = total sub. Area - open space - corridor block.	4.793	140
Park block	0.00	

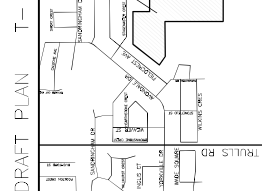
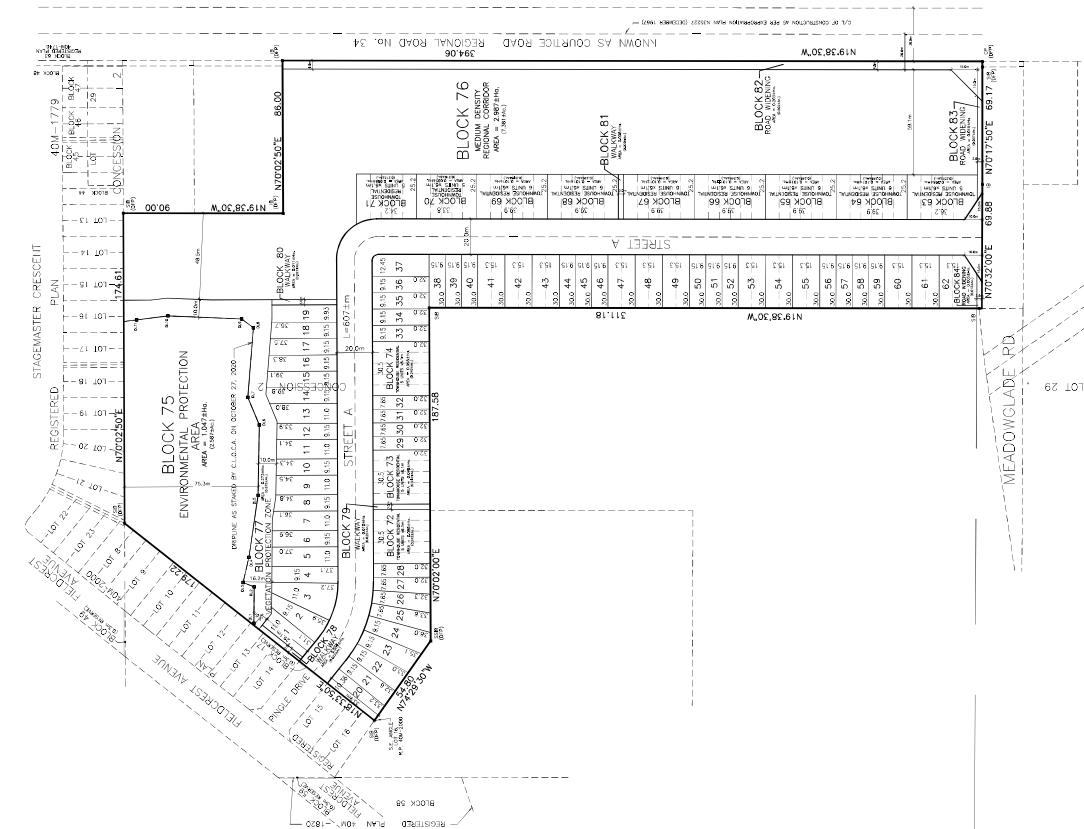
<-- # of units estimated by Cassidy's Preliminary Scheme within the Planning Justification Report by GHD dated March 2022.

### POST BILL 23

Calculation:	Area (Ha)	Residential NDA@ 5%	1 Ha / 600 units (*as per Bill 23)	Bill 23 (Sites <5 ha: Max 10% cap) or (Site >5 ha: Max 15% cap)	Total Required (Ha)
Residential portion - balance of the plan	4.793	0.240	or 0.233	but cannot exceed	0.240
Regional Corridor portion	2.987	not applicable	or 0.337	but cannot exceed	0.337
TOTAL				1.167	0.576
<b>SUMMARY</b>					
Total Parkland Required (Ha)					0.576
Proposed Parkland (Ha)					0.00
Difference (Ha)					-0.576



# DRAFT PLAN OF SUBDIVISION PART OF LOT 29, CONCESSION 2 GEOGRAPHIC TOWNSHIP OF DARLINGTON MUNICIPALITY OF CLARINGTON REGIONAL MUNICIPALITY OF DURHAM



SCALE: NTS

## SECTION 51, PLANNING ACT, ADDITIONAL INFORMATION

- A. AS SHOWN ON DRAFT PLAN
- B. AS SHOWN ON DRAFT PLAN
- C. AS SHOWN ON DRAFT PLAN
- D. AS SHOWN ON DRAFT PLAN
- E. AS SHOWN ON DRAFT PLAN
- F. AS SHOWN ON DRAFT PLAN
- G. AS SHOWN ON DRAFT PLAN
- H. AS SHOWN ON DRAFT PLAN
- I. AS SHOWN ON DRAFT PLAN
- J. AS SHOWN ON DRAFT PLAN
- K. AS SHOWN ON DRAFT PLAN
- L. AS SHOWN ON DRAFT PLAN

## SURVEYOR'S CERTIFICATE

I, the undersigned, being a duly qualified surveyor of land in the Province of Ontario, do hereby certify that the foregoing is a true and correct copy of the plan as shown on the plan and map relationship to the adjacent land and are accurately and correctly shown.

DATE: March 16, 2022  
G. E. Laplante  
GABRIEL LAPLANTE, S.S.

## OWNER'S CERTIFICATE

I, the undersigned, being the owner of the land shown on the plan and map relationship to the adjacent land and are accurately and correctly shown.

OWNER

RILEY PARK DEVELOPMENTS INC.

1815 IRONSTONE MANOR  
UNIT 1, RICHMOND, ONTARIO  
L7W 2W9

## SCHEDULE OF LAND USE

TOTAL AREA OF LAND TO BE SUBDIVIDED = 9.100-HA. (22.486-Ac.)			
SINGLE DETACHED DWELLINGS		BLOCKS	UNITS
LOTS 1, 3, 5, 7, 9, 11, and 13	LOT 10	7	0.287
LOT 12		7	0.287
LOT 14		7	0.287
LOT 16		7	0.287
LOT 18		7	0.287
LOT 20		7	0.287
LOT 22		7	0.287
LOT 24		7	0.287
LOT 26		7	0.287
LOT 28		7	0.287
LOT 30		7	0.287
LOT 32		7	0.287
LOT 34		7	0.287
LOT 36		7	0.287
LOT 38		7	0.287
LOT 40		7	0.287
LOT 42		7	0.287
LOT 44		7	0.287
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**Bonica Leung**

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**From:** Salazar, Carlos <csalazar@clarington.net>  
**Sent:** April 15, 2024 3:26 PM  
**To:** Trevor Mackenzie; Tapp, Amanda  
**Cc:** Jones, Morgan; Ryan, Tim; Bonica Leung; Steve Deveau; Richardson, Karen; Backus, Lisa  
**Subject:** RE: [External] CAO Report - The Perfect Storm

Trevor, buenas tardes, I hope all is well. Confirming that yes, staff will continue to process Tribute's applications under circulation.

Hasta pronto  
 Carlos

Carlos Salazar MCP, MCIP, RPP  
 Deputy CAO, Planning & Infrastructure Services  
 Municipality of Clarington  
 40 Temperance Street  
 Bowmanville, Ontario L1C-3A6  
[905-623-3379](tel:905-623-3379) ext 2402  
[csalazar@clarington.net](mailto:csalazar@clarington.net)

---

**From:** Trevor Mackenzie <trevor.m@mytribute.ca>  
**Sent:** Thursday, April 11, 2024 7:51 PM  
**To:** Tapp, Amanda <ATapp@clarington.net>  
**Cc:** Salazar, Carlos <csalazar@clarington.net>; Jones, Morgan <MJones@clarington.net>; Ryan, Tim <TRyan@clarington.net>; Bonica Leung <bonica.l@mytribute.ca>; Steve Deveau <steve.d@mytribute.ca>; Richardson, Karen <KRichardson@clarington.net>  
**Subject:** Fwd: CAO Report - The Perfect Storm

---

**EXTERNAL**

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Good evening Amanda,  
 Further to the staff report that was heard at the General Government Meeting and the email below, I am looking for confirmation that the applications that Tribute currently has in circulation with staff are going to continue to be processed.

This includes the following:

Tribute (Courtice) Limited - Draft Approval

Riley Park 1 - Draft Approval

Riley Park 2 - Draft Approval

Tribute (Prestonvale) Limited - Draft Approval

Tribute (King Street) Limited, Regional Corridor Blocks - Zoning Bylaw Amendment

As I am sure you are aware both our Riley Park projects do not contain any park lands to be conveyed.

The Tribute Courtice project has a park block that was previously approved by yourself and Carlos prior to any updated circulations.

The overall park size for the Tribute King project was sized to account for the park requirements for the Regional Corridor Blocks and the Tribute Prestonvale project is over dedicated in park land.

Given the above we are of the opinion that there should be no reason to not be actively processing these files or putting them on a "hold".

I request your confirmation that these will continue to be processed. Your prompt attention and response is appreciated.

Regards,

Trevor MacKenzie  
Tribute Communities  
647-205-4992

Begin forwarded message:

**From:** "Tapp, Amanda" <[ATapp@clarington.net](mailto:ATapp@clarington.net)>

**Date:** April 11, 2024 at 3:13:38 PM EDT

**Subject:** RE: CAO Report - The Perfect Storm

Good Afternoon,

You are receiving this e-mail since you have an active development application or have had a Stage 1 or 2 pre-consultation meeting on lands within an active or approved Secondary Plan area in Clarington.

At Monday's General Government Committee of Council meeting, a staff report regarding the fiscal impacts of development after Bill 23 on our community, in particular parkland dedication was presented, and the resolution was passed unanimously. Please see the attached report.

One of the first steps is to retain a municipal financial consultant to undertake the fiscal impact analysis of Secondary Plans and individual applications as outlined in the resolution.

Please read the attached report and if you have any suggestions on how to address Council's concerns, please let us know.

In the interim, any questions related to Secondary Plans should be directed to Lisa Backus and any questions related to development applications should be directed to Amanda Tapp.

Kind Regards,

Amanda Tapp (she/her), MCIP, RPP  
Manager, Development Review  
Planning and Infrastructure Services  
Municipality of Clarington  
40 Temperance Street, Bowmanville, ON L1C 3A6  
905-623-3379 ext. 2427 | 1-800-563-1195  
[www.clarington.net](http://www.clarington.net)

My working hours may be different from yours, please do not feel obligated to reply to me outside of your working hours.

*Clarington*

Connect with us:   

*Clarington*

Connect with us:   

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Webb  
**Date:** April 18, 2024 10:06:43 AM

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**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
General Governance Committee - CAO Report 002-24
- **Action requested of Council**  
Not adopt report Recommendation #3
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
To speak on behalf of the Brookhill North Landowners Group as its Group Manager to present why report recommendation #3 should not be adopted.
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
No
- **Report number (if known)**  
CAO Report 002-24
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Robert
- **Single/Last name**  
Webb
- **How to pronounce your name:**  
Robert Webb

**Firm/Organization (if applicable)**

Webb + Co Limited

- **Job title (if applicable)**

Group Manager - Brookhill North Landowners Group

- **Address**

[REDACTED]

- **Town/Hamlet**

Toronto

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

April 17, 2024

Mayor and Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON  
L1C 3A0

Dear Mayor Foster and Members of Council

Subject: General Government Committee – CAO Report 002-24  
Brookhill North Landowners Group

We are the Group Manager for the Brookhill North Landowners Group (the BN Landowners) who own the majority of the developable land in the portion of the Brookhill Community generally north of the future extension of Longworth Avenue. We are writing with respect to Report CAO-002-24 entitled The Perfect Storm - Impact of Provincial Changes on our Community (Perfect Storm Report)

Through a cooperative effort lead by Clarington Staff and supported by the BN Landowners, financially and through dialogue, Clarington adopted the updated Brookhill Neighbourhood Secondary Plan in May of 2021. Since that time the BN Landowner members have entered into a cost sharing agreement, have been working cooperatively with each other and with Clarington staff and Region of Durham staff to advance plans and hopefully to soon bring new housing to the Community. With this in mind we are writing to express two concerns with respect to the Perfect Storm Report.

First, given the cooperative approach which the BN Landowners have taken when working with Clarington Staff, the BN Landowners are disappointed that such a report would be delivered to Committee without advanced notice and communication and dialogue with the developers and builders in Clarington, who are directly and significantly affected by the recommendations in the report.

**Second, the BN Landowners respectfully request that Recommendation 3 in the report, which requires Fiscal Impact Assessments for all Secondary Plans (inclusive of those completed) prior to further approvals being granted, not be adopted.** The recommendation deals particularly with two concerns - DC revenues and parkland. In the case of DC revenues, the concern expressed in the report has since been addressed by the province rolling back the provisions of Bill 23 which required a discounted phase in period for DCs. In the case of parkland in Brookhill North, the attached letter from the BN Landowners' planner confirms that the amount of parkland required, will slightly exceed that set out in the land use schedule of the Brookhill Secondary Plan, with that exceedance to be made up by the developers with additional parkland or cash-in-lieu contributions. Rather than putting a moratorium on approvals, we recommend that Clarington staff work with the BN Landowners and other landowner groups to develop plans and agreements (including if appropriate a Master Parks Agreement), which meet legislative and other requirements in an expeditious manner, to facilitate the timely delivery of

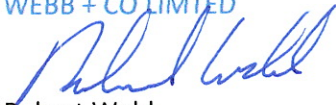
WEBB + CO

houses in the community and when they are developed, for them to be brought forward for Council's consideration.

We are available to discuss this submission and request. The undersigned can be reached at 674-407-1967 or [rwebb@webbco.ca](mailto:rwebb@webbco.ca).

Yours truly,

WEBB + CO LIMITED



Robert Webb  
Group Manager  
Brookhill North Landowner Group



Our ref: 11156515

April 16, 2024

**Municipality of Clarington  
Office of the Municipal Clerk  
Attention: Members of Council**

**April 8, 2024 General Government Committee – CAO Report 002-24  
Brookhill North Landowners Group**

Dear Mayor Foster and Members of Council:

We are the planning consultants for the Brookhill North Landowners Group (the Landowners Group), a landowners group who collectively own the majority of the land located within the north half of the Brookhill Secondary Plan (the Secondary Plan).

On behalf of the Landowners Group, we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee Meeting. More specifically, we are writing to address the park dedication status of the Secondary Plan Area north of Longworth Avenue.

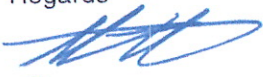

The Staff Report gives the impression that all Secondary Plan Areas will be deficient in parkland dedication due to the reduction of the alternative parkland requirement in Bill 23 from 1 hectare per 300 units to 1 hectare per 600 units. Firstly, we note that the alternative requirement only applies to development blocks with greater than low density development. The majority of parkland dedication within the Brookhill Secondary Plan, will continue to be based on 5% of the land area. Secondly, it is not appropriate to apply the Planning Act parkland dedication requirements to individual parcels in an area which has a cost sharing agreement. The only way to provide for larger parks beyond an individual developer's obligation is through a Cost Sharing Agreement between the developers and a Master Parks Agreement between the Landowners Group and the Municipality.

In the case of the Brookhill North development area, under a Master Parks Agreement scenario, our calculations show about 3.9 hectares of park land would be provided (in accordance with the land use schedule of the Brookhill Secondary Plan). And the Landowners Group's parkland obligation under the Planning Act would be about 4.1 hectares.

This would provide all of the parkland required to implement the Secondary Plan and result in additional cash-in-lieu or other parkland contributions from the landowners to Clarington.

Therefore, for the Brookhill Secondary Plan, there are no fiscal impacts on the Municipality related to the provision of parks that merit the further delay of development approvals.

Regards

  
  
**Bryce Jordan, RPP**  
Planning Lead

+1 905 429-4966  
bryce.jordan@ghd.com

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Caldwell  
**Date:** April 18, 2024 11:01:36 AM

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**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
The Perfect Storm - Impact of Provincial Changes on our Community
- **Action requested of Council**  
Do not approve Recommendation #3 set forth by staff in CAO-002-24 Report
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Impact to Clarington if Recommendation #3 is approved by Council
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
No
- **Report number (if known)**  
CAO-002-24
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Jessica
- **Single/Last name**  
Caldwell
- **Firm/Organization (if applicable)**  
Brookfield Residential
- **Job title (if applicable)**

Vice President, Land and Housing

- **Address**

[REDACTED]

- **Town/Hamlet**

Toronto

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Alternate phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

# Brookfield Properties

April 18, 2024

Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6  
Attention: Mayor and Members of Council  
*Email to Clerks@clarington.net*

**Re: Report CAO-002-24, The Perfect Storm - Impact of Provincial Changes on our Community**

Dear Mayor Foster and Members of Council,

Brookfield Residential (Ontario) LP are the owners of a number of parcels of land within the Municipality of Clarington, located within the Newcastle, Southeast Courtice, and Courtice Transit-Oriented Community Secondary Plan areas.

We are writing to express our concerns with Staff Report CAO-002-24 “The Perfect Storm – Impact of Provincial Changes on our Community”, and request that Recommendation No. 3 be refused.

We are disappointed that the Report was presented to the General Government Committee on April 8, 2024 without advance notice or consultation with the development community who are greatly impacted by the proposed recommendation related to the pausing of development application approvals.

Requiring a full Fiscal Impact Assessment for all Secondary Plans (inclusive of those already completed) prior to providing any further development application approvals, results in further and unnecessary delays to the delivery of housing with the Municipality, while also putting Clarington at risk of meeting future housing targets, already committed to with the province.

Bill 23 was enacted in November 2022, and since that time municipalities across the province have proceeded with the review and approval of development applications without pausing the approval of development applications and Secondary Plans.

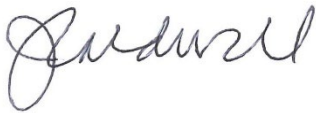
Further, the information contained in the section of the report titled “Southeast Courtice Secondary Plan – a Visual of Potential Loss” contains information that significantly misrepresents the impacts of the revised parkland dedication rates implemented through Bill 23. In our opinion, it is premature to proceed with the direction outlined in

Recommendation No. 3 until such time as updated and factual information is presented to Council.

We request that Council refuse Recommendation No. 3 in Staff Report CAO-002-24, and request that Council direct Staff to submit an updated report to Council that contains factual information on the Southeast Courtice Secondary Plan.

We welcome the opportunity to work collaboratively with Staff as we continue towards the finalization of Secondary Plans and approval of development applications that Brookfield currently have within the Municipality of Clarington.

Yours truly,

A handwritten signature in black ink, appearing to read 'Jessica Caldwell', with a stylized, cursive script.

**Jessica Caldwell, VP Land Development**

Brookfield Properties

[Jessica.Caldwell@brookfieldpropertiesdevelopment.com](mailto:Jessica.Caldwell@brookfieldpropertiesdevelopment.com)

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Barnett  
**Date:** April 18, 2024 12:11:28 PM

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**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
Agenda Item 7.1.2 - CAO Report 002-24
- **Action requested of Council**  
Not approve Recommendation 3
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Letter submitted to Clerk summarizing concerns
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
No
- **Report number (if known)**  
CAO 002-24
- **Will you be attending this meeting in person or online?**  
Online
- **First name:**  
Chris
- **Single/Last name**  
Barnett
- **How to pronounce your name:**  
Chris Barnett
- **Firm/Organization (if applicable)**  
Osler, Hoskin & Harcourt LLP

- **Address**

[REDACTED]

- **Town/Hamlet**

Toronto

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

Toronto

April 18, 2024

Montréal

Chris Barnett  
Direct Dial: 416.862.6651  
CBarnett@osler.com  
Our Matter Number: 1231398

Calgary

**Sent By Electronic Mail**

Ottawa

Office of the Municipal Clerk /  
Legislative Services  
Municipality of Clarington  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6

Vancouver

New York

Dear Mayor and Members of Council:

**RE: April 22, 2024 Council meeting Agenda item 7.1.2  
Report CAO-002-24**

We are counsel to the **Southeast Courtice Landowners Group Inc.**, the **South West Courtice Landowners Group Inc.** and the **Courtice TOC Landowners Groups Inc.** (collectively the “Groups”). Together, the Groups own the majority of the lands within the South Courtice area that are projected to deliver 9,172 of the 13,423 units that are included in the Municipality’s Housing Target pledge<sup>1</sup> by 2031.

Our clients have reviewed with concern staff report CAO-002-24 (the “Report”). If Council adopts Recommendation 3 of the Report, the ability of the Groups to deliver much needed housing to meet Clarington’s Housing Target will be significantly impaired.

We understand that the Report was added late to the Agenda and was presented at the April 8, 2024 General Government Committee (GGC) meeting, with little notice, limiting the ability of affected stakeholders to comment. Recommendation 3 suggests that no further development approvals be given prior to a Fiscal Impact Assessment being completed. This would include development application approvals within secondary plans that are approved and in force, and would include applications that are in conformity with, and implement, those in force plans. This recommendation is based on the incorrect premise that Clarington is potentially facing a 50% reduction of parkland as a result of legislative changes initiated by the provincial government in Bill 23.

The requirements for parkland are clearly established by the *Planning Act*, as amended by Bill 23. The maximum rate set by law for residential development is either 5% of the land included in a plan of subdivision or 1 hectare for 600 units proposed. If a municipality has in place a parkland by-law that applies higher dedication rates than are in the *Act*, then the maximum rates in the *Act* apply.

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<sup>1</sup> Report PDS-0090-23



Contrary to the claims made in the Report, all members of the Groups and landowners within the Southeast Courtice Secondary Plan area (which is singled out in the staff report) are meeting their parkland requirements by including parkland at the 5% rate, which was unchanged by Bill 23. This includes parkland that is already draft plan approved,<sup>2</sup> as well as applications for draft plan approval that have been made and staff have confirmed they are satisfied with the parkland proposed.<sup>3</sup>

The map on page 13 of the staff report shows the park that is the subject of a draft plan application by Tribute (Courtice) Limited as being “removed”, despite the fact that an application has been filed clearly showing the parkland in the approved location. The suggestion that 50% of the parkland will be lost based on the Bill 23 changes does not take into consideration the fact that most greenfield plans of subdivision use the unchanged 5% rate. It is also based on an inaccurate and misleading representation of what is actually being proposed by members of the Groups.

On behalf of the Groups, we urge Council to not pause the consideration or approval of development applications, and not approve Recommendation #3. The approval of that Recommendation will almost certainly lead to appeals being filed to the Ontario Land Tribunal, which will lead to increased costs and delay in the delivery of needed housing.

Yours truly,



Chris Barnett  
Partner

CB:s

c: Southeast Courtice Landowners Group  
Southwest Courtice Landowners Group  
Courtice TOC Landowners Group

LEGAL\_1:85862952.1

---

<sup>2</sup> Tribute (King Street) Limited (SC-2021-007) – 1.64 hectare Neighbourhood Park

<sup>3</sup> Tribute (Courtice) Limited (SC-2021-006)– 1.13 hectare Neighbourhood Park

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Waterhouse  
**Date:** April 18, 2024 1:56:32 PM

---

**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
CAO Report 002-24
- **Action requested of Council**  
Not endorse staff recommendation's
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Clarify and correct information in the staff report
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
Yes
- **Name of the staff member or Councillor.**  
Mayor Foster
- **Report number (if known)**  
CAO Report 002-24
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Scott
- **Single/Last name**  
Waterhouse
- **Firm/Organization (if applicable)**  
GHD

- **Job title (if applicable)**

Planning Manager

- **Address**

[REDACTED]

- **Town/Hamlet**

Whitby

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]

Our ref: 11148794

April 18, 2024

Municipality of Clarington  
Office of the Municipal Clerk  
Attn. Members of Council

April 8, 2024 General Government Committee - CAO Report 002-24  
Southeast Courtice Landowners Group

Dear Mayor Foster and Members of Council

We are the planning consultants for the Southeast Courtice Landowners Group (SECLOG), a landowners group who collectively own the majority of the land located within the **Southeast Courtice Secondary Plan** (The SECSP).

On behalf of the SECLOG we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee meeting. More specifically, we are writing to address and correct some of the park dedication information provided in the report pertaining to the SECSP.

CAO Report 002-24, specifically page 11 under the heading 'Southeast Courtice Secondary Plan – a Visual of Potential Loss', indicates that some developers within the Secondary Plan are demanding that their park allocations be reduced, implying that reduced park sizes are being proposed through development applications and hence providing less park area than required in the Secondary Plan. Section 4.13 of the CAO report continues that *"Figure 5 shows the potential loss of parkland within the SECSP area based on the new parkland rates under the Planning Act. Without intervention, the Municipality has the potential to lose a minimum of 8.5 hectares of parkland within the SECSP area, ultimately eliminating all five parkettes and 3 neighbourhood parks."*

This statement implies that landowners within the SECSP have suggested to staff that park sizes in their respective draft plan of subdivisions are or will be reduced. This is inaccurate and misleading.

For context, the policies of the SECSP provides a Neighbourhood Park size range between 1.5 hectares and 3.0 hectares. The policies of the Secondary Plan also clarify that the exact size of parks are to be determined at the time of development application review. We can confirm that each of the participating Landowner Group members with active development review applications with Clarington (either in pre-consultation review stage or draft plan approved) are providing neighbourhood park sizes consistent with the noted policies of the Secondary Plan. These applications and park sizes are summarized below:

- Tribute (Courtice) Limited (SC-2021-006)– 1.13 hectare Neighbourhood Park (Note that this park size has been formally reviewed and accepted by Clarington Planning staff)
- Tribute (King Street) Limited (SC-2021-007) – 1.64 hectare Neighbourhood Park (draft approved)
- Brookfield Residential (Ontario) Limited – 1.4 hectare Neighbourhood Park
- Minto Communities Inc. (SC-2022-0012) – 1.5 hectare Neighbourhood Park
- Redwood Properties – 1.89 hectare Neighbourhood Park

In summary, as applicable to active SECSP development applications, the policies of the SECSP require a minimum of 7.5 hectares of neighbourhood park area and these applications collectively are providing 7.56 hectares of neighbourhood park. Based on this information, the statements in the staff report that the landowners are seeking reduced park areas less than the policies of the SECSP is inaccurate.

Further, the CAO report does not delineate between participating and non-participating landowners in the SECSP area and does not illustrate the significant land area that has no active development application with the Municipality. Figure 5 of the staff report identifies 'removed parkland (eligible for development)' on lands in the north-east quadrant of the SECSP area that are not part of the SECLOG and do not have active development applications with the Municipality. Figure 5 also includes the existing Courtice Memorial Park, which is owned by the Municipality as a 'removed parkland'. Figure 5 is inaccurate and does not accurately reflect the parklands that are being provided, the existing municipal park and the future parks.

To better explain this information, the attached park review chart illustrates the anticipated area of each park in the SECSP, the area of each park in active development applications and the anticipated future park areas for non-participating lands. This chart confirms that the overall park areas exceed the minimum park areas required in the SEC Secondary Plan.

In conclusion, the participating landowners with active applications with Clarington are providing the park sizes consistent with the policies of the SECSP.

Regards,



**Scott Waterhouse, RPP**  
Planning Manager

+1 905 429-4999  
scott.waterhouse@ghd.com

Copy to: SECLOG C/O Delta Urban

Park ID	Park Type	Minimum park size per SE Courtyce Secondary Plan (Ha.)	Parkland provided based on active development application (Ha.)	Parkland anticipated to be provided in the future (Ha.)	Total Park Areas (Ha.)
# 1 (Tribute Courtyce)	NP	1.5	1.13		
# 2 (Tribute King Street)	NP	1.5	1.64		
# 3 (Brookfield)	NP	1.5	1.4		
# 4 (Minto Communities)	NP	1.5	1.5		
# 5 (Redwood Properties)	NP	1.5	1.89		
# 6	P	0.5		0.5	
# 7	P	0.5		0.5	
# 8	P	0.5		0.5	
# 9 (Existing Courtyce Memorial Park, includes expansion)	NP	2.14		2.14	
# 10	P	0.5		0.5	
# 11	NP	1.5		1.5	
# 12	P	0.5		0.5	
# 13	NP	1.5		1.5	
<b>Total</b>		<b>15.14</b>	<b>7.56</b>	<b>7.64</b>	<b>15.20</b>

Breakdown:	Min. size per Secondary Plan	Active Development Applications	To be provided in the future	Total Park Areas
Neighborhood Parks (Active Dev. Applications)	7.50	7.56	0.00	7.56
Neighborhood Parks (Future Dev. Applications)	3.00	0	3.00	3
Existing CM Park (incl. future expansion)	2.14	0	2.14	2.14
<b>Total neighborhood Park</b>	<b>12.64</b>	<b>7.56</b>	<b>5.14</b>	<b>12.7</b>
<b>Total Parkettes</b>	<b>2.50</b>	<b>0.00</b>	<b>2.50</b>	<b>2.50</b>



**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Waterhouse  
**Date:** April 18, 2024 2:16:28 PM

---

**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
CAO Report 002-24
- **Action requested of Council**  
not adopt staff recommendation no. 3
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
provide north village secondary plan specific information
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
No
- **Report number (if known)**  
CAO report 002-24
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Scott
- **Single/Last name**  
Waterhouse
- **Firm/Organization (if applicable)**  
GHD / North Village Landowners Group
- **Job title (if applicable)**  
Planning Manager

- **Address**

[REDACTED]

- **Town/Hamlet**

Whitby

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

9057675545

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]



Our ref: 11220074

April 18, 2024

**Municipality of Clarington  
Office of the Municipal Clerk  
Attn. Members of Council**

**April 8, 2024 General Government Committee - CAO Report 002-24  
North Village Secondary Plan Landowners Group**

Dear Mayor Foster and Members of Council

We are the planning consultants for the North Village Landowners Group (NVLOG), a landowner's group who collectively own the majority of the land located within the North Village Secondary Plan (NVSP).

On behalf of the NVLOG we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee meeting. More specifically, we are writing to express significant concern with the recommendations presented in the staff report and request that the recommendations as presented in the staff report not be adopted by Clarington Council. Of particular concern is staff recommendation No. 3 which requires a further Fiscal Impact Assessment for all Secondary Plans (inclusive of those completed) and further Council report prior to any further secondary plan approvals.

Page 9 of the staff report references twelve Secondary Plans, either 'approved' or 'in progress', with the NVSP being one that is 'in progress'. The NVSP was commenced in 2019 and a statutory public meeting to present a draft secondary plan was held in June 2023 at Clarington Council. To this point, the NVSP is nearing completion after a number of years of background studies, technical review and significant public engagement.

While specific examples are not provided, the staff report suggests that developers in certain secondary plan areas have requested that the Planning Act is followed regarding park dedication requirements. While there are not yet any development applications for the NVSP, we believe this approach to be entirely reasonable. However, we note that the future park dedication requirements for the NVSP have been established by a Park Dedication Memorandum of Understanding / Agreement between the landowners and the Municipality in 2012. This 2012 agreement establishes clear agreement between the Municipality and the landowners regarding park dedication.

The CAO report is suggesting an updated Fiscal Impact Analysis for all Secondary Plans, including the NVSP. This will only unnecessarily delay the approval of the NVSP and will not change the pre-determined park dedication requirements for the NVSP as established by the 2012 Park Dedication MOU / Agreement.

On behalf of the NVLOG, we urge Clarington Council to not adopt the staff recommendations and not delay any further Secondary Plan approvals. Further delays in the processing and approval of the NVSP is unnecessary and a further Fiscal Impact Assessment will not change the pre-determined park dedication requirements for the NVSP.

Regards,

A handwritten signature in dark ink, appearing to read 'S. Waterhouse', with a stylized, flowing script.

**Scott Waterhouse, RPP**  
Planning Manager

+1 905 429-4999  
scott.waterhouse@ghd.com

Copy to: NVLOG

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Tung, Franklin  
**Date:** April 18, 2024 4:52:06 PM

---

**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
1738 Bloor Street, 2056421 Ontario Inc. (Redwood Properties)  
Opposed to Report 6.12 CAO-002-24
- **Action requested of Council**  
Defer this item
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Redwood properties is providing an excess of parkland, much needed high-density residential housing and a stormwater management pond. Revisiting approved Secondary Plans, which would only result in unnecessary and further delays to the development approvals process.
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
Yes
- **Name of the staff member or Councillor.**  
Amanda Tapp and Carlos Salazar
- **Report number (if known)**  
6.12 - Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community
- **Correspondence number (if known)**  
7.1.2.1
- **Will you be attending this meeting in person or online?**  
In person

- **First name:**

1. Billy
2. Ian

- **Single/Last name**

1. Tung
2. Franklin

- **Firm/Organization (if applicable)**

1. KLM Planning Partners Inc.
2. KLM Planning Partners

- **Job title (if applicable)**

1. Partner
2. Senior Planner

- **Address**

1. [REDACTED]
2. [REDACTED]

- **Town/Hamlet**

1. Vaughan
2. Vaughan

- **Postal code**

1. [REDACTED]
2. [REDACTED]

- **Email address:**

1. [REDACTED]
2. [REDACTED]

- **Phone number**

1. [REDACTED]
2. [REDACTED]

- **Alternate phone number**

1. [REDACTED]

2. [REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]



64 JARDIN DRIVE, UNIT 1B  
CONCORD, ONTARIO L4K 3P3

T 905.669.4055  
KLMPLANNING.COM

KLM File: P-2666

April 16, 2024

Clarington Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6

**Attention: Mayor Adrian Foster and Members of Council**

**Re: The Perfect Storm – Impact of Provincial Changes on our Community Staff Report  
1738 Bloor Street, 2056421 Ontario Inc. (The Preston Group)**

---

Mayor and Members of Council,

KLM Planning Partners are the land use planners for 2056421 Ontario Inc. (Redwood Properties) (the "**Owners**") of 20.796 hectares of land legally described as Part of Lot 29 Concession 2 and municipally known as 1738 Bloor Street (the "**Subject Lands**"), in the Municipality of Clarington. Our client had filed development applications on December 14, 2023 to implement the Southeast Courtice Secondary Plan. We are writing this letter in response to "The Perfect Storm – Impact of Provincial Changes on our Community" Staff Report that was presented to the General Government Committee on April 8th, 2024.

An area of our client's concern revolves around staff's focus on the Southeast Courtice Secondary Plan area. The report includes a section titled "Southeast Courtice Secondary Plan – a Visual of Potential Loss" which indicates that some developers within the Southeast Courtice Secondary Plan (SECSP) area have advocated for reductions in their parkland allocations. This section is then followed by Figure 5 of the report (see **Appendix A**), which illustrates the potential loss of parkland based on revised parkland rates under Bill 23. We question the purpose and accuracy of this figure as it appears to include the potential removal of W & D Courtice Memorial Park, an existing City-owned park on the east side of Courtice Road, just south of the future extension of Meadowglade Road. It is important to note that the Secondary Plan contemplates the existing park to be expanded through the redevelopment of adjacent lands. We were not made aware of the Municipality's plans to remove the existing park in our recent discussions with staff in relation to its proximity to our client's proposed development application.

It is stated in the report by staff that without intervention, the Municipality faces the potential loss of at least 8.5 hectares of parkland, resulting in the elimination of all five parkettes and three neighbourhood parks. We'd like to understand how staff arrived at this figure as it seems to overstate any pre-Bill 23 calculation. We wish to clarify that our client's proposed development is not in a parkland deficit nor are we requesting reductions in parkland dedication.

The proposed development on the Subject Lands aims to address much-needed housing in a high-density typology, providing entry-level housing mix upfront, rather than delaying these higher density units to a later phase of the development of the Secondary Plan area. The high-density blocks proposed through the Draft Plan of Subdivision have been considered in the calculations of parkland in

accordance with Bill 23 Requirements and Clarington's 2023 implementing Parkland Dedication By-law. The proposed development of 1,308 high density residential units is required to provide approximately 1.658 hectares of parkland dedication. Currently, the proposed development provides a total of 1.894 hectares of parkland, which is well within the range of 1.5 to 3 hectares prescribed under the Secondary Plan. We are actively working with staff on the configuration of the proposed parkland, however, we are not seeking a reduction from the required parkland dedication.

It's crucial to note that our proposed parkland dedication aligns with the requirements outlined in the Secondary Plan and exceeds the requirements of Bill 23. Furthermore, the Owner has revised their plans and elected to not remove or realign existing environmental features as originally contemplated. Instead, opting to leave them in situ and constructing a dry pond on their lands, which contributes to the enhancement of ecological and hydrological functions in the area.

It was indicated in Section 4.6 of this report that:

*"Staff are not in a position to negotiate away parkland that has been approved by Council and importantly, reviewed and commented on by the public. As such, any changes within active development applications in approved Secondary Plans would need to be re-evaluated and sent back for public consultation. This would be in addition to the requirement for Council to approve the proposed changes."*

The suggestion to revisit all Secondary Plans, including approved plans, such as the Southeast Courtice Secondary Plan, and mandating additional public consultation through additional Official Plan Amendment process, is impractical and unnecessary in our opinion and will significantly extend the timeframes of a much needed form of housing and tenure. Public engagement remains a crucial aspect of the implementing zoning amendment process, ensuring transparency and accountability regarding any deviations from the Secondary Plan.

Through extensive discussions with Municipal staff, our client has committed to providing an excess of parkland that incorporates the Municipality's essential programming needs, including a potential soccer field. While the shape and location of this park may deviate slightly from the specifications outlined in the Secondary Plan, it's important to recognize that the primary goal of the Secondary Plan is to facilitate the orderly and appropriate development of lands. In light of our client's dedication to exceeding parkland requirements and accommodating essential community amenities, we believe that minor deviations from the Secondary Plan are appropriate, particularly when they contribute positively to the overall community well-being and infrastructure.

In conclusion, we urge Council to reconsider the implications and recommendations of this Staff Report and to recognize our client's commitment to providing a range and mix of much needed housing and fulfilling the parkland dedication requirements associated with the proposed development while enhancing the ecological, hydrological and recreational aspects of the surrounding community and Secondary Plan as a whole. We do not believe there is a need to revisit approved Secondary Plans, which would only result in unnecessary and further delays to the development approvals of much needed housing developments, including our clients'.

We look forward to working with staff toward resolving these issues as our client's development applications proceed through the planning process. As the process moves forward, we kindly request that we be notified of any updates or meetings dealing with this matter. Should you have any questions or concerns regarding out comments, please do not hesitate to contact the undersigned.

Thank you for your attention to this matter.

Yours truly,

**KLM PLANNING PARTNERS INC.**



Billy Tung BES, MCIP, RPP  
Partner



Ian Franklin, BPHIL, BURPI, MCIP, RPP  
Senior Planner

cc. Redwood Properties



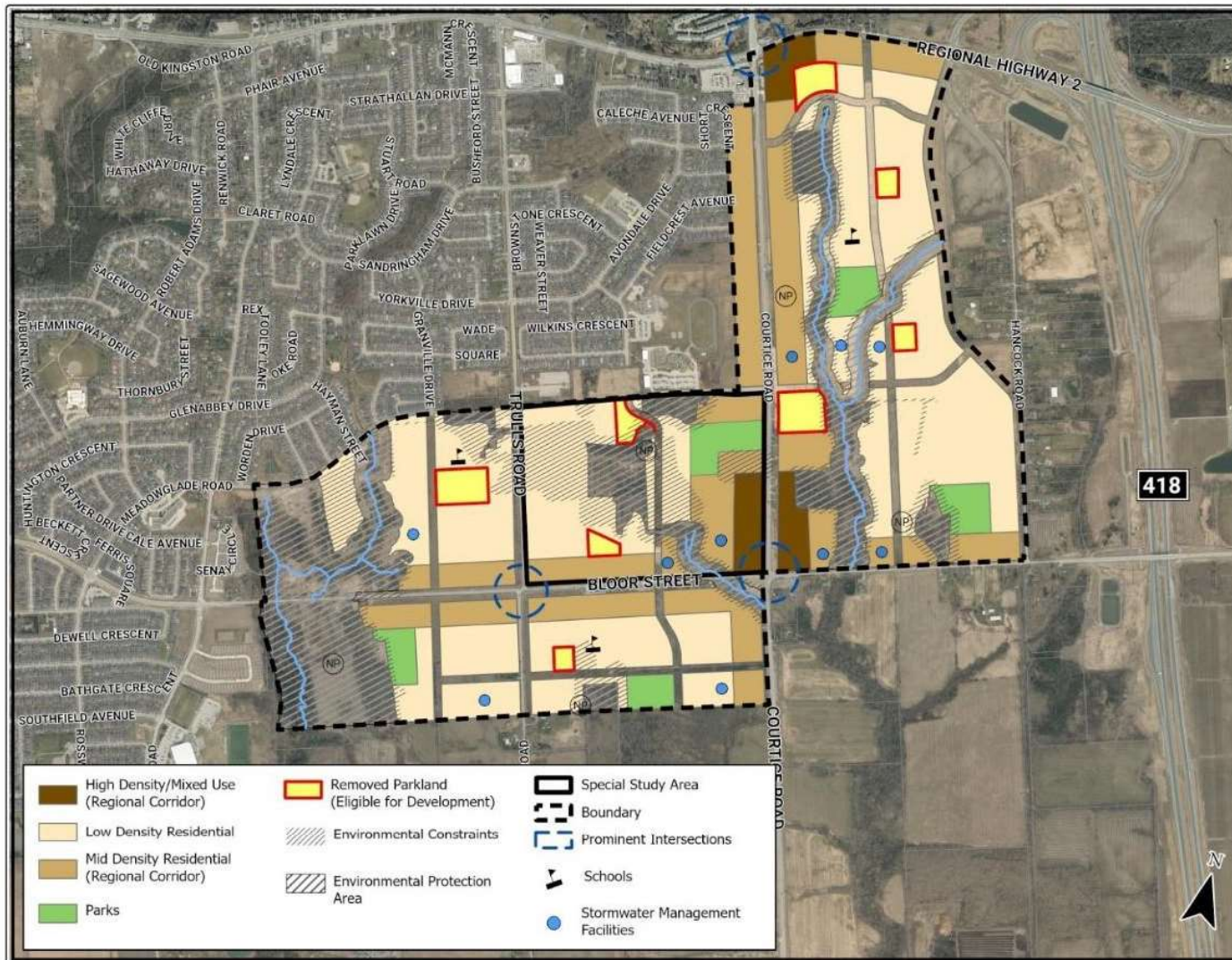


Figure 5 – Southeast Courtice Secondary Plan Showing Potential Loss of Parkland

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Hawkins  
**Date:** April 18, 2024 4:01:53 PM

---

**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
CAO-002-24 - The Perfect Storm
- **Action requested of Council**  
Remove Recommendation #3 from the staff report
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Will be speaking to report CAO-002-24 - errors in the report, the impact of stopping/pausing development, and the need for the municipality to work with the industry on these types of issues.
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
Yes
- **Name of the staff member or Councillor.**  
Mayor Foster, Councillor Anderson, Councillor Woo. Tomorrow am meeting with Councillors Rang and Lloyd.
- **Report number (if known)**  
CAO-002-24 - The Perfect Storm
- **Will you be attending this meeting in person or online?**  
In person
- **First name:**  
Stacey
- **Single/Last name**  
Hawkins

- **How to pronounce your name:**  
Durham Region Homebuilders Stacey A Hawkins
- **Firm/Organization (if applicable)**  
Durham Region Home Builders' Association
- **Job title (if applicable)**  
Executive Officer
- **Address**  
[REDACTED]
- **Town/Hamlet**  
Oshawa
- **Postal code**  
[REDACTED]
- **Email address:**  
[REDACTED]
- **Phone number**  
[REDACTED]
- **Alternate phone number**  
[REDACTED]
- **Do you plan to submit correspondence related to this matter?**  
Yes
- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**  
No
- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**  
Yes

[This is an automated email notification -- please do not respond]

Mayor Foster & Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6

April 18, 2024

Re: The Perfect Storm – Impact of Provincial Changes on our Community – CAO-002-024

---

The **Durham Region Home Builders' Association (DRHBA)** represents the residential construction industry in Durham Region.

DRHBA was disappointed to see that Report CAO-002-24 – The Perfect Storm – Impact of Provincial Changes on our Community was walked on at the April 8<sup>th</sup> General Government Committee meeting, which provided no opportunity for stakeholders to review the report and prepare correspondence and/or a delegation to committee. As passing this report will not only have a substantial impact on the development industry, it will also have a severely negative impact on the overall growth of Clarington. Input from stakeholders should have been made a top priority for Council. At no time did staff reach out to us to meet or discuss these issues before preparing this report to council. These conversations could have provided insight from the building industry and provided a clear and more accurate picture of the impacts that the provincial legislation will have on growth in the Municipality of Clarington.

We understand that Council relies on the expert information provided by staff to inform their decisions and their votes, which is why it is essential that these reports contain accurate information. Upon review, Report CAO-002-24 unfairly singles out the Southeast Courtice Secondary Plan, and within that section, it contains incorrect information that needs to be addressed before Council can proceed to make a decision on this issue.

These errors include:

- In Figure 5 – Southeast Courtice Secondary Plan Showing Potential Loss of Parkland, staff have removed a park on Courtice Road that currently exists and is owned by the municipality.

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**

- Also in Figure 5 – a park has been removed that has been agreed to by staff and is part of a Draft Plan of Subdivision application – which means that park will contractually be given to the municipality.
- Staff have also misrepresented the math used to calculate parkland dedication by only using 1 hectare per 600 units and completely omitting the 5% dedication for low density sites.

It is clear that staff and council are upset that Clarington will not be receiving the \$4 million from the provincial Building Faster Fund and that provincial legislation has decreased the amount of parkland that developers are required to provide to the Municipality when using the alternative rate. However, staff and council's response to essentially shut down development in Clarington as a result of provincial decisions and legislation is completely unfair not only to the development industry, but also to future residents of Clarington.

The Municipality of Clarington has opportunities to finance parks through an updated development charge bylaw and a Community Benefit Charge (CBC); however neither of these avenues of funding are mentioned in the report.

If Council directs staff to stop all approvals while new Fiscal Impact Assessments (FIAs) are conducted, it will essentially stop development in Clarington. Not only will this slow growth, but it will add to the cost of that growth. Delays will lead to increased housing prices in Clarington, and ultimately to an unavailability of housing stock within Clarington, contrary to the pledge that the Municipality has made to the province.

At a minimum, Council needs to remove Recommendation #3 from the report and direct staff to provide a revised report that contains more accurate information.

As always, the Durham Region Home Builders' Association welcomes the opportunity to work with staff and Council to work through issues as they arise.

Sincerely,



Stacey Hawkins  
Executive Officer  
Durham Region Home Builders' Association

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**





Cc:

Nick Henley, President, DRHBA

Tiago Do Couto, Chair, GR Committee, DRHBA

DRHBA Membership

**1-1255 Terwillegar Avenue, Oshawa, Ontario, L1J 7A4**

**P : 905-579-8080**

**E : [info@drhba.com](mailto:info@drhba.com)**

**W : [www.drhba.com](http://www.drhba.com)**

**From:** [no-reply@clarington.net](mailto:no-reply@clarington.net)  
**To:** [ClerksExternalEmail](#)  
**Subject:** New Delegation Request from Guetter  
**Date:** April 19, 2024 3:02:11 PM

---

**EXTERNAL**

A new delegation request has been submitted online. Below are the responses provided:

- **Subject**  
7.1.2 - Item 6.12 - Report CAO-002-24
- **Action requested of Council**  
Reconsider recommendations from Report CAO-002-24
- **Date of meeting**  
4/22/2024
- **Summarize your delegation**  
Council reconsider direction/recommendations from GGC and Staff Report CAO-002-24
- **Have you been in contact with staff or a member of Council regarding your matter of interest?**  
No
- **Report number (if known)**  
CAO-002-24
- **Will you be attending this meeting in person or online?**  
Online
- **First name:**  
Ryan
- **Single/Last name**  
Guetter
- **How to pronounce your name:**  
Goo-ter
- **Firm/Organization (if applicable)**

Weston Consulting

- **Job title (if applicable)**

Executive Vice President

- **Address**

[REDACTED]

- **Town/Hamlet**

Vaughan

- **Postal code**

[REDACTED]

- **Email address:**

[REDACTED]

- **Phone number**

[REDACTED]

- **Do you plan to submit correspondence related to this matter?**

Yes

- **Do you plan to submit an electronic presentation (i.e. PowerPoint)? If yes, the file must be submitted to the Municipal Clerk's Department by 2 p.m. on the Friday prior to the meeting date.**

No

- **I acknowledge that the Procedural By-law Permits 10 minutes for delegations.**

Yes

[This is an automated email notification -- please do not respond]



Mayor and Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, Ontario  
L1C 3A6

April 19, 2024  
File 9022

**Attn: Mayor Foster and Members of Council**

**RE: The Perfect Storm – Impact of Provincial Changes on our Community  
Soper Hills Secondary Plan Area  
Municipality of Clarington, Ontario**

Weston Consulting is the planning consultant for the Bowmanville East (Soper Hills) Landowners Group Inc., within the Soper Hills Secondary Plan Study Area (SHSP) (herein referred to as the subject lands).

The SHSP area is approximately 193 hectares (477 acres) in area and is in the Municipality of Clarington, located within the Town of Bowmanville (Appendix A). It is bound by Highway 2 to the south, Lambs Road to the west, the Canadian Pacific Railway (CPR) line to the north and Providence Road and its unopened road allowance to the east.

This correspondence is being provided on behalf of the landowners in response to Staff Report CAO-002-24, which was considered by the General Government Committee on April 8, 2024.

A secondary plan funding agreement between the landowners and the Municipality was executed on June 14, 2019 for the completion of the Soper Hills Secondary Plan (herein referred to as “Secondary Plan” or “plan”). Over the past several years there have been numerous delays in the processing of the Secondary Plan; however, recently, there has been significant progress and advancement towards the approval of the plan. We have received a draft of the Secondary Plan and have provided comments in relation to the draft for consideration by the Municipality and their consultant team. The current expectations provided to the landowners by the Municipality and their consultant team was that in June 2024, the Secondary Plan and Zoning By-law would be adopted by Municipal Council. In addition, the Secondary Plan area can be readily serviced, by extension to infrastructure works that have commenced adjacent to the Secondary Plan.

We have reviewed Staff Report CAO-002-24 “The Perfect Storm – Impact of Provincial Changes on our Community (the “Report”) regarding Provincial changes to the Municipality of Clarington and have significant concerns with the recommendations put forward, in particular, Recommendation 3. We are also investigating the implications of this recommendation related to the above-noted agreement.

It is our understanding that the Report was tabled at the April 8, 2024 General Government Committee Meeting and was added to the agenda as an addendum item, and with no advance notice; and accordingly, did not provide any opportunity for stakeholders or the public to respond with a delegation or provide written correspondence in relation to the matter.

Since 2017 the Municipality initiated a program to prepare 12 new Secondary Plans, of which only four have been completed and approved. The Soper Hills Secondary Plan is one of the 12 plans. We understand that Recommendation 3 in the Report is to halt the advancement and processing of **all** [emphasis added] secondary plans in order to complete a Fiscal Impact Analysis (FIA). We have significant concerns with this recommendation and strenuously oppose any delay in the processing of the Soper Hills Secondary Plan for a number of reasons.

Firstly, there has already been significant delays in the advancement of the Secondary Plan, and recently, there has been renewed momentum and commitment to Council adoption in June 2024. Secondly, the approval of the Secondary Plan would allow for development within the Secondary Plan to advance in a timely manner, thereby supporting the fulfillment of much needed housing and other community uses within and would expedite and encourage delivery of housing. Thirdly, it would also support the advancement and delivery of infrastructure and other community uses and would support Development Charges revenues associated with new development.

In addition, Recommendation 3 identifies reference to there being no other development application approvals within secondary plans prior to completion of a FIA. For the same reasons above, we do not support this recommendation. The effect of these recommendations would be a halting to all development approvals, which we do not support.

It is also recognized that Provincial legislation, including Bill 23, must be considered and implemented by Municipalities and it is clear that much of this legislation is intended to support the timely delivery of housing to Ontarians and address housing affordability. In our opinion, any further delay in the approval of secondary plans in the Municipality will only delay provision of housing to the region.

Within the Report, it notes that, as per Bill 23, the reduction of parkland dedication rates will be half and the Municipality faces the potential financial loss of 23 hectares of parkland with the current Secondary Plans and development applications. It is unclear how Municipal Staff arrived at this rate and we note that the Planning Act, as modified through Bill 23 must be met and planned for in each secondary plan. Discussions related to parkland within the Soper Hills Secondary Plan area are ongoing with Municipal Staff and the consultant team; however, ultimately, the Planning Act dictates parkland requirements, which are to be met. We are hopeful to continue to engage with Municipal Staff in relation to parkland within the secondary plan.

In summary, while we appreciate the challenges that the Municipality must consider in relation to Provincial Legislation, we request that Council reconsider the direction of the General Government Committee and Staff Report CAO-002-24; and, specifically, we request that Council not adopt Recommendation 3. This will enable the expedient advancement and approval of secondary plans in the Municipality and the processing of applications therewithin, in particular the Soper Hills Secondary Plan.

We request that we be notified of any further consideration by the Municipality of this matter. If you have any questions, please do not hesitate to contact the undersigned (ext. 241) or Paul Tobia (ext. 290).

Yours truly,

**Weston Consulting**

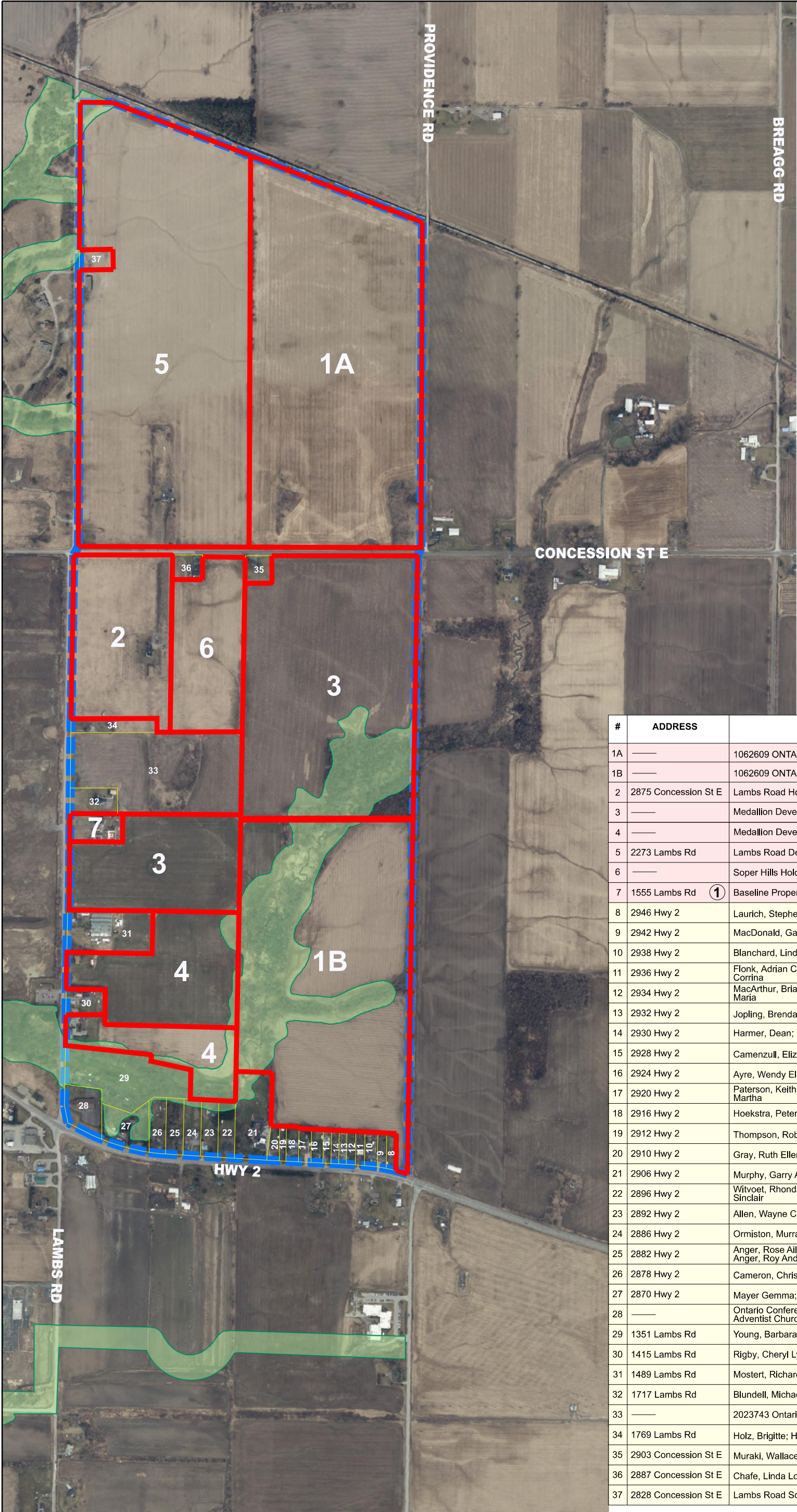
Per:

Ryan Guetter, BES, MCIP, RPP  
Executive Vice President

- c. Bowmanville East (Soper Hills) Landowners Group Inc.  
Mary-Anne Dempster, CAO, Municipality of Clarington  
Carlos Salazar, Deputy CAO, Planning & Infrastructure Services, Municipality of Clarington  
Lisa. Backus, Manager of Community Planning, Municipality of Clarington  
Lindsey Patenaude, Committee Coordinator, Municipality of Clarington  
Daniel Steinberg, Loopstra Nixon LLP  
Mark Flowers, Davies Howe LLP

## Appendix A – Landownership Map for the Soper Hills Secondary Plan





Notes:

- Air Photograph from First Base Solutions Inc. Date of photography: 2019
- Lot lines are approximate based on available mapping, save for Lot 6 area referenced from survey.
- Environmental Protection features digitized from Clarington Official Plan, Map A3, Land Use, Bowmanville Urban Area, June 2018 consolidation.
- The developable area is based on current extent of the Environmental Protection designation.

#	ADDRESS		AREA (ha.)	AREA (ac.)
1A	—	1062609 ONTARIO Inc.	34.07	84.19
1B	—	1062609 ONTARIO Inc.	28.78	71.12
2	2875 Concession St E	Lambs Road Holdings Inc.	9.07	22.40
3	—	Medallion Developments (Bowmanville I) Limited	32.98	81.49
4	—	Medallion Developments (Bowmanville II) Limited	12.20	30.14
5	2273 Lambs Rd	Lambs Road Developments Ltd.	39.53	97.67
6	—	Soper Hills Holding Inc.	6.67	16.48
7	1555 Lambs Rd ①	Baseline Properties Ltd. (Courtice)	0.84	2.07
8	2946 Hwy 2	Laurich, Stephen	0.19	0.48
9	2942 Hwy 2	MacDonald, Gail Ann; MacDonald, Charles Bruce	0.17	0.43
10	2938 Hwy 2	Blanchard, Linda Anne; Blanchard, Donald	0.24	0.60
11	2936 Hwy 2	Flonk, Adrian Christopher Gerald; Flonk, Angela Corrina	0.17	0.42
12	2934 Hwy 2	MacArthur, Brian Sidney; MacArthur, Alexandra Maria	0.17	0.42
13	2932 Hwy 2	Jopling, Brenda Ann	0.14	0.35
14	2930 Hwy 2	Harmer, Dean; Bannon, Stacey	0.14	0.35
15	2928 Hwy 2	Camenzull, Elizabeth Arlene	0.15	0.37
16	2924 Hwy 2	Ayre, Wendy Elizabeth	0.22	0.55
17	2920 Hwy 2	Paterson, Keith Enoch; Paterson, Diane Lynda Martha	0.23	0.57
18	2916 Hwy 2	Hoekstra, Peter; Hoekstra, Leemore	0.24	0.60
19	2912 Hwy 2	Thompson, Robert Douglas	0.13	0.32
20	2910 Hwy 2	Gray, Ruth Ellen	0.21	0.51
21	2906 Hwy 2	Murphy, Garry Albert	1.70	4.21
22	2896 Hwy 2	Witvoet, Rhonda Lynn; Vandermeer, Arnold Sinclair	0.52	1.29
23	2892 Hwy 2	Allen, Wayne Clair; Dawson, Nelda Roxanne	0.54	1.33
24	2886 Hwy 2	Ormiston, Murray Ralph; Ormiston, Donna Denise	0.55	1.35
25	2882 Hwy 2	Anger, Rose Aileen; Stapleton, Edith Catherine; Anger, Roy Andrew; Reynolds, Cynthia Elizabeth	0.55	1.36
26	2878 Hwy 2	Cameron, Christopher Michael	0.52	1.29
27	2870 Hwy 2	Mayer Gemma; Dutra, Frank	1.01	2.50
28	—	Ontario Conference Corporation of Seventh Day Adventist Church	0.89	2.19
29	1351 Lambs Rd	Young, Barbara Ann; McKay, Kris Stacey	3.02	7.46
30	1415 Lambs Rd	Rigby, Cheryl Lynn; Rigby, Mark	0.55	1.36
31	1489 Lambs Rd	Mostert, Richard; Bonsma, Loretta	2.00	4.95
32	1717 Lambs Rd	Blundell, Michael Bruce; Blundell, Mary Elizabeth	0.67	1.66
33	—	2023743 Ontario Ltd.; Marchetti, Catherine	7.08	17.50
34	1769 Lambs Rd	Holz, Brigitte; Holz, Klaus	0.66	1.62
35	2903 Concession St E	Muraki, Wallace Douglas	0.41	1.00
36	2887 Concession St E	Chafe, Linda Louise	0.41	1.01
37	2828 Concession St E	Lambs Road School Property Ltd.	0.38	0.93



## Council Minutes

**Date:** March 25, 2024  
**Time:** 6:30 p.m.  
**Location:** Council Chambers or Microsoft Teams  
Municipal Administrative Centre  
40 Temperance Street, 2nd Floor  
Bowmanville, Ontario

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

**Regrets:** Mayor A. Foster

**Staff Present:** M. Dempster, R. Maciver, T. Pinn, C. Salazar, D. Speed, J. Gallagher, M. Chambers

**Other Staff Present:** M. Machacek, J. MacLean, J. O'Meara

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**1. Call to Order**

Councillor Anderson called the meeting to order at 6:32 p.m.

**2. Moment of Reflection**

Councillor Traill led the meeting in a moment of reflection.

**3. Land Acknowledgement Statement**

Councillor Traill recited the Land Acknowledgement Statement.

**4. Declaration of Interest**

There were no disclosures stated at this meeting.

**5. Announcements**

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

**6. Presentations / Delegations**

**6.1 Jeffrey Abrams, Principles Integrity, regarding the Integrity Commissioner's Annual Report from November 2022 to January 2024**

Jeffrey Abrams, Principles Integrity, was present via electronic means regarding the Integrity Commissioner's Annual Report from November 2022 to January 2024. Jeffrey provided an overview of the Principles Integrity and explained they are the Integrity Commissioner for approximately 60+ Ontario municipalities and other public bodies. J. Abrams explained the role of the Integrity Commissioner, which includes consulting, education, advisory, code of conduct complaints, and general governance advice. Jeffrey explained that Clarington's engagement with the Integrity Commissioner can be roughly divided into three areas including policy development and education, advice and complaint investigation and resolution. J. Adams highlighted ethical themes around the province, the rules against disparagement, and concerns with members of Council overstepping their role. Jeffrey concluded by thanking the Members of Council and that they look forward to continuing to work with the Municipality of Clarington. J. Abrams answered questions from the Members of Council.

Resolution # C-013-24

Moved by Councillor Elhajjeh  
Seconded by Councillor Woo

That the Integrity Commissioner's Annual Report from November 2022 to January 2024, be received for information; and

That the presentation of Jeffrey Abrams, Principles Integrity, regarding the Integrity Commissioner's Annual Report from November 2022 to January 2024, be received with thanks.

**Carried**

**6.2 Ron Hooper regarding the Discontinuation of Clarington's Task Force on Affordable Housing (Report LGS-011-24 - Advisory Board and Committee's Terms of Reference Update)**

Ron Hooper was present regarding the discontinuation of Clarington's Task Force on Affordable Housing (Report LGS-011-24 - Advisory Board and Committee's Terms of Reference Update). Ron provided some history on the Task Force and reviewed their mandate. R. Hooper explained that a Policy and a Tool Kit were being developed by working with surrounding Municipalities to assist with setting goals towards affordable housing options. Ron explained that were trying to provide housing initiatives and potential tax rebates and some of the projects including Parkview in Newcastle and the Habitat for Humanity project on Spry Avenue in Bowmanville. R. Hooper noted that, unfortunately, the Task Force struggled to obtain quorum at several meetings which slowed down the progress. Ron requested that the dissolution of the Task Force be reconsidered and is disappointed that there was no consultation prior to this resolution. R. Hooper asked if the Task Force is dissolved, then perhaps sub-committees of the CIP's can

be created. Ron concluded by asking the Members of Council to reconsider this decision and answered questions from the Members of Council.

**6.3 Joanne France regarding report LGS-008-24 - Municipal Regulation of Encampments**

Joanne France was not present at the meeting.

**7. Consent Agenda**

**7.1 Council and Standing Committee Minutes**

Resolution # C-014-24

Moved by Councillor Rang

Seconded by Councillor Elhajjeh

That all items listed in Sections 7.11 and 7.1.3, be approved on consent.

**Carried**

**7.1.1 Minutes of a Regular Meeting of Council dated February 26, 2024**

**7.1.3 Minutes of the Special General Government Committee meeting dated March 5, 2024**

**7.1.2 Minutes of the General Government Committee Meeting dated March 4, 2024**

Resolution # C-015-24

Moved by Councillor Elhajjeh

Seconded by Councillor Rang

That all the Items in 7.1.2. Minutes of the General Government Committee Meeting dated March 4, 2024, be approved with the exception of Items 6.5, 6.12 and 9.2.

**Carried**

**Item 6.5 - PUB-005-24 - Bowmanville Dog Park Lighting Update**

Resolution # C-016-24

Moved by Councillor Traill

Seconded by Councillor Rang

That Report PUB-005-24, and any related delegations or communication items, be received; and

That Council direct Staff in the Infrastructure division to include a project for the installation of a hardwired lighting system for the Bowmanville Leash Free Park in the 2025 Budget, with funds to be provided from the Parks Reserve or Municipal Capital Works Reserve Fund.

Yes (5): Councillor Anderson, Councillor Elhajjeh, Councillor Rang, Councillor Traill, and Councillor Zwart

No (1): Councillor Woo

Absent (1): Mayor Foster

**Carried on a recorded vote (5 to 1)**

**Item 6.12 - LGS-011-24 - Advisory Board and Committee's Terms of Reference Update**

Resolution # C-017-24

Moved by Councillor Traill  
Seconded by Councillor Rang

That Report LGS-011-24, and any related delegations or communication items, be received;

That Resolution #GPA-008-04, regarding the Protocol for Council – Appointed Advisory Committees, approved in 2004, be rescinded;

That the matter of Clarington's Task Force on Affordable Housing be referred to Staff to prepare a new Terms of Reference taking into consideration the proposals made in Mr. Hooper's delegation regarding Clarington's Task Force on Affordable Housing;

That the Tourism Advisory Committee be discontinued;

That the proposed new Terms of References for Clarington's Advisory Committees, as Attachments 1 through 7 to Report LGS-011-23, be approved;

That Staff be directed to advertise for the vacancies on the Accessibility Advisory Committee and Samuel Wilmot Nature Area Management Advisory Committee; and

That all interested parties listed in Report LGS-011-24, and any delegations be advised of Council's decision.

**Carried Later in the Meeting, see following motion**



## **Recess**

Resolution # C-018-24

Moved by Councillor Traill  
Seconded by Councillor Zwart

That the Council recess for 5 minutes.

## **Carried**

The meeting reconvened at 7:46 p.m. with Councillor Anderson in the Chair.

The foregoing Resolution #C-018-24 was then put to a vote and carried.

### **7.1.2.1 Councillor Zwart - Procedural By-law Amendment**

Resolution # C-019-24

Moved by Councillor Zwart  
Seconded by Councillor Woo

That the Municipal Clerk be directed to prepare a report for possible wording changes to the Procedural By-law, as follows:

1. Require all requests for delegations to outline their subject, their address, their reason for delegating, their desired action requested of Council, and any supporting documentation.
2. For matters which are more properly within the responsibility of staff, the Clerk shall notify the proposed delegate that the delegation shall not be listed on the agenda and shall direct the proposed delegate to the appropriate department. The delegation shall not be listed on an agenda until staff has had the opportunity to address the matter.
3. Not allow delegations who are there for the sole purpose of generating publicity for an event.
4. Not allow candidates, or nominees, for a political party.
5. Regarding decorum, add the following clause as follows:
  - a. "No person shall make detrimental comments, or speak ill of, or malign the integrity of staff, the public or Council and Committee."
  - b. Members of the public shall be respectful of Council, staff, delegations, and all attendees at the meeting by refraining from public outbursts, heckling, shouting, making comments, or behaviour intended to disrupt the debate, discussion and/or general proceedings.
  - c. Attendees shall not engage in conversations, display placards or props.
6. Change the time limit for delegations from ten minutes to seven minutes, with a single extension of up to three minutes by majority vote. Should there

be more than one individual that registers to speak as a group, the group shall be allotted up to ten minutes to delegate.

7. That the time limit for Members of the Public to speak at Public Meetings be changed from ten minutes to five minutes.
8. That the time limit for Staff and Consultant presentations at Public Meetings be added to the Procedural By-law as 20 minutes.

That all interested parties be advised of Council's decision.

**Carried as Amended, see following motions**

Resolution # C-020-024

Moved by Councillor Traill

Seconded by Councillor Zwart

The foregoing Resolution #C-019-24 be divided to consider Paragraph 6 and 7 separately.

**Carried**

Resolution # C-021-024

Moved by Councillor Traill

Seconded by Councillor Zwart

That the foregoing Resolution #C-019-24 be amended by replacing the following sentence, in Paragraph 6:

“Change the time limit for delegations from ten minutes to five minutes, with a single extension of up to five minutes by majority vote.”

With the following sentence:

“Change the time limit for delegations remain at ten minutes.” and

That the following be added as Paragraph 7:

“That the time limit for Members of the Public to speak at Public Meetings remain at ten minutes.”

**Motion Withdrawn**

Resolution # C-022-24

Moved by Councillor Zwart

Seconded by Councillor Traill

That the foregoing Resolution #C-019-24 be amended by replacing the following sentence, in Paragraph 6:

That the time limit for delegations from ten minutes to five minutes, with a single extension of up to five minutes by majority vote.”

With the following sentence:

“Change the time limit for delegations remain at ten minutes.” and

That the following be added as Paragraph 7:

“That the time limit for Members of the Public to speak at Public Meetings be changed from 10 minutes to five.”

**Motion Divided, see following motion**

Resolution # C-023-24

Moved by Councillor Traill

Seconded by Councillor Zwart

The foregoing Resolution #C-022-24 be divided to consider Paragraph 6 and 7 separately.

**Carried**

Resolution # C-024-24

Moved by Councillor Traill

Seconded by Councillor Zwart

That the foregoing Resolution #C-022-24 be amended by replacing the following sentence, in Paragraph 6:

“Change the time limit for delegations from ten minutes to five minutes, with a single extension of up to five minutes by majority vote.”

With the following sentence:

“That the time limit for delegations remain at ten minutes.”

Yes (2): Councillor Traill, and Councillor Zwart

No (4): Councillor Anderson, Councillor Elhajjeh, Councillor Rang, and Councillor Woo

Absent (1): Mayor Foster

**Motion Lost on a recorded vote (2 to 4)**

Resolution # C-025-24

Moved by Councillor Zwart

Seconded by Councillor Woo

That the following be added as Paragraph 7:

“That the time limit for Members of the Public to speak at Public Meetings be changed from 10 minutes to five minutes.”

**Carried**

Resolution # C-026-24

Moved by Councillor Rang  
Seconded by Councillor Traill

The foregoing Resolution #C-019-24 be divided to consider Paragraph 1 and 8 separately.

**Carried**

Resolution # C-027-24

Moved by Councillor Rang  
Seconded by Councillor Elhajjeh

That the foregoing Resolution #C-019-24 be amended by replacing the following sentence, in Paragraph 1:

"Require all requests for delegations to outline their subject, their address, their reason for delegating, their desired action requested of Council, and any supporting documentation."

With the sentence:

"Require all requests for delegations to be accompanied by a written summary, to be included in the Agenda, outlining their subject, their address, their reason for delegating, their desired action requested of Council, and any supporting documentation."

**Carried**

Resolution # C-028-24

Moved by Councillor Zwart  
Seconded by Councillor Elhajjeh

That the time limit for Staff and Consultant presentations at Public Meetings be added to the Procedural By-law as 20 minutes.

**Carried**

The remainder of Resolution #C-019-24 was then put to a vote and carried as amended.

## **Main Motion as Amended**

Resolution # C-029-24

Moved by Councillor Zwart

Seconded by Councillor Woo

That the Municipal Clerk be directed to prepare a report for possible wording changes to the Procedural By-law, as follows:

1. Require all requests for delegations to be accompanied by a written summary, to be included in the Agenda, outlining their subject, their address, their reason for delegating, their desired action requested of Council, and any supporting documentation.
2. For matters which are more properly within the responsibility of staff, the Clerk shall notify the proposed delegate that the delegation shall not be listed on the agenda and shall direct the proposed delegate to the appropriate department. The delegation shall not be listed on an agenda until staff has had the opportunity to address the matter.
3. Not allow delegations who are there for the sole purpose of generating publicity for an event.
4. Not allow candidates, or nominees, for a political party.
5. Regarding decorum, add the following clause as follows:
  - a. "No person shall make detrimental comments, or speak ill of, or malign the integrity of staff, the public or Council and Committee."
  - b. Members of the public shall be respectful of Council, staff, delegations, and all attendees at the meeting by refraining from public outbursts, heckling, shouting, making comments, or behaviour intended to disrupt the debate, discussion and/or general proceedings.
  - c. Attendees shall not engage in conversations, display placards or props.
6. Change the time limit for delegations from ten minutes to seven minutes, with a single extension of up to three minutes by majority vote. Should there be more than one individual that registers to speak as a group, the group shall be allotted up to ten minutes to delegate.
7. That the time limit for Members of the Public to speak at Public Meetings be changed from ten minutes to five minutes.
8. That the time limit for Staff and Consultant presentations at Public Meetings be added to the Procedural By-law as 20 minutes.

That all interested parties be advised of Council's decision.

**Carried**

**7.1.2.2 Correspondence from Rege Harren, Regarding Item 9.2 of the General Government Committee Minutes dated March 4, 2024**

Correspondence from Rege Harren, regarding Item 9.2 of the General Government Committee Minutes dated March 4, 2024, was considered during Item 7.1.2.

**7.1.2.3 Correspondence from Brian O'Connor and Morgan Jarvis O'Connor of K9 Central, regarding Item 5.1 of the General Government Committee Minutes dated March 4, 2024**

Correspondence from Brian O'Connor and Morgan Jarvis O'Connor of K9 Central, regarding Item 5.1 of the General Government Committee Minutes dated March 4, 2024, was considered during Item 7.1.2.

**7.1.4 Minutes from the Planning and Development Committee meeting dated March 18, 2024**

Resolution # C-030-24

Moved by Councillor Rang

Seconded by Councillor Elhajjeh

That the Items in 7.1.4, Minutes of the Planning and Development Committee dated March 18, 2024, be approved on consent, with the exception of Items 6.7 and 9.1.

**Carried**

**Item 6.7 - PDS-013-24 - Removal of Holding – 499 Port Darlington Road, Bowmanville (Aquaview)**

Resolution # C-031-24

Moved by Councillor Traill

Seconded by Councillor Rang

That Report PDS-013-24, and any related delegations or communication items, be received;

That the rezoning application, submitted by Bowmanville Lakebreeze East Village Ltd., for the removal of the Holding symbol at 499 Port Darlington Road, Bowmanville, be approved;

That Staff be directed to meet with the developer and Clarington Emergency & Fire Services to discuss alternatives that address issues of public safety, costs, and timing for inclusion in the site plan agreement, to the satisfaction of the Deputy CAO Planning & Infrastructure; and

That all interested parties listed in Report PDS-013-24, and any delegations be advised of Council's decision.

Yes (1): Councillor Traill

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

Absent (1): Mayor Foster

**Motion Lost on a recorded vote (1 to 5)**

Resolution # C-032-24

Moved by Councillor Woo

Seconded by Councillor Elhajjeh

That Report PDS-013-24, and any related delegations or communication items, be received;

That the rezoning application submitted by Bowmanville Lakebreeze East Village Ltd. for the removal of the Holding symbol at 499 Port Darlington Road, Bowmanville, be refused by Council, as conditions related to the removal of the Hold have not been completed; and

That all interested parties listed in Report PDS-013-24, and any delegations be advised of Council's decision.

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

No (1): Councillor Traill

Absent (1): Mayor Foster

**Carried (5 to 1)**

**Item 9.1- Parking on Clarington Streets**

Resolution # C-033-24

Moved by Councillor Rang

Seconded by Councillor Elhajjeh

Whereas existing and new neighborhoods are experiencing a transition to higher densities through additional dwelling units, increasing rates of car ownership, and changing demographics to multigenerational living;

And whereas new neighborhood designs in particular townhouse developments, are being proposed with narrower frontages and shallow lots reducing the possibility of accommodating more than one parking space forcing residents to park on the street, take over visitor parking, and convert front yards to parking;

And whereas these new dense neighborhood designs increase the safety risk for children, pedestrians, and create operational constraints for municipal operations like emergency response and snow removal;

Now therefore be it resolved that Staff report back on the following:

- a. additional measures to design standards and zoning that could improve on-street parking and visitor parking plans for new neighbourhoods;
- b. review of parking opportunities within existing neighbourhoods and implement methods to improve parking conflicts through additional signage and enforcement;
- c. include amendments to the Boulevard By-law.

Yes (6): Councillor Anderson, Councillor Elhajjeh, Councillor Rang, Councillor Traill, Councillor Woo, and Councillor Zwart

Absent (1): Mayor Foster

**Carried on a recorded vote (6 to 0)**

## **7.2 Advisory Committee and Local Board Minutes**

Resolution # C-034-24

Moved by Councillor Elhajjeh

Seconded by Councillor Rang

That all Items listed in 7.2, be approved on consent.

**Carried**

**7.2.1 Minutes of the Clarington Agricultural Advisory Committee meeting dated January 11 and February 8, 2024**

**7.2.2 Minutes of the Clarington Accessibility Advisory Committee meeting dated January 30 and February 13, 2024**

**7.2.3 Minutes of the Clarington Heritage Committee meeting dated February 20, 2024**

**7.2.4 Minutes of the Bowmanville Santa Claus Parade Committee meeting dated February 21, 2024**

**7.2.5 Minutes of the Tyrone Community Hall Board meeting dated February 21, 2024**

**7.2.6 Minutes of the Tyrone Community Hall Board AGM meeting dated February 21, 2024**

**7.2.7 Minutes of the Clarington Diversity Advisory Committee meeting dated March 14, 2024**

**7.2.8 Minutes of the Newcastle Arena Board meeting dated February 13, 2024**



## **7.3 Communications**

## **7.4 Staff Reports and Staff Memos**

### **7.4.1 PUB-006-24 - Communications and Interoperability Radio System Use Adhesion Agreement**

Resolution # C-035-24

Moved by Councillor Zwart

Seconded by Councillor Traill

That Report PUB-006-24, and any related delegations or communication items, be received; and

That Council approves the signing by the Mayor of the revised , adding Elexicon as a partner.

**Carried**

## **7.5 By-laws**

Resolution # C-036-24

Moved by Councillor Zwart

Seconded by Councillor Woo

That leave be granted to introduce By-laws 2024-009 to 2024-013; and

That the said by-laws be approved.

**Carried**

### **7.5.1 2024-009 - Being a by-law to promote the safe and orderly use of public spaces, to protect infrastructure**

### **7.5.2 2024-010 - Being a by-law to provide for the establishment and adoption of an Emergency Management Program for the Municipality of Clarington**

### **7.5.3 2024-011 - Being a by-law to establish certain lands as public highways**

### **7.5.4 2024-012 - Being a By-law to establish, lay out and dedicate certain lands as public highways in the Municipality of Clarington,**

### **7.5.5 2024-013 - Being a By-law to establish, lay out and dedicate certain lands as public highways in the Municipality of Clarington**

## **8. Items for Separate Discussion**

## **9. Business Arising from Procedural Notice of Motion**

## **10. Unfinished Business**

## **11. Confidential Items**

**12. Confirming By-Law**

Resolution # C-037-24

Moved by Councillor Traill

Seconded by Councillor Zwart

That leave be granted to introduce By-law 2024-014, being a by-law to confirm the proceedings of the Council of the Municipality of Clarington at a regular meeting held on the 25th day of March 2024; and

That the said by-law be approved.

**Carried**

**13. Adjournment**

Resolution # C-038-24

Moved by Councillor Traill

Seconded by Councillor Woo

That the meeting adjourn at 8:48 p.m.

**Carried**

## General Government Committee

### Minutes

**Date:** April 8, 2024  
**Time:** 9:30 a.m.  
**Location:** Council Chambers or Microsoft Teams  
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 M. Zwart

**Regrets:** Councillor L. Rang, Councillor W. Woo

**Staff Present:** M. Dempster, J. Newman, L. Patenaude, R. Maciver, T. Pinn, C. Salazar, D. Speed, J. Gallagher

**Other Staff Present:** P. Da Silva, K. Ferguson

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#### 1. Call to Order

Mayor Foster called the meeting to order at 9:32 a.m.

#### 2. Land Acknowledgement Statement

Councillor Zwart led the meeting in the Land Acknowledgement Statement.

##### **Suspend the Rules**

Resolution # GG-048-24

Moved by Councillor Zwart

Seconded by Councillor Elhajjeh

That the Rules of Procedure be suspended to add an additional item to the Agenda, as Item 10.1, regarding Ontario Power Generation Host Community Agreement.

##### **Carried**

#### 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 Lynn Jeffs, Ambassador, Gems for Gems, Regarding Report PUB-008-24 Hope's Cradle Referral**

Lynn Jeffs, Ambassador, Gems for Gems, was present regarding Report PUB-008-24 Hope's Cradle Referral. Using an electronic presentation, Lynn provided an overview of the Bowmanville Hope's Cradle which was created in May 2023. L. Jeffs stated the concerns addressed by Durham Children's Aid Society and Durham Regional Police Service. Lynn noted that the Program Supervisor for the Ministry of Children and Social Services stated that the cradle is not a provincial matter. L. Jeffs explained that the cradle is a safe option, and it supports both mothers and babies. Lynn added that Clarington has been supportive to date, but a decision to not pursue the cradle will reflect badly on Clarington. L. Jeffs stated that Council has the authority and should demand the official opening of Hope's Cradle in Clarington immediately. L. Jeffs answered questions from Members of Committee.

**Alter the Agenda**

Resolution # GG-049-24

Moved by Councillor Anderson  
Seconded by Councillor Zwart

That the Agenda be altered to consider Item 8.1, Report PUB-008-24 Hope's Cradle Referral, at this time.

**Carried**

**8. Unfinished Business**

**8.1 PUB-008-24 - Hopes Cradle Referral**

Resolution # GG-050-24

Moved by Councillor Zwart  
Seconded by Councillor Anderson

That Report PUB-008-24, and any related delegations or communication items, be received;

That the Hope's Cradle remain operational;

That a formal announcement be made; and

That all interested parties listed in Report PUB-008-24, and any delegations be advised of Council's decision.

**Carried**

**5. Presentations/Delegations**

**5.2 Presentation from Jennifer Hess, Manager, Investment Services, and Keith Taylor, Chief Investment Officer, ONE Investment, Regarding Report FSD-015-24 Adoption of Prudent Investor Standard and Agreement with ONE JIB**

Jennifer Hess, Manager, Investment Services, and Keith Taylor, Chief Investment Officer, ONE Investment, were present regarding Report FSD-015-24 Adoption of Prudent Investor Standard and Agreement with ONE JIB. Using an electronic presentation, Jennifer provided the background of ONE Investment, including ONE Investment Municipal Clients, benefits, governance, and legislation and regulation. J. Hess provided an overview of ONE Joint Investment Board, including the roles under the prudent investment program. Keith explained the background of the ONE Investment OCIO provider and the benefits of OCIO. K. Taylor provided an overview of the future growth of the model. Keith answered questions from Members of Committee.

**Alter the Agenda**

Resolution # GG-051-24

Moved by Councillor Anderson

Seconded by Councillor Elhajjeh

That the Agenda be altered to consider Item 6.5, Report FSD-015-24 Adoption of Prudent Investor Standard and Agreement with ONE JIB, at this time.

**Carried**

**6.5 FSD-015-24 - Adoption of Prudent Investor Standard and Agreement with ONE JIB**

Resolution # GG-052-24

Moved by Councillor Anderson

Seconded by Councillor Zwart

That Report FSD-015-24, and any related delegations or communication items, be received;

That the By-law attached to Report FSD-015-24, as attachment 1, be approved with the effective date to be determined upon the successful execution of the agreement with ONE JIB;

That the Draft Investment Policy, as attachment 2, be approved with the same effective date as the by-law mentioned above, and that Staff be directed to update references in the policy for the effective date of the prudent investor standard;

That Policy CP-003 Investment Policy be renamed, Policy CP-003 Investment Policy (Legal List);

That the Mayor and CAO be authorized to execute the agreement with ONE JIB, substantially in the form as included as Attachment #3 to Report FSD-015-24;

That the Deputy CAO, Finance and Technology/Treasurer be directed to complete the required documentation client questionnaire; and

That all interested parties listed in Report FSD-015-24, and any delegations be advised of Council's decision.

**Carried**

**5. Presentations/Delegations**

**5.3 Presentation from Rob Maciver, Deputy CAO/Solicitor, Regarding Report LGS-016-24 Site Alteration By-law Update**

Rob Maciver, Deputy CAO/Solicitor, was present regarding Report LGS-016-24 Site Alteration By-law Update. Using an electronic presentation, Rob provided an overview of the Site Alteration By-law, legislative background, and public consultation. R. Maciver outlined the proposed changes to the by-law including prohibitions, exemptions, permits, fees, and enforcement. Rob provided an overview of the public awareness initiatives including public education, inclusion in the Municipal Law Enforcement Communications Plan, reporting "Hotline", and consistent enforcement. R. Maciver answered questions from Members of Committee.

**6. Consent Agenda**

Resolution # GG-053-24

Moved by Councillor Traill

Seconded by Councillor Elhajjeh

That all items listed in Section 6, with the exception of Items 6.11, and 6.12, be approved on consent, in accordance with the Agenda.

**Carried**

**6.1 FSD-011-24 - 2023 Annual Statement of Cash-in-Lieu of Parkland**

Resolution # GG-054-24

That Report FSD-011-24, and any related delegations or communication items, be received for information.

**6.2 FSD-012-24 - 2023 Annual Building Permit Fees Report**

Resolution # GG-055-24

That Report FSD-012-24 be received for information.

**6.3 FSD-013-24 - 2023 Annual Statement of Development Charges Reserve Funds**

Resolution # GG-056-24

That Report FSD-013-24, and any related delegations or communication items, be received for information.

**6.4 FSD-014-24 - 2023 Investments Annual Report**

Resolution # GG-057-24

That Report FSD-014-24, and any related delegations or communication items, be received; and

That all interested parties listed in Report FSD-014-24, and any delegations be advised of Council's decision.

**6.6 FSD-016-24 - Project Management Services - Operations Depot, Fire Station and Fire Training Facility**

Resolution # GG-058-24

That Report FSD-016-24, and any related delegations or communication items, be received;

That the proposal received from Colliers Project Leaders Inc. being the most responsive bidder meeting all terms, conditions and specifications of RFP2024-3 be awarded the contract for the provision of Project Management Services for the new Operations Depot, Fire Station and Fire Training Facility;

That the funds required for this project in the amount of \$522,700.42 (Net HST Rebate) be funded from the approved budget; and

That all interested parties listed in Report FSD-016-24, and any delegations be advised of Council's decision.

**6.7 FSD-017-24 - Veteran's Square and Courtyard Revitalization**

Resolution # GG-059-24

That Report FSD-017-24, be received;

That J. Hoover Ltd with a total bid amount of \$1,301,771.41 (Net HST Rebate) being the lowest compliant bidder meeting all terms, conditions and specifications of tender CL2024-5 including all provisional items, be awarded the contract for the landscaping and renovations of the Veteran's Square and Courtyard, as required by the Community Services Division;

That the total funds required for this project is \$1,359,672.85 (Net HST Rebate), which includes construction costs of \$1,301,771.41 (Net HST Rebate) and other related costs such as design, inspection, testing, contract administration and contingencies of \$57,901.44 (Net HST Rebate) is in the approved budget allocation as provided and be funded from the following accounts:

Description	Account Number	Amount
Veteran's Square Rehabilitation	110-42-421-84232-7401	\$1,050,050.00
Building and Property Improvements	110-42-421-83718-7401	\$309,622.85

That all interested parties listed in Report FSD-017-24, and any delegations be advised of Council's decision.

**6.8 LGS-014-24 - Clarington's 2024-2027 IDEA Strategy**

Resolution # GG-060-24

That Report LGS-014-24, and any related delegations or communication items, be received;

That the 2024-2027 Inclusion, Diversity, Equity and Anti-Racism (IDEA) Strategy attached to Report LGS-014-24, as Attachment 1, be approved; and

That all interested parties listed in Report LGS-014-24, and any delegations be advised of Council's decision.

**6.9 LGS-015-24 - 2024-2028 Multi-Year Accessibility Plan**

Resolution # GG-061-24

That Report LGS-015-24, and any related communication items, be received;

That the 2024-2028 Multi-Year Accessibility Plan, attached to Report LGS-015-24, as Attachment 1, be approved;

That the 2024-2028 Multi-Year Accessibility Plan be posted on Clarington's website in accordance with Regulations; and

That all interested parties listed in Report LGS-015-24 be advised of Council's decision.

**6.10 LGS-016-24 - Site Alteration By-law Update**

Resolution # GG-062-24

That Report LGS-016-24, and any related delegations or communication items, be received;



That the Site Alteration By-law included as Attachment 2 to Report LGS-016-24, be enacted; and

That all interested parties listed in Report LGS-016-24, and any delegations, be advised of Council's decision.

**6.11 PUB-007-24 - Traffic and Parking Bylaw Amendment - Speed Limit Reduction in School Zones**

Resolution # GG-063-24

Moved by Councillor Anderson

Seconded by Councillor Elhajjeh

That Report PUB-007-24, and any related delegations or communication items, be received;

That the By-law attached to Report PUB-007-24, as attachment 1, be approved;

That up to \$70,000 from the Municipal Capital Works Reserve Fund be used to fund the additional signage required; and

That all interested parties listed in Report PUB-007-24, and any delegations be advised of Council's decision.

**Amendment**

Resolution # GG-064-24

Moved by Councillor Anderson

Seconded by Councillor Elhajjeh

That the foregoing Resolution GG-063-24 be amended by adding the following after paragraph 3:

That Staff be directed to engage Durham Region to request they match Clarington's criteria for speed limits in school zones;

That Staff engage the School Board Trustees for their comments and support;

**Carried**

**Amendment**

Resolution # GG-065-24

Moved by Councillor Zwart  
Seconded by Councillor Anderson

That the foregoing Resolution #GG-063-24 be amended by adding the following before the last paragraph:

That Staff request the Ministry of Transportation to reduce speeds on Highway 35/115, in the area of Clarke Highschool.

**Carried**

**Main Motion as Amended**

Resolution # GG-066-24

Moved by Councillor Anderson  
Seconded by Councillor Elhajjeh

That Report PUB-007-24, and any related delegations or communication items, be received;

That the By-law attached to Report PUB-007-24, as attachment 1, be approved;

That up to \$70,000 from the Municipal Capital Works Reserve Fund be used to fund the additional signage required;

That Staff be directed to engage Durham Region to request they match Clarington's criteria for speed limits in school zones;

That Staff engage the School Board Trustees for their comments and support;

That Staff request the Ministry of Transportation to reduce speeds on Highway 35/115, in the area of Clarke Highschool; and

That all interested parties listed in Report PUB-007-24, and any delegations be advised of Council's decision.

**Carried**

**6.12 CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community**

Resolution # GG-067-24

Moved by Councillor Anderson  
Seconded by Councillor Zwart

That Report CAO-002-24, and any related delegations or communication items, be received;

That Council request the Province stop using CMHC data to validate housing starts, but as a starting point, and allow Municipalities to identify any inconsistencies with tangible evidence prior to making a funding decision;

That Fiscal Impact Assessments be undertaken for all Secondary Plans (inclusive of those completed) to understand the full impact of the legislative changes on each, in particular parkland and DC revenues, and report back to Council prior to any further approvals (inclusive of development application approvals);

That a communications campaign be undertaken to explain the impact of the changes that are beyond our control, and how they will impact our community – both now and into the future;

That this report be forwarded to all Ontario municipalities with housing targets, the Province of Ontario, and the Members of Provincial Parliament representing Clarington; and

That all interested parties listed in Report CAO-002-24, and any delegations be advised of Council's decision.

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

Absent (2): Councillor Rang, and Councillor Woo

**Carried on a recorded vote (5 to 0)**

**7. Items for Separate Discussion**

**7.1 PUB-009-24 - Orono Town Hall 125th Anniversary – Funding Request**

Resolution # GG-068-24

Moved by Councillor Zwart

Seconded by Councillor Traill

That Report PUB-009-24, and any related delegations or communication items, be received;

That the funding request from the Orono Town Hall Board to assist with the events identified as part of their 125<sup>th</sup> anniversary be received with thanks; and

That all interested parties listed in Report PUB-009-24, and any delegations be advised of Council's decision.

**Carried**

**9. New Business**

**9.1 Homelessness Crisis (Councillor Rang)**

In accordance with Section 7.16.8 of the Procedural By-law 2023-033, the matter was not considered as Councillor Rang sent regrets for this meeting.

**10. Confidential Items**

**Suspend the Rules**

Resolution # GG-069-24

Moved by Councillor Elhajjeh

Seconded by Councillor Anderson

That the Rules of Procedure be suspended to extend the meeting until 12:30 p.m.

**Carried**

**Recess**

Resolution # GG-070-24

Moved by Councillor Anderson

Seconded by Councillor Zwart

That the Committee recess for 10 minutes.

**Carried**

The meeting reconvened at 11:57 a.m. with Mayor Foster in the Chair.

**Closed Session**

Resolution # GG-071-24

Moved by Councillor Elhajjeh

Seconded by Councillor Anderson

That, in accordance with Section 239 (2) of the *Municipal Act, 2001*, as amended, the meeting be closed for the purpose of discussing a matter that deals with the following:

- litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board;
- advice that is subject to solicitor-client privilege, including communications necessary for that purpose;
- information explicitly supplied in confidence to the municipality or local board by Canada, a province or territory or a Crown agency of any of them; and

- a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

**Carried**

**10.1 Ontario Power Generation Host Community Agreement**

**Rise and Report**

The meeting resumed in open session at 12:56 p.m.

Mayor Foster 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 # GG-072-24

Moved by Councillor Anderson  
Seconded by Councillor Elhajjeh

That the meeting adjourn at 12:57 p.m.

**Carried**

April 16, 2024  
Municipality of Clarington  
40 Temperance Street  
Bowmanville On  
L1C 3A6

**Attention Clerks Department**  
**Re: Report Number: CAO-002-24**  
**Meeting Date: April 8, 2024**  
**Report Subject: Perfect Storm- Impact of Provincial Changes on our Community.**

Mayor Foster, Members of Council,

We would like to submit this letter to Council on the April 22, 2024, council meeting.

As you know we are the owners of land on Trull's Road which has been in the planning stage for a number of years. We are also owners and managers of commercial property in Clarington.

It is our understanding that the above noted report was voted on and passed unanimously at the General Government Committee on April 8, 2024.

We take great exception to item 3 and item 5 of the recommendations.


Item 3, In our understanding, is shutting down all residential development in the Municipality. If that is in fact the case that the Municipality is shutting down all residential development, we have grave concerns on this course of action by our elected officials. This could have grave unintentional outcomes. If there is no increase in the tax base, then the exiting property owners could very well be faced with a substantial increase in property taxes.

If it is in fact the intent to shut down all residential development in Clarington, we will have no choice but to seek legal advice as to what our recourse may be to this very overreaching recommendation.

So too, item 5 is of issue to us in that the Municipality is in effect asking all other municipalities to shut down residential development.

Our hope is that the Municipality of Clarington elected officials in their haste to deal with this report did not consider the full impact of the recommendations and that you will use a second sober thought and reverse the report that is before you.

As always should you wish to have a further conversation, we are only a phone call away.  
Respectfully submitted.

  
Beth Kelly,  
President

**Isaac Tang**  
T: 416-367-6143  
itang@blg.com

**Lee English**  
T: 416-367-6169  
lenglish@blg.com

Borden Ladner Gervais LLP  
Bay Adelaide Centre, East Tower  
22 Adelaide Street West  
Toronto ON M5H 4E3  
Canada  
T 416-367-6000  
F 416-367-6749  
blg.com



April 17, 2024

**DELIVERED BY EMAIL**  
**clerks@clarington.net**

Clerks Division  
Municipality of Clarington  
Municipal Administrative Centre  
40 Temperance Street, 2nd Floor  
Bowmanville, Ontario

Dear Mayor and Members of Council:

**Re: Municipality of Clarington  
April 22, 2024 Regular Council Meeting  
Report CAO-002-24  
Request to Defer or Refuse Recommendations**

We are legal counsel to 2056421 Ontario Inc. (“**2056421**”). 2056421 owns lands in the Municipality of Clarington (“**Municipality**”) municipally known as 1738 Bloor Street, Clarington and legally described as Concession 2, Part Lot 29.

Redwood Properties (“**Redwood**”) is an established builder of condominium and apartment rental buildings in the Greater Toronto Area. Redwood is the beneficial owner of the lands owned by 2056421 and intends to build vibrant, mixed-used communities in the Municipality.

We write to request that Council defer or refuse to accept the recommendations set out in Staff Report CAO-002-24 dated April 8, 2024 (“**Staff Report**”). In particular, we request the Municipality defer or refuse the third recommendation in the Staff Report, which recommends the Municipality not approve *Planning Act* applications until a fiscal impact assessment is completed (“**Recommendation Three**”).

**Request to Defer: Lack of Time to Respond and Procedural Fairness**

We ask the Municipality to defer this matter for consideration at a later date. At a minimum, Recommendation Three should be deferred or refused. The Municipality has not afforded impacted stakeholders sufficient time to consider this matter and provide meaningful submissions to Council.

The Staff Report purports to respond to legislative changes introduced by the *More Homes Built Faster Act, 2022*, SO 2002, c. 21 (“**Bill 23**”). Bill 23 received Royal Assent on November 28, 2022 – more



than one year and four months ago. The Watson & Associates Economists Ltd. Report attached to the Staff Report is dated December 16, 2022 – again, more than one year ago.

Meanwhile, the Municipality's General Government Committee considered the Staff Report on April 8, 2024 (which was added as a late item to the agenda) and the Staff Report will be presented to Council for adoption on April 22, 2024.

While the Municipality may consider this matter to be urgent, the rushed nature of this proposal denies affected landowners and residents a meaningful opportunity to consider staff's recommendations and provide submissions to the Municipality. This is undemocratic and inexplicable given the passage of time since Bill 23 received Royal Assent.

This is especially concerning in light of the recent introduction of Bill 185, Cutting Red Tape to Build More Homes Act, 2024, which is relevant to matters raised in the Staff Report. The Municipality should defer Recommendation Three until Bill 185 is enacted to better enable all stakeholders, including the Municipality, to understand the impacts from the proposed legislative changes reflected in Bill 185.

As of the date of this letter, neither the agenda nor any staff reports for the April 22, 2024 regular meeting of Council are available on the City's website. This exacerbates the lack of opportunity for meaningful public participation in a matter that has broad implications for landowners in the Municipality.

The Municipality's approach in this instance is procedurally unfair to those who are most impacted, including Redwood. Procedural fairness concerns the decision making process – the steps before, during and after a decision is made. In this case, there was insufficient notice and a lack of time to provide a meaningful response to the Staff Report with a consequent breach of the procedural fairness owed by the Municipality to its ratepayers. Consequently, Recommendation Three should be deferred.

### **The Recommendation to Defer *Planning Act* Approvals Sets the Stage for Appeals**

The Municipality has no legal basis upon which it can decide to refuse to receive or make a decision regarding privately-initiated *Planning Act* applications. Among other matters, the *Planning Act* provides a right for persons to apply to municipalities to amend the official plan, amend the zoning by-law, for draft plan or subdivision approval or site plan approval. There are only limited circumstances where a municipality can refuse to receive an application, none of which apply in the present circumstance.

The ramifications of Recommendation Three are unclear. If the Municipality refuses to accept *Planning Act* applications and engage with applicants in a review of those proposals, it runs the risk of applicants turning to the Ontario Land Tribunal for direction and decision. Adopting Recommendation Three may lead to increased appeals and motions regarding completeness of applications (in addition to potential allegations of bad faith conduct on the part of the Municipality for failing to exercise its responsibility under the *Planning Act*).

Redwood has a long history of working collaboratively with local and upper tier municipalities to advance mutually-beneficial redevelopment projects. If Council adopts Recommendation Three,

Redwood (and other landowners) may have limited recourse but to seek the assistance of the Tribunal to adjudicate planning disputes between public and private interests.

**Conclusion**

We request the Municipality defer this item to provide a meaningful opportunity for input from relevant stakeholders, including Redwood. The hurried approach to advancing this matter is not reflective of the uncertain, significant and prejudicial implications this has for landowners and ratepayers in the Municipality.

At a minimum, the Municipality should defer consideration of Recommendation Number Three or dissociate the proposed pause on *Planning Act* approvals from the commencement of the fiscal impact assessments.

Very truly,

**BORDEN LADNER GERVAIS LLP**



Lee English

LE



Good Morning Mayor Foster and Members of Council,

We are writing you today to express our deep concern about the unanimous decision made on Monday April 8<sup>th</sup> regarding Report CAO-002-23 brought before General Government Committee.

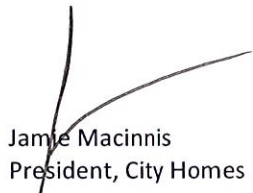
We have been a Builder /Developer in Durham Region for over 35 years, and have done business in the Municipality of Clarington for over 20 years delivering quality homes to our customers. We currently have two locations in Clarington which we are moving through the planning pre-consultation application, and are located in a secondary plan.

We are greatly concerned regarding report CAO-002- 23 recommendation # 3 *That Fiscal Impact Assessments be undertaken for all Secondary Plans (Inclusive of those in Completed to understand the full impact of the legislative changes on each, in particular parkland and DC Revenues, and reports back to Council prior to any further approval inclusive of development application approvals.*


This recommendation essential will shut down any and all development applications in the Municipality of Clarington. We like to point out this action will have a massive chain reactions on not only your development approvals, but also on Clarington's economic and strategic growth. Recommendation # 3 will also signal to the business community Clarington is against growth. Not to mention within items you are reviewing parkland dedication is prescribed through the planning act. and if the proposed report is approved we will seek legal opinions on the decision rendered.

As elected officials, it is your duty to keep Clarington growing. We implore you to reconsider your unanimous approval on this report. Your action and leadership on this report will set the tone on Clarington development activities for years to come.

Respectfully,



Jamie Macinnis  
President, City Homes



Ashley MacInnis – Murdoch, CPT  
Project Manager, City Homes

April 18, 2024

Mayor and Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON  
L1C 3A6

Attention: Mayor Foster and Members of Council

RE: The Perfect Storm - Impact of Provincial Changes on our Community  
Report CAO-002-24  
Municipality of Clarington  
TBG Project Number 24153

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On behalf of the Durham Region Home Builders' Association ("DRHBA"), The Biglieri Group Ltd. ("TBG") is submitting the following comments with respect to Report CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community ("Report"). The Report was presented and discussed at the Municipality of Clarington General Government Committee ("GCC") on April 8, 2024. As the Report was a late addition to the agenda, TBG nor members of DRHBA had an opportunity to review the Report or speak to it at the GCC meeting.

## REPORT CAO-002-24 OVERVIEW

The Report discusses anticipated funding for meeting pledged housing targets from the Province's Building Faster Fund that would have allocated financial resources to fund infrastructure and parks needs in Clarington. While funding was expected, it was not granted due to a discrepancy between the Municipality and CMHC in what constitutes a "start" for the construction of new housing.

The Report also speaks to a number of items stemming from Provincial legislation that ultimately reduces the amount of parkland dedication the Municipality will receive and the ability to provide community parkland to residents. In particular, the Report identifies forty-six (46) hectares of parkland that was anticipated within the Municipality's Secondary Plans and the potential shortfall as a result of reduced parkland dedication requirements within Bill 23. The Report states a potential loss of twenty-three (23) hectares of parkland identified within Secondary Plan areas.

Lastly, the Report speaks to the need to complete new Fiscal Impact Analyses ("FIA") for the various Secondary Plans, including four (4) that have already received final approval from Durham Region and have active development applications. Completing new FIAs may result in changes to the Secondary Plans and will impact the timing of approving pending Secondary Plans and site-specific development applications. These delays will further affect the Municipality's ability to meet pledged housing targets.

## CONSULTATION

This Report was added to the agenda shortly before the GCC meeting started. Given the implications on the development approvals process and getting shovels in the ground for urgently needed housing, DRHBA finds the implications of the Report and how it was presented to GCC to be a slight to the industry. DRHBA, and the development community as a whole, are partners with the Municipality in building new and established communities. Advance notice of the Report, or even including it when the GCC agenda was originally posted, would have allowed members to review the Report, talk to staff, and/or speak at the meeting.

## HOUSING TARGETS

The Municipality of Clarington made a pledge to the Province of Ontario to deal with the housing crisis by building 13,000 residential units by 2031. The Province provided a target for the Municipality to start 953 new units for the year 2023. It was believed that the target was met, however, due to a discrepancy in how a housing “start” is defined, Clarington did not reach the target for 2023. Upon review of the Report and the apparent discrepancy, we encourage the Municipality to resolve this issue with the Province. In TBG’s review, it would appear that the target was met, and that the Municipality should be eligible for the funding. The DRHBA would be happy to be involved with and assist in these discussions.

## PARKLAND

Parkland is dedicated to the Municipality at rates prescribed by the Municipality’s Parkland Dedication By-law and The Planning Act. Parkland is provided as either land dedication or Payment in Lieu (“PIL”). The Municipality’s Parkland Dedication By-law requires that land or PIL is provided at the greater of either the standard rate of 2% for commercial or industrial developable land / 5% for residential and all other lands, or at the alternative rate as provided for in The Planning Act, which is currently a rate of 1 hectare for 600 residential units as land or 1 hectare for 1,000 residential units as PIL. The Planning Act also has a cap on the amount of parkland dedication should the alternative rate be used, which is 10% of the land or PIL for development lands that are five (5) hectares or less, and 15% for development lands that are greater than five (5) hectares.

The Report indicates that the amount of Parkland (or PIL) the Municipality will receive will be reduced by 50% as a result of the legislative changes. This assumes that all parkland dedication will be based on the alternative rate. This is typically the case for medium and high density developments where the alternative rate may be higher. However, low density developments may offer parkland at the standard rate of 5%. The majority of the new secondary plans are greenfield where parkland will be provided at the standard rate through low density developments. As the rate would be determined through processing of individual development applications, strictly using the alternative rates in the Report paints a picture that is not reflective of the true amount of parkland (or PIL) that will be dedicated to the Municipality.

The Report identifies forty-six (46) hectares of parkland within Secondary Plan areas, which is taken from the March 2024 Phase 1: Background and Existing Conditions Summary Report prepared for the Municipality’s Parks, Recreation, and Culture Master Plan (“Parks Background Report”). The Parks Background Report also notes that the timing and development of parks

within Secondary Plan Areas is not defined and may not take place during the planning period examined (between 2021 to 2036). Further, the Parks Background Report also notes that parkland requirements per The Planning Act may further change, and that the amount of future parkland within some of the ongoing Secondary Plan studies may increase, subject to negotiations.

While the Report notes a loss of twenty-three (23) hectares of parkland, ultimately, the amount of parkland dedication required will be determined during the site-specific development approval process based on the rates legislated at that time. Simply cutting the amount of parkland in half is not an accurate assessment. We challenge this statement in the report and suggest Clarington's consultant clarify this statement.

There are also other opportunities to ensure parkland provisions support the needs of the Municipality through the Parkland Dedication By-law and Official Plan (currently subject to a comprehensive review). Allowance for stratified parks as of right (i.e., parkland above structured underground stormwater management facilities) can provide additional parkland and open space needs for residents.

Table 1 of the Report assesses the potential loss in revenue to the Municipality for parkland PIL as a result of Bill 23 and the lesser payment (1 hectare for 1,000 units) and cap of 10% or 15%. Upon review of the calculated revenue, it is unclear whether the calculations are accurate as the land area and land value for each of the examples are not provided.

Based on the "Rate Prior to Bill 23" of \$344,000 PIL for Example A, we have determined that the site is 1 hectare in size with a land value of \$4,000,000/ha. The PIL Post Bill 23 would therefore be \$172,000 as the new Alternative rate results in a 50% reduction. The Report states this revenue at \$192,000 which does not appear to be an accurate calculation. Further, the Report references a valuation of land in Clarington at \$5,000.000/ha, which is inconsistent with the calculated valuation used for Table 1.

As such, the potential revenues for each example presented in Table 1 cannot be verified. Further, Table 1 does not use a low density example where the parkland requirements would not change.

## **SECONDARY PLAN APPROVALS**

Since 2017 the Municipality initiated a program to prepare twelve (12) new and updated Secondary Plans, of which only four (4) have been completed and approved. There have been significant delays in getting the remaining Secondary Plans approved and processing site-specific development applications within these lands. The Report notes that Fiscal Impact Analyses were conducted for each Secondary Plan and provided through the community consultation process. It is also noted that these Fiscal Impact Analyses may need to be updated. Conducting these updates will take significant time and financial commitments resulting in additional delays in approving Secondary Plans and site-specific development applications. Further delays to the outstanding Secondary Plan approvals – and site-specific development applications within approved Secondary Plans – will jeopardize the ability to move forward with development applications and ultimately the construction of new housing. These construction delays will certainly guarantee the Municipality will miss future housing targets and associated provincial funding.

## CONCLUSION

Updating Fiscal Impact Analyses will not change provincial legislation. While updates may provide a better understanding of the impacts stemming from the new legislation, they will not get 'shovels in the ground' – which is ultimately contrary to the point of the legislation itself. Further, in the current environment it is not practical, nor efficient use of public funds, to update such high level analyses every time legislation changes – as the rate of legislative change in recent years has been significant. Legislation could well change again in the coming months, producing different parkland dedication requirements or payments through Development Charges – recent introduction of Bill 185 as evidence. As such, updating the Fiscal Impact Analyses, or preparing any other study that delays Secondary Plans approvals and processing of site-specific development applications, is unwarranted. It will only add additional costs associated with these delays. Further, these Fiscal Impact Analyses may be duplicating the work that is being currently being conducted as part of the Municipality's Parks, Recreation, and Culture Master Plan. That process is the appropriate vehicle to examine the impacts of Bill 23 (and other pieces of legislation) on municipal parkland dedication matters. The land use permissions and height and density provisions in the Secondary Plans should remain in force and continue to guide development approvals.

The timing to approve Secondary Plans has been substantial since the program was initiated. The Fiscal Impact Analyses are not necessary and will only cause further delays. The Municipality needs to move forward with approving the outstanding Secondary Plans and continue to process site-specific development applications. We request Council not adopt Recommendation #3.

Should you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Respectfully,  
THE BIGLIERI GROUP LTD.



Anthony Biglieri, MCIP, RPP  
Managing Partner



Mark Jacobs, MCIP, RPP  
Associate

cc. Durham Region Home Builders' Association



**Bennett Jones LLP**  
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T: 416.863.1200  
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**Andrew Jeanrie**  
**Partner**  
Direct Line: 416.777.4814  
e-mail: [jeanriea@bennettjones.com](mailto:jeanriea@bennettjones.com)  
Our File No.: 073486.00114

April 18, 2024

**VIA EMAIL [clerks@clarington.net](mailto:clerks@clarington.net)**

Mayor Foster & Members of Council  
Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON  
L1C 3A6

Dear Mayor and Members of Council:

**Re: Item 7.1.2 General Government Committee  
Proposed response to Bill 23, The More Homes Built Faster Act, 2022**

We are legal counsel to Minto Communities Inc. ("**Minto**") who is a member of the Southeast Courtice Landowners Group (the "**Landowner's Group**"). Our client has an interest in 2149 Courtice Road, Clarington (the "**Property**") which falls within the Southeast Courtice Secondary Plan.

The purpose of this letter is to urge Council **not to accept** Recommendation 3 of Report Number CAO-002-24. Specifically, our client objects to the proposal:

“That Fiscal Impact Assessments be undertaken for all Secondary Plans (inclusive of those completed) to understand the full impact of the legislative changes on each, in particular parkland and DC revenues, and report back to Council prior to any further approvals (inclusive of development application approvals);”

This proposal is contrary to the legislative obligations of the Municipality, as well as public policy and the needs of residents of both Clarington and Ontario. It will lead to delays in the delivery of much needed housing and result in time wasted in appeals to the Ontario Land Tribunal, rather than spent in cooperative dialogue between the parties. In short, it is bad public policy that has been brought to Council on a rushed basis (despite its underlying concerns being almost a year and a half old) in a manner that is, itself, contrary to good governance.



## Proposal Will Make the Housing Crisis Worse

Our client is in the process of finalizing its rezoning and draft plan of subdivision approvals for the Property and is facing “an administrative hard stop” if the above motion is adopted by Council and is implemented. We note that this action would be against the spirit of Bill 23, The More Homes Built Faster Act, 2022 and will delay the delivery of approximately 1,100 units to the Municipality. The recommendation would even run counter to what the Municipal CAO highlights in the report:

“Housing affordability has become one of the most pressing and challenging issues impacting communities of all sizes across Ontario.”

“Bill 23 is part of a long-term strategy to help build more homes and make life more affordable for Ontario families.”

By freezing the review of live applications (such as our client’s) it is only going to exacerbate the situation in the Municipality. Yes, Bill 23 will impact the Municipality in how it acquires parkland. However, it does not preclude the Municipality from acquiring land it desires above what the *Planning Act* presently permits.

Our client is united with the rest of the Southeast Courtice Landowners Group in its opposition to Recommendation No. 3 and trust that upon a more thorough consideration of its impact that Council does not move forward with it.

## Minto Wants to Work with Clarington to Find Positive Solutions

Our client has already met with the Deputy CAO, Planning and Infrastructure in order to detail the significant impact this “revisit” of the Southeast Courtice Secondary Plan will have.

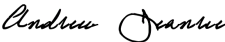
Any delay will put our client in a situation where they will have to make a decision with respect to options to finalize the review of the already in process applications. One of those options is not what our client wants, and we trust the Municipality does not want as well...relying on the Ontario Land Tribunal for direction. We will not speak for others, but they will be making the same choice as well all because of the rash decision to consider a strategy to run counter to public policy and, frankly, need, in the Province.

Our client looks forward to working with staff and Council to finalize the applications that are before the Municipality today. We request that we are to be notified of any updates or meetings dealing with this matter. Should you have any questions or concerns regarding our comments, please do not hesitate to contact the undersigned.

Yours truly,

**BENNETT JONES LLP**

Per:

DocuSigned by:  
  
C51975944F4A4D7...

Andrew Jeanrie

c.c.: Client

WSLEGAL\073486\00114\37587313v2

April 18, 2024

Mayor Adrian Foster and Members of Council  
Municipality of Clarington  
40 Temperance Street.  
Bowmanville, ON  
L1C 3A6

Sent via email to [clerks@clarington.net](mailto:clerks@clarington.net)

RE: **The Perfect Storm – Impact of Provincial Changes on our Community**  
**CAO-002-024**  
**Regular Council Meeting – April 22, 2024**

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The Building Industry and Land Development Association (BILD) has recently received the staff report titled "The Perfect Storm – Impact of Provincial Changes on our Community," which was endorsed on April 8th at the General Government Committee and is now scheduled to be brought forward at Council on April 22<sup>nd</sup>.

BILD and our Durham members have thoroughly reviewed this report and are expressing significant concern regarding the tone and inevitable consequences of the outlined actions, which will negatively impact the creation of new homes in Clarington. BILD has engaged in extensive discussions with our affiliate association, the Durham Region Home Builders' Association (DRHBA). BILD is in alignment with and supportive of the submissions provided by DRHBA, as well as those from our respective members.

Our overarching concern stems from staff's omission to engage the industry in consultation regarding the recommendations outlined in this report, which have direct implications for homebuilding and growth in Clarington. Consultation with the development industry fosters transparent dialogue, provides an opportunity to resolve issues and prevent misinformation, and mitigates the type of correspondences currently before Council on this report.

While there are numerous concerns within this report, we believe that at a minimum the following warrant further discussion through consultation with staff and the industry:

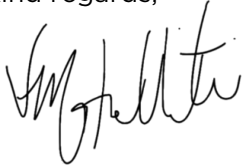
- The halting of all approvals pending the completion of new Financial Impact Assessments for all Secondary Plans.
- Staff's calculations used to determine parkland dedication appear to be inaccurate. Specifically, they have utilized a formula of 1 hectare per 600 units while omitting the 5% dedication requirement for low-density sites. Additionally, there are inaccuracies in the language in this report regarding developers and the provincially regulated parkland contributions set out by *the Planning Act*.

Given the housing crisis in Ontario, it is imperative that municipalities pursue proactive solutions to support housing development rather than reacting based on misinformed reports. Council must recognize that the measures outlined in this report will effectively halt all development in Clarington, making it exceedingly challenging to fulfill the housing targets established in the Housing Pledge signed by Council in March of 2023.

**BILD strongly recommends that Council defer consideration of this report and instruct staff to engage with the development industry to assist in providing a revised report that contains vetted and fair information.**

We trust you will take all of the comments submitted into careful consideration. Please contact the undersigned for future discussions.

Kind regards,



Victoria Mortelliti, MCIP, RPP.  
Senior Manager, Policy & Advocacy

CC:           BILD Durham Forum Members  
              Stacey Hawkins, DRHBA  
              Dave Wilkes, President & CEO, BILD  
              Paula Tenuta, SVP, Policy & Advocacy, BILD

\*\*\*

*The Building Industry and Land Development Association is an advocacy and educational group representing the building, land development and professional renovation industry in the Greater Toronto Area. BILD is the largest home builders' association in Canada, and is affiliated with the Ontario Home Builders' Association and the Canadian Home Builders' Association. It's 1,300 member companies consists not only of direct industry participants but also of supporting companies such as financial and professional service organizations, trade contractors, as well as manufacturers and suppliers of home-related products.*



April 18, 2024

Email: [mayor@clarington.net](mailto:mayor@clarington.net)  
[council@clarington.net](mailto:council@clarington.net)

Municipality of Clarington  
40 Temperance Street  
Bowmanville, ON L1C 3A6

sleisk@cassels.com  
tel: +1 416 869 5411  
fax: +1 416 360 8877  
file #060920-00001

Attention: Mayor Adrian Foster and  
Members of Council

**Re: Report CAO-002-24, The Perfect Storm - Impact of Provincial Changes on our  
Community  
Resolution #GG-067-24  
Regular Council Meeting – April 22, 2024**

We are the lawyers for the Durham Region Home Builders' Association ("DRHBA") with respect to the above noted item.

DRHBA has reviewed Report CAO-002-24, The Perfect Storm, and its members are disappointed with the antagonistic tone of the Report and are deeply concerned with the implications, in particular, should Council accept staff recommendation 3, to undertake Fiscal Impact Assessments for all Secondary Plans prior to any further approvals with a potential to reschedule secondary planning and site-specific applications. Such actions will further delay housing delivery and increase housing costs, counteracting both provincial and local efforts to accelerate housing and improve affordability. As staff acknowledges in the Report, the recommendations will further impact the Municipality's ability to meet its housing pledge. DRHBA requests that Council refuse to adopt recommendation 3 and prevent unnecessarily restarting or reopening secondary plans as this will directly lead to significant housing delays and increased costs to both the Municipality and the industry and ultimately eroding affordability gains achieved through the legislative changes made through the Bill 23, *More Homes Built Faster Act*, 2022.

DRHBA is the voice of the residential construction industry in Durham Region and for over 70 years has been a partner in ensuring local and regional policies, programs and fees support building beautiful neighbourhoods in Durham. The Report's attempt to frame developers as taking parkland away from communities at the expense of taxpayers is inflammatory and misrepresents the reality that municipal charges (including gratuitous parkland dedications) imposed on new development necessarily impact affordability and the industry's ability to deliver housing. DRHBA's members have also identified errors in the examples presented in the Report and have advised they are indeed providing parkland consistent with proposed secondary plan

policies, suggesting any reduction in anticipated parkland is, at best, exaggerated. To be clear, to the extent there are reductions, developers are not improperly demanding reduced parkland to enrich themselves but are acting in compliance with provincial legislation, as the Municipality is also required to do. Should the Municipality choose to purchase lands beyond that required to be dedicated under the *Planning Act*, it can be presumed to be doing so at the cost of and for the benefit of all taxpayers in the best interest of the municipality, and not to place an undue burden on new home buyers.

While municipalities do not control when a developer decides to pull a permit, the Municipality can ensure its important role in community building, including processing development applications and advancing community-wide planning, is undertaken efficiently and in good faith. We ask that the Municipality confirm its commitment to honour the extensive secondary planning work undertaken to date and proceed to process development applications across the Municipality, as it is required to do at law.

DRHBA appreciates the opportunity to submit comments and thanks Council for its consideration of its request. DRHBA looks forward to continuing to work with the Municipality to ensure its members' efforts to get homes built quickly and affordably are not interrupted by unnecessary and unproductive planning delays.

Yours truly,

Cassels Brock & Blackwell LLP



Signe Leisk

SL/AP/nv

cc: Client



April 18, 2024

Email: [mayor@clarington.net](mailto:mayor@clarington.net)  
[council@clarington.net](mailto:council@clarington.net)

Municipality of Clarington  
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tel: +1 416 869 5411  
fax: +1 416 360 8877  
file #035977-00032

Attention: Mayor Adrian Foster and  
Members of Council

**Re: Report CAO-002-24, The Perfect Storm - Impact of Provincial Changes on our  
Community  
Regular Council Meeting – April 22, 2024**

We are counsel to Brookfield Residential (Ontario) Limited (“**Brookfield**”), the owner of lands in Clarington which includes approximately 39.96 hectares in the proposed Courtice Transit-Oriented Community Secondary Plan (“**CTOCSP**”), and lands in the Southeast Courtice Secondary Plan (“**SECSP**”) for which Brookfield currently has development applications for 76 street townhouse units plus one Medium Density Regional Corridor Block in the Municipality’s second stage pre-consultation process. Brookfield has reviewed the above-noted Report and is very concerned with the delay, lost planning and technical work, and diminished goodwill amongst stakeholders that will result should recommendation 3 be adopted. Brookfield requests Council refuse to adopt recommendation 3 to the extent any further Fiscal Impact Assessments be permitted to create any delay in advancing secondary planning or development application review and approvals.

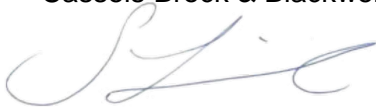
Brookfield has been involved in the planning for the SECSP and proposed CTOCSP, investing significant time and resources into the Municipality’s process. Planning for these areas began before Bill 23, *More Homes More Homes Built Faster Act, 2022*, and has since continued, and Brookfield sees no planning or legal basis for halting the planning and development of these communities. Brookfield is concerned with the Report’s failure to recognize applicable law, which all stakeholders must follow, and to consider the implications of excess parkland dedication on the ability of owners to deliver on local, provincial, and national housing supply and affordability goals. We note Brookfield also recently provided comments to Community Planning regarding the December 2023 draft CTOCSP and urban design guidelines, which raise legitimate and specific planning concerns with the proposed land use requirements and restrictions which significantly impact the lands available for residential and mixed-use development and risk achievement of the overarching vision of the CTOCSP.

Brookfield remains committed to the successful development of communities in Clarington and asks the Municipality commit to transparent and efficient planning processes to ensure these communities can be developed quickly and affordably, such that community benefits, including parkland contributions and development charges required in accordance with applicable legislation, can occur without undue delay.

Brookfield appreciates the opportunity to submit comments and thanks Council for its consideration of its request. We request to be provided with written notice of any actions or decisions made by Council or committees respecting this matter.

Yours truly,

Cassels Brock & Blackwell LLP

A handwritten signature in blue ink, appearing to read 'Signe Leisk', is written over the printed name.

Signe Leisk

SL/AP/nv

cc: Raivo Uukkivi





April 18<sup>th</sup>, 2024

<Sent via email to [Clerks@clarington.ca](mailto:Clerks@clarington.ca)>

Municipality of Clarington  
40 Temperance St  
Bowmanville, ON, L1C 3A6

Attention: Mayor and Members of Council

**RE: Staff Report "The Perfect Storm - Impact of Provincial Changes on our Community"**  
**Report No. CAO-002-24, General Government Committee**  
**Courtice Transit-Oriented Community Landowners Group**  
**Municipality of Clarington (the "Municipality"), Region of Durham (the "Region")**

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Dear Your Worship and Members of Council,

I am writing in my capacity as the Group Manager on behalf of the **Southeast Courtice Landowners Group** (SE Courtice LOG), the **Courtice TOC Landowners Group** (CTOC LOG), and the **Southwest Courtice Landowners** (SW Courtice LOG)—collectively referred to as the "Groups"—regarding the staff report (the "Report") presented at the General Government Committee meeting on April 8th, 2024. The Groups own majority of the lands within the Southeast Courtice Secondary Plan, the Southwest Courtice Secondary Plan, and Courtice TOC Secondary Plan Area, as illustrated in the attached Landownership Maps (Appendix A).

Accompanying this letter are additional submissions from our Planning Consultant, GHD Limited, and our Planning Lawyer, Osler, Hoskin & Harcourt LLP, included as Appendix B and Appendix C, respectively. These letters have been submitted to Council directly as well.

We wish to express our concern regarding how the report was handled—specifically, its addition to the meeting agenda merely one business day prior to the meeting. This timing did not allow adequate opportunity for the public and stakeholders to fully comprehend the issues and their implications. Notably, recommendation no. 3 suggests halting further development approvals until a Fiscal Impact Assessment is completed—a measure that, in our view, requires more thorough discussion with the development committee and broader engagement with landowners.

The members of the Groups have been significant contributors to the community for decades. For the past eight years, we have collaborated closely with the Municipality on various secondary plans in south Courtice. The SE Courtice LOG was instrumental in the adoption and approval of the Southeast Courtice Secondary Plan in 2020. Similarly, the SW Courtice landowners played a key role in the adoption and approval of the Southwest Courtice Secondary Plan, while the CTOC LOG continues to work diligently on advancing the Courtice TOC Secondary Plan with the Municipality.





Collectively, the SE Courtice and SW Courtice LOGs have invested millions into the community and have recently contributed \$1.13 million towards affordable housing, with an additional \$1.13 million committed over the coming years.

We are concerned that the staff report has unfairly singled out the SE Courtice Landowners Group, mischaracterizing our compliance with parkland requirements. As detailed in the letter from GHD Limited dated April 18<sup>th</sup>, these allegations are both inaccurate and misleading.

**We strongly urge the Council to defer the Report and to remove Recommendation No. 3. It is crucial that the Municipality does not delay approval of development applications that align with the Planning Act and approved secondary plans. We also request continued advancement of active plans, like the Courtice TOC Secondary Plan, ensuring alignment with provincial policies and guidelines.**

The Groups are committed to working with the Municipality to ensure that obligations regarding parklands are met to support current and future residents within the various Secondary Plans areas. The Groups are dedicated to providing much-needed housing and are actively collaborating with the Municipality and the Region and are advancing approximately \$15 million worth of infrastructure projects over the next 12-16 months to support development in SE Courtice, SW Courtice, and Courtice TOC.

Thank you for considering our position. We look forward to your support and to a constructive dialogue on these matters.

Yours very truly,

On behalf of:

**Southwest Courtice Landowners Group Inc.**

**Southeast Courtice Landowners Group Inc.**

**Courtice TOC Landowners Group Inc.**

*for* Mustafa Ghassan, BES, M.Eng-CEM  
Delta Urban Inc.

CC. Scott Waterhouse and Bryce Jordan, GHD Limited  
Chris Barnett, Osler, Hoskin & Harcourt LLP  
Members of the Groups

Enclosed. Appendix A – Ownership Map  
Appendix B – GHD Limited Letter(s)  
Appendix C - Osler, Hoskin & Harcourt LLP Letter

## Appendix A – Ownership Map





Southeast Courtice Secondary  
 Plan Area - Land ownership Map

#	Ownership Legal Name	Ownership Common Name
1	LIMEROCK DEVELOPMENTS INC.	Tribute Communities
2	THE MUNICIPALITY OF CLARINGTON	
3	THE MUNICIPALITY OF CLARINGTON	
4	RIDGEWORTH DEVELOPMENTS INC.	Tribute Communities
5	ELSTON, BRIAN JOHN; ELSTON, SUZANNE	
6	RILEY PARK DEVELOPMENTS INC.	Tribute Communities
7	PRESTONVALE DEVELOPMENTS INC.;	
8	ROKA, DONNA	
9	ROKA, DONNA; ROKA, KATHRYN ANA;	
10	MICHALSKI, STANISLAWA;	
11	ROKA, WILLIAM FRANK;	
12	ROKA, WILLIAM;	
13	SCHENIMAN, TERRY VINCENT;	
14	BRUNO, PASQUALE; BRUNO, COSTANTINA;	
15	860492 ONTARIO INC.;	
16	1397462 ONTARIO LIMITED;	Mark Foley
17	JAMES, WILLIAM HAIG; JAMES, JUNE SYLVIA;	
18	KINNEY, CLINTON; KINNEY, JOY;	
19	LARMER, JOAN ELIZABETH;	
20	GOUIN, ANDRE PHILIPPE;	
21	HENRY, GARY GILBERT; HENRY, MICHEL LOUISE;	
22	SHEVCHUK, KENNETH MICHAEL; SHEVCHUK, TRACEY ;	
23	CORBIERRE, SUSAN ELIZABETH; CORBIERRE, DANIEL;	
24	CAREW, WARD FRANCES; ANDREWS, GRACE;	
25	1666 CLARINGTON DEVELOPMENT INC.	Queens Corp
26	FOLEY, MARK	Mark Foley
27	5029695 ONTARIO LIMITED	Flea Market (Mark Foley)
28	BEAUCHAMP, PHILLIP ROY; BEAUCHAMP, JENNY FAYE;	
29	2056421 ONTARIO INC.;	Redwood Properties
30	BOURNE, GLENN; BOURNE, KATHLEEN;	
31	2727 COURTICE ROAD INC.;	
32	THE REGIONAL MUNICIPALITY OF DURHAM;	
33	MUIR, LYNDSY ANN;	
34	MUIR, JAMES ARCHIBALD; MUIR, ALEXANDER LOANE;	
35	2433 COURTICE ROAD	
36	THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON;	
37	MOGHARNASI, AHMAD;	
38	CANFIELD, ALLAN A.; CANFIELD, LOUISE;	
39	PAMMENT, KENNETH A.	
40	HAWKE, ROSS WALTER;	
41	BAILLARGEON, LAWRENCE; BAILLARGEON, MARIETTE;	
42	SNIDER, CHRISTINA DIANE;	
43	REID, EVELYN A.; REID, WILLIAM C.;	
44	MINTO COMMUNITIES INC.	Minto Communities
45	PICKELL, JEFFREY AARON; PICKELL, JULIE DAWN;	
46	STAAL, BRYAN; DEVEAU, WENDY;	
47	PETERBOROUGH VICTORIA NORTHUMBERLAND AND CLARINGTON CATHOLIC DISTRICT SCHOOL BOARD	
48	RILEY PARK DEVELOPMENTS INC.	Tribute Communities
49	ZHOU, WENKAI; PENG, YIMIN	
50	MASTRANGELO, ELAINE; MASTRANGELO, GIACOMO	
51	THE EASTERN ONTARIO DISTRICT OF THE PENTECOSTAL ASSEMBLIES OF CANADA;	
52	ORMISTON, BRIAN EDWIN; ORMISTON, ELIZABETH MAE;	
53	COYLE, SHIRLEY MARIE; PICKELL, DONALD RAE; PICKELL, DOUGLAS GEORGE	Brookfield Properties
54	KAUR, BRINDER PAL; KAUR, ANMOL;	
55	HOPE FELLOWSHIP CHRISTIAN REFORMED CHURCH	
56	5029695 ONTARIO LIMITED;	Flea Market (Mark Foley)
57	HOPE FELLOWSHIP CHRISTIAN REFORMED CHURCH;	
58	HOPE FELLOWSHIP CHRISTIAN REFORMED CHURCH;	
59	CEDARDALE REALTY HOLDINGS INC.	Norstar
60	WATSON, GREGORY PHILIP;	
61	JOWITT, DAVID DONALD; JOWITT, INES;	
62	TRIBUTE (KING STREET) LIMITED	Tribute Communities
63	TRIBUTE (KING STREET) LIMITED	Tribute Communities

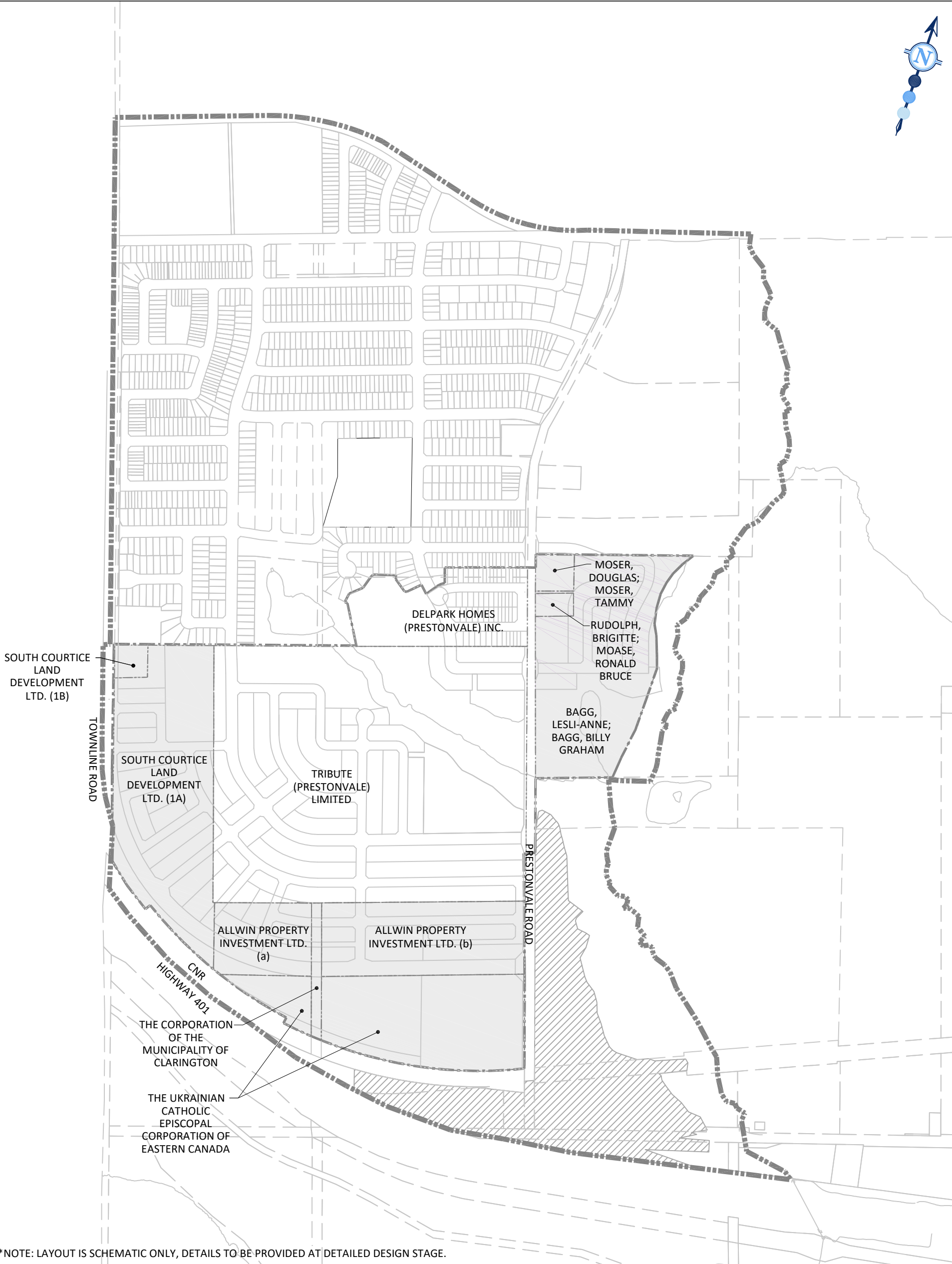
----- Secondary Plan Boundary



DELTA URBAN

Date:  
 May 4, 2022





\*NOTE: LAYOUT IS SCHEMATIC ONLY, DETAILS TO BE PROVIDED AT DETAILED DESIGN STAGE.

### LEGEND:

- COMMUNITY BOUNDARY
- OWNERSHIP BOUNDARY
- =====

SECONDARY PLAN BOUNDARY
- NON-PARTICIPANT
- SPECIAL STUDY AREA

<div><div><div><div></div><div></div><div></div></div><div><div></div><div></div><div></div></div></div><div><div>SCS</div><div>consulting group ltd</div></div></div> <div>30 CENTURIAN DRIVE, SUITE 100 MARKHAM, ONTARIO L3R 8B8 TEL: (905) 475-1900 FAX: (905) 475-8335</div>	SOUTHWEST COURTICE LANDOWNERS GROUP		OWNERSHIP FIGURE	
	DESIGNED BY: C.A.M.	CHECKED BY: J.L.B.	PROJECT No:	FIGURE No:
	SCALE: 1:7500	DATE: MAY 2022	2280	SCHEDULE A





COURTICE TRANSIT ORIENTED  
COMMUNITY  
Ownership Map


#	Ownership Legal Name	Area (ha)	~inclusive (ha)
1	BAGG, LESLI-ANNE; BAGG, BILLY GRAHAM	16.04	5.59
2	FRACZ, IZABELLE	4.05	2.80
3	CARUSO, ROSA; CARUSO, PHILIP	27.33	27.33
4	BAGG, LESLI-ANNE; BAGG, BILLY GRAHAM	9.10	9.10
5	TRIBUTE (KING STREET) LIMITED	46.93	20.81
6	BELLCORP HOLDINGS LIMITED	17.43	17.43
7	TRIBUTE (KING STREET) LIMITED	19.11	15.95
8	YOUR HOME DEVELOPMENTS	23.81	23.81
9	TRIBUTE (KING STREET) LIMITED	26.70	26.696
10	AFANA, ABRAHAM	5.35	5.35
11	CHATTERTON, CHRISTY ANGELA; CHATTERTON, KEVIN RICHARD	2.43	2.43
12	BROOKFIELD PROPERTIES	46.32	TBD
13	METROLINX	12.14	
14	CATION, SHARON; CATION, DAVID HUNTER	1.89	1.89
15	2610144 ONTARIO LIMITED	11.08	11.08
16	APEX ENGINEERING CONSTRUCTORS INC.	4.56	4.56
17	MILLER PAVING LIMITED	31.15	6.76
18	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONT	40.09	
19	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ONT	3.76	
20	WASTE MANAGEMENT OF CANADA CORPORATION	4.19	4.19
21	HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF ONTARIO, REPRESENTED BY THE MINISTER OF TRANSPORTATION FOR THE PROVINCE OF ON	2.50	
22	HARDING, BARRY RICHARD; HARDING, CINDY LOU; HARDING, LARRY ROBERT	2.44	2.44
23	WILLIAMSON, LINDA	7.18	7.18
24	410319 ONTARIO INC.	3.86	3.86
25	SCHMID, JOSEPH; SCHMID, JAYNE LEE	2.75	2.75
26	2519759 ONTARIO INC.	3.76	3.76
27	5034279 ONTARIO INC.	1.21	1.21
28	VETERE HOLDINGS LIMITED	2.63	2.63
29	BELLCORP HOLDINGS LIMITED	2.98	2.98
30	STORAGE DEPOT INC.	3.50	3.50
31	ALPA PRE-ENGINEERED PANEL SYSTEMS INC.	2.72	2.72
32	LOVISEK, SANDRA MARIE; LOVISEK, DAVID JOHN;	35.46	TBD
TOTAL		424.42	218.79

- Legend

Secondary Plan Area Boundary

Courtice GO Station

Participating Landowners

Urban Boundary Expansion
- Page 119
- |   |                               |
|---|-------------------------------|
|  | Source:<br>Geowarehouse/ Maps |
|   | Date: November 11, 2018       |
|   | Updated:<br>June 8, 2023      |
| Description:<br>Ownership Map<br>Courtice Transit Oriented<br>Community               | Scale:<br>N.T.S               |
| Municipality:<br>Region:  | Clarington<br>Durham          |





Appendix B – GHD Limited Letter(s)

Our ref: 11148794

April 18, 2024

Municipality of Clarington  
Office of the Municipal Clerk  
Attn. Members of Council

April 8, 2024 General Government Committee - CAO Report 002-24  
Southeast Courtice Landowners Group

Dear Mayor Foster and Members of Council

We are the planning consultants for the Southeast Courtice Landowners Group (SECLOG), a landowners group who collectively own the majority of the land located within the **Southeast Courtice Secondary Plan** (The SECSP).

On behalf of the SECLOG we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee meeting. More specifically, we are writing to address and correct some of the park dedication information provided in the report pertaining to the SECSP.

CAO Report 002-24, specifically page 11 under the heading 'Southeast Courtice Secondary Plan – a Visual of Potential Loss', indicates that some developers within the Secondary Plan are demanding that their park allocations be reduced, implying that reduced park sizes are being proposed through development applications and hence providing less park area than required in the Secondary Plan. Section 4.13 of the CAO report continues that *"Figure 5 shows the potential loss of parkland within the SECSP area based on the new parkland rates under the Planning Act. Without intervention, the Municipality has the potential to lose a minimum of 8.5 hectares of parkland within the SECSP area, ultimately eliminating all five parkettes and 3 neighbourhood parks."*

This statement implies that landowners within the SECSP have suggested to staff that park sizes in their respective draft plan of subdivisions are or will be reduced. This is inaccurate and misleading.

For context, the policies of the SECSP provides a Neighbourhood Park size range between 1.5 hectares and 3.0 hectares. The policies of the Secondary Plan also clarify that the exact size of parks are to be determined at the time of development application review. We can confirm that each of the participating Landowner Group members with active development review applications with Clarington (either in pre-consultation review stage or draft plan approved) are providing neighbourhood park sizes consistent with the noted policies of the Secondary Plan. These applications and park sizes are summarized below:

- Tribute (Courtice) Limited (SC-2021-006)– 1.13 hectare Neighbourhood Park (Note that this park size has been formally reviewed and accepted by Clarington Planning staff)
- Tribute (King Street) Limited (SC-2021-007) – 1.64 hectare Neighbourhood Park (draft approved)
- Brookfield Residential (Ontario) Limited – 1.4 hectare Neighbourhood Park
- Minto Communities Inc. (SC-2022-0012) – 1.5 hectare Neighbourhood Park
- Redwood Properties – 1.89 hectare Neighbourhood Park

In summary, as applicable to active SECSP development applications, the policies of the SECSP require a minimum of 7.5 hectares of neighbourhood park area and these applications collectively are providing 7.56 hectares of neighbourhood park. Based on this information, the statements in the staff report that the landowners are seeking reduced park areas less than the policies of the SECSP is inaccurate.

Further, the CAO report does not delineate between participating and non-participating landowners in the SECSP area and does not illustrate the significant land area that has no active development application with the Municipality. Figure 5 of the staff report identifies 'removed parkland (eligible for development)' on lands in the north-east quadrant of the SECSP area that are not part of the SECLOG and do not have active development applications with the Municipality. Figure 5 also includes the existing Courtice Memorial Park, which is owned by the Municipality as a 'removed parkland'. Figure 5 is inaccurate and does not accurately reflect the parklands that are being provided, the existing municipal park and the future parks.

To better explain this information, the attached park review chart illustrates the anticipated area of each park in the SECSP, the area of each park in active development applications and the anticipated future park areas for non-participating lands. This chart confirms that the overall park areas exceed the minimum park areas required in the SEC Secondary Plan.

In conclusion, the participating landowners with active applications with Clarington are providing the park sizes consistent with the policies of the SECSP.

Regards,



**Scott Waterhouse, RPP**  
Planning Manager

+1 905 429-4999  
scott.waterhouse@ghd.com

Copy to: SECLOG C/O Delta Urban



Park ID	Park Type	Minimum park size per SE Courtyce Secondary Plan (Ha.)	Parkland provided based on active development application (Ha.)	Parkland anticipated to be provided in the future (Ha.)	Total Park Areas (Ha.)
# 1 (Tribute Courtyce)	NP	1.5	1.13		
# 2 (Tribute King Street)	NP	1.5	1.64		
# 3 (Brookfield)	NP	1.5	1.4		
# 4 (Minto Communities)	NP	1.5	1.5		
# 5 (Redwood Properties)	NP	1.5	1.89		
# 6	P	0.5		0.5	
# 7	P	0.5		0.5	
# 8	P	0.5		0.5	
# 9 (Existing Courtyce Memorial Park, includes expansion)	NP	2.14		2.14	
# 10	P	0.5		0.5	
# 11	NP	1.5		1.5	
# 12	P	0.5		0.5	
# 13	NP	1.5		1.5	
<b>Total</b>		<b>15.14</b>	<b>7.56</b>	<b>7.64</b>	<b>15.20</b>

Breakdown:	Min. size per Secondary Plan	Active Development Applications	To be provided in the future	Total Park Areas
Neighborhood Parks (Active Dev. Applications)	7.50	7.56	0.00	7.56
Neighborhood Parks (Future Dev. Applications)	3.00	0	3.00	3
Existing CM Park (incl. future expansion)	2.14	0	2.14	2.14
<b>Total neighborhood Park</b>	<b>12.64</b>	<b>7.56</b>	<b>5.14</b>	<b>12.7</b>
<b>Total Parkettes</b>	<b>2.50</b>	<b>0.00</b>	<b>2.50</b>	<b>2.50</b>



Our ref: 11185543

18 April 2024

**Municipality of Clarington  
Office of the Municipal Clerk  
Attention: Members of Council**

**April 8, 2024 General Government Committee – CAO Report 002-24  
Southwest Courtice Landowners Group**

Dear Mayor Foster and Members of Council:

We are the planning consultants for the Southwest Courtice Landowners Group (the Landowners Group), a landowners group who collectively own the majority of the land located within the Southwest Courtice Secondary Plan (the Secondary Plan).

On behalf of the Landowners Group, we are writing in response to CAO Report 002-24 which was recently presented at the April 8, 2024 Clarington General Government Committee Meeting. More specifically, we are writing to address the park dedication status of the Secondary Plan Area.

The Staff Report gives the impression that all Secondary Plan areas will be deficient in parkland dedication due to the reduction of alternative parkland requirement in Bill 23 from 1 hectare per 300 units to 1 hectare per 600 units. Firstly, we note that the alternative requirement only applies to development blocks with greater than low density development. The majority of parkland dedication within the Southwest Courtice Secondary Plan, will continue to be based on 5% of the land area. Secondly, it is not appropriate to apply the Planning Act parkland dedication requirements to individual parcels in an area which has a cost sharing agreement. The only way to provide for larger parks beyond an individual developer's obligation is through a Cost Sharing Agreement between the developers and a Master Parks Agreement between the Landowners Group and the Municipality.

We have calculated the difference in parkland dedication from development in the Southwest Courtice Secondary Plan Area under the Clarington Parkland Dedication By-law both before and after Bill 23. We found that Bill 23 has had the effect of reducing the required parkland dedication by 14% not the 50% purported in CAO Report 002-24.

In our opinion recommendation 3 of the subject report, particularly delaying development approvals, should not be adopted as it is based on erroneous information.

Regards

  
**Bryce Jordan, RPP**  
Planning Lead

+1 905 429 4966  
bryce.jordan@ghd.com



Appendix C – Osler, Hoskin & Harcourt LLP Letter

Toronto

April 18, 2024

Montréal

Chris Barnett  
Direct Dial: 416.862.6651  
CBarnett@osler.com  
Our Matter Number: 1231398

Calgary

**Sent By Electronic Mail**

Ottawa

Office of the Municipal Clerk /  
Legislative Services  
Municipality of Clarington  
40 Temperance Street, 2<sup>nd</sup> Floor  
Bowmanville, ON L1C 3A6

Vancouver

New York

Dear Mayor and Members of Council:

**RE: April 22, 2024 Council meeting Agenda item 7.1.2  
Report CAO-002-24**

We are counsel to the **Southeast Courtice Landowners Group Inc.**, the **South West Courtice Landowners Group Inc.** and the **Courtice TOC Landowners Groups Inc.** (collectively the “Groups”). Together, the Groups own the majority of the lands within the South Courtice area that are projected to deliver 9,172 of the 13,423 units that are included in the Municipality’s Housing Target pledge<sup>1</sup> by 2031.

Our clients have reviewed with concern staff report CAO-002-24 (the “Report”). If Council adopts Recommendation 3 of the Report, the ability of the Groups to deliver much needed housing to meet Clarington’s Housing Target will be significantly impaired.

We understand that the Report was added late to the Agenda and was presented at the April 8, 2024 General Government Committee (GGC) meeting, with little notice, limiting the ability of affected stakeholders to comment. Recommendation 3 suggests that no further development approvals be given prior to a Fiscal Impact Assessment being completed. This would include development application approvals within secondary plans that are approved and in force, and would include applications that are in conformity with, and implement, those in force plans. This recommendation is based on the incorrect premise that Clarington is potentially facing a 50% reduction of parkland as a result of legislative changes initiated by the provincial government in Bill 23.

The requirements for parkland are clearly established by the *Planning Act*, as amended by Bill 23. The maximum rate set by law for residential development is either 5% of the land included in a plan of subdivision or 1 hectare for 600 units proposed. If a municipality has in place a parkland by-law that applies higher dedication rates than are in the *Act*, then the maximum rates in the *Act* apply.

---

<sup>1</sup> Report PDS-0090-23

Contrary to the claims made in the Report, all members of the Groups and landowners within the Southeast Courtice Secondary Plan area (which is singled out in the staff report) are meeting their parkland requirements by including parkland at the 5% rate, which was unchanged by Bill 23. This includes parkland that is already draft plan approved,<sup>2</sup> as well as applications for draft plan approval that have been made and staff have confirmed they are satisfied with the parkland proposed.<sup>3</sup>

The map on page 13 of the staff report shows the park that is the subject of a draft plan application by Tribute (Courtice) Limited as being “removed”, despite the fact that an application has been filed clearly showing the parkland in the approved location. The suggestion that 50% of the parkland will be lost based on the Bill 23 changes does not take into consideration the fact that most greenfield plans of subdivision use the unchanged 5% rate. It is also based on an inaccurate and misleading representation of what is actually being proposed by members of the Groups.

On behalf of the Groups, we urge Council to not pause the consideration or approval of development applications, and not approve Recommendation #3. The approval of that Recommendation will almost certainly lead to appeals being filed to the Ontario Land Tribunal, which will lead to increased costs and delay in the delivery of needed housing.

Yours truly,



Chris Barnett  
Partner

CB:s

c: Southeast Courtice Landowners Group  
Southwest Courtice Landowners Group  
Courtice TOC Landowners Group

LEGAL\_1:85862952.1

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<sup>2</sup> Tribute (King Street) Limited (SC-2021-007) – 1.64 hectare Neighbourhood Park

<sup>3</sup> Tribute (Courtice) Limited (SC-2021-006)– 1.13 hectare Neighbourhood Park



Our ref: 11185543

18 April 2024

**Municipality of Clarington  
Office of the Municipal Clerk  
Attention: Members of Council**

**April 8, 2024 General Government Committee – CAO Report 002-24  
Southwest Courtice Landowners Group**

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In our opinion recommendation 3 of the subject report, particularly delaying development approvals, should not be adopted as it is based on erroneous information.

Regards

  
**Bryce Jordan, RPP**  
Planning Lead

+1 905 429 4966  
bryce.jordan@ghd.com

**Municipality of Clarington**  
40 Temperance Street  
Bowmanville, ON L1C 3A6

**Attention: Mayor and Members of Council**

Dear Mr. Foster and Members of Council,

**RE: Response to General Government Committee Report: "The Perfect Storm – Impact of Provincial Changes on Our Community"**

---

Delpark Homes is the owner of various parcels of development lands within Brookhill Secondary Plan and Bayview (Southwest Courtice) Secondary Plan areas in the Municipality of Clarington. We are writing this letter in response to "The Perfect Storm – Impact of Provincial Changes on our Community" Staff Report that was presented to the General Government Committee on April 8th, 2024.

The report states in section 2 that "Bill 23 introduced a maximum parkland/cash-in-lieu cap for residential development which results in a parkland dedication reduction, dependant on density, of a minimum of 50 percent." We wish to clarify that this is not the case for our developments as the development plans we are currently advancing within the above mentioned secondary plans are ground related housing (single detached homes, and townhouses) and parkland is to be calculated at the standard rate of 5% under section 51.1 of the Planning Act. The parkland calculation is also supported by the Municipality's current Parkland Dedication By-law. Bill 23 changes are related the alternative rate for parkland calculation mainly used for high density residential developments. Furthermore, the examples provided in the Report do not paint the entire picture for the overall parkland dedication calculation for the Secondary Plans and it is skewed towards high density development utilizing the alternative rate calculation.

We also find it problematic that the Report recommends Council to hold off any further development approvals within the above mentioned Secondary Plans. The lengthy Secondary Plan approval process already pushed back the development timing for our lands numerous times and we can't afford any further delays. We suggest Council to reconsider imposing recommendation number 3 in the above mentioned report to hold off on any further development approvals as this will further delay the much needed housing that we could deliver to meet your provincial housing target.

Should you wish you further discuss, please do not hesitate to contact me.

Yours very truly,

*Eddy Chan*

Eddy Chan

*Enclosures*



If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

**Report To:** Council

**From:** Mary-Anne Dempster, CAO

**Date:** April 22, 2024

**Memo #:** Memo-002-24

**Re:** Clarification Update on The Perfect Storm Report

Regarding [CAO-002-24 - The Perfect Storm - Impact of Provincial Changes on our Community](#), please note the following:

- It is important to note that staff's recommendations in this report will not stop the processing of development applications. We will continue to process active applications within Secondary Plan areas, as well as new ones as they come in. The fiscal impact assessment is not a new requirement and is a critical piece of good planning. An updated assessment for each Secondary Plan would need to be completed as part of bringing any development application recommendation to Council for approval.
- For items 4.12 and 4.13, Figure 4 and Figure 5 demonstrate a visual of the potential loss of half the parkland in the Southeast Courtice Secondary Plan. For clarity, this visual is for illustrative purposes only to demonstrate the amount of parkland before and after Bill 23 under the Planning Act.
- Further, since this report was discussed on April 8, 2024, the Province of Ontario has introduced Bill 185, the proposed Cutting Red Tape to Build More Homes Act, 2024 (April 10, 2024) and an updated Provincial Planning Statement, which propose changes to the Planning Act, Development Charges Act and Municipal Act. This legislation would reduce the impact to development charges as outlined in item 5.2 of this report, but would not impact parkland dedication. Staff are working through the potential impacts of this additional legislation, and will bring a report to committee.

We are currently discussing applications with the development community, and some have indicated that they will be following the allotment provided for under Bill 23 rather than the previously approved land use plans. Staff are committed to working with the development community to find a collaborative path forward to develop complete communities and grow responsibly.

Mary-Anne Dempster  
Chief Administrative Officer

[REDACTED]  
Bowmanville, Ontario  
L1C 6J3  
April 19, 2024  
By E Mail Attachment

Office of The Clerk  
Municipality of Clarington  
40 Temperance St,  
Bowmanville, ON  
L1C 3A6

To Whom It May Concern:

Re: Proposed Amendments to By-law 2008-114, Site Alteration By-law

**Introduction and Purpose**

I am writing regarding the proposed changes to the above-captioned By-law as contained in report LGS-016-24 which was presented at the Municipality's General Governance Committee meeting on April 8, 2024 and which is subject to adoption at Council's regular meeting on April 22, 2024.

I have a keen interest and extensive experience in the management of excess soil from construction projects but was unable to attend the January 25, 2024 PIC on this matter. Consequently, I wrote to the appropriate person at the Municipality on January 29 requesting that I be kept apprised of further developments pertaining to the proposed changes to the existing By-law as well as being provided with a copy of the PIC presentation changes. I was assured that such information would be provided when available.

Unfortunately, it was not until earlier this week when I was contacted by Ms. Cassy MacDonald of the Mayor's Office, who knew I had an interest in this area, and informed that the proposed changes to the By-law had been drafted and already presented to the General Governance Committee. I thank Ms. MacDonald for her diligence and thoughtfulness.

As Deputy Municipal CAO, Rob Maciver, who presented on this matter to the General Governance Committee on this matter last week is not available, I have since discussed the general content of what follows with Michelle Chambers of the Legislative Services Department.

The events above explain the late submission of my comments. As the upcoming Council meeting on the evening of April 22 coincides with the first night of Passover, my faith obligations prevent me from delegating to Council at that time.

My intent in writing is to offer constructive input to hopefully improve upon the proposed changes and thereby achieve better outcomes in excess soil management as aspired to in the amended By-law.

This intent is motivated by:

- My part-time residency in Clarington and wish for improved excess soil management practices in my locale.
- My long-standing involvement in the Clarington business community, particularly in the area of land development.
- My commitment to give-back to the community and enhance benefits to its members.
- My extensive experience in the field of excess soil management from construction projects.

Without becoming self-congratulatory, I believe it important for Council to have some understanding of my commitment to improving outcomes in excess soil management.

As a homebuilder who has garnered numerous local and provincial awards for sustainable practices, I became concerned that our industry conduct regarding the handling of excess soil from our construction endeavors was, at times, unacceptable, leading to, in some cases, highly detrimental outcomes that negatively impacted upon environmental and human health. Accordingly, about 10 years ago, I volunteered to be, and still am, the delegated representative of The Ontario Homebuilders' Association on this file.

While the comments contained herein are strictly my own, this delegated position resulted in my being a key member of the Ministry of the Environment's Provincial Engagement Group that helped shape O. Reg. 406/19: ON-SITE AND EXCESS SOIL MANGEMENT. This Regulation provides for sweeping changes in the appreciation and practice of excess soil management along with extensive rules for same and significant penalties for infractions. It has been lauded by many other jurisdictions as being one of the most advanced of its kind.

With this knowledge, I have delivered countless, speeches, webinars and educational opportunities for all stakeholders in the excess soil chain of custody, including many that have been attended by Municipal representatives throughout the Province.

I have also been a co-founder of a commercial enterprise, SoilFLO Inc. ([www.soilflo.com](http://www.soilflo.com)) that has provided soil management solutions and enhanced outcomes for construction projects across Canada and in countries abroad. SoilFLO has been involved in literally millions of truckloads of removal, transport and deposit of excess soil and is used by numerous contractors operating throughout Durham Region. It is also used by numerous Municipalities and other government agencies throughout Ontario as a procurement standard for infrastructure works concerning their own properties.

This foundational experience leads me to applaud the Municipality's initiative to update its site alteration By-law. That being said, I believe there are opportunities for further improvements to what has been proposed. The focus on this matter also gives rise to reviewing how the Municipality may use the provisions of O. Reg 406/19 to its greatest advantage.

#### **Understanding O. Reg 406/19 and its Intersection with Municipal By-laws**

Ontario Regulation 406/19: ON-SITE AND EXCESS SOIL MANAGEMENT was made into law in late 2019 under the Environmental Protection Act. It was done so after extensive and collaborative consultation with all stakeholders in this arena, including representatives from the Municipal government sector. The fundamental shaping of this Regulation was accomplished under the previous Liberal government and because of its wide support was made into law by the subsequent Conservative administration. It generally applies to instances where a volume of excess soil exceeding 2,000m<sup>3</sup>, is extracted from one site and moved to another. This means that small excavations may be exempt from the Regulation but that developments of moderate to larger scope, whether exporting or importing soil fall within the prescripts of the Regulation.

A common rule of thumb is that a standard dump truck carries 10m<sup>3</sup> of soil so those projects where 200 truckloads of displaced soils are involved are subject to the Regulation with some specific exemptions.

Without digressing into a thesis on the Regulation, its salient features are as follows:

1. Excess Soil is to be regarded as a resource rather than a waste unless otherwise specified.
2. Testing, tracking and proper record-keeping for all soil movements subject to the Regulation is mandatory.
3. Responsibility and liability for adherence to the Regulation falls onto the Owner of the property from which the soil originates. It cannot be downloaded or ascribed to an intermediary such as a contractor or hauler. The definition of Owner includes Municipalities for works performed on their properties.
4. Movements of soils subject to the Regulation must be registered and updated on the public registry operated by RPRA (The Resource Productivity and Recovery Authority)

While the intent of the Regulation is to promote better attitudes and outcomes in the handling of excess soil from construction projects, it squarely puts responsibility for compliance upon the owner of the site generating the excess soil. Municipal By-laws dealing with site alteration on the other hand, focus primarily on the obligations of the soil receiver. Nonetheless, there is no reason why Municipal site alteration by-laws cannot make reference to O. Reg. 406/19 and require permit applicants to demonstrate that they have properly registered soil movements subject thereto. This would ensure greater transparency and accountability for any projects involving significant soil movements. It also would provide greater onus on both soil generators and receivers of compliance as the penalties for infractions under the Regulation can be substantial.

I therefore respectfully suggest that consideration be given to fill permit applicants being required to verify whether the soil deposit being requested is subject to the Regulation and, if so, provide information as required under the Regulation regarding the soil origins, project owner and responsible parties for its handling.

#### Accepting Imported Soil

The proposed By-law maintains the current practice of prohibiting the placement of Fill or Topsoil on a property within the Municipality if the origin of such material is outside of the Municipal boundaries.

This prohibition is an understandable response to egregious instances of illegal dumping of suspect or outright contaminated soils on Clarington properties from projects elsewhere. There has been substantial citizen demand for this kind of prohibition as an attempt to place some greater control over soil management activities.

I respectfully suggest to Council, constituent pressure notwithstanding, that consideration be given to re-examining this prohibition in light of the following:

- There are instances (such as the case with the Marigold Hospice) where limiting the import of soils for construction purposes may have detrimental consequences to the construction of required facilities that benefit the community.
- Increased demands upon applicants for adherence to both Municipal and Provincial regulations and co-ordinated scrutiny by their respective Officers will lead to far greater assurance as to the provenance of imported soils assuring that the right soil goes to the right place.
- Many other Municipalities have adopted such accelerated and co-ordinated compliance initiatives and as a result are able to facilitate the proper enhancement and rehabilitation of properties benefitting from imported soils while collecting higher tip fees to offset the road degradation and other costs associated with these activities.
- Refusal of proper and vetted soils from beyond the Municipality's boundaries is environmentally harmful and adds to the costs of construction. Consider for a moment the consequence of refusing clean topsoil from a development site in northeast Oshawa to be placed on an appropriate receiving site in Courtice. The consequence of this may be to have trucks haul such soil greater distances, perhaps along Taunton Road through the Municipality to be disposed of in a neighbouring Township. Such practice leads to greater carbon emissions, increased traffic congestion and road degradation while absenting the Municipality from collecting any portion of tip fees for road rehabilitation.

The primary objection to the receipt of "foreign" soils has been fear of the quality of such soil and possible harms it may cause. The tracking and record-keeping provisions of O. Reg. 406/19 go a long way to alleviating such concerns.

Opening the door to properly imported soils by no means should reduce the Municipality's right and responsibility to robustly enforce truck traffic routes, times of operation and operator requirements for proper vehicle management and cleanup of mud generated from their activities.

#### Municipal Requirements Under O. Reg. 406/19

While the proposed By-law exempts Municipal projects, O. Reg. 406/19 does not exempt Municipalities from compliance regarding projects on properties under Municipal ownership. This may be the time to review such compliance as well as ensuring that all contractors procured for work on Municipal projects that may fall under the Regulations are subject to contracts that require their compliance with the Regulations.

#### Public Engagement

In reviewing Mr. Maciver's excellent presentation to the General Governance Committee, I noted substantial interest in engaging the public to report suspicious soil dumping activities. There are several additional measures that may be employed to both prevent and report illegal dumping activities that I would be pleased to share with staff. An immediate suggestion is referral to the Provincial Excess Soil Registry (<https://rprr.ca/programs/excess-soil-registry>) which has a public portal where soil movements subject to the Provincial Regulation are described as well as contact information for responsible parties.

#### Conclusion

It is my hope that the comments contained herein are taken in the spirit of constructive consideration for the possible enhancement of the proposed By-law amendments.

I remain at the disposal of Council and staff for any further assistance I may provide in this matter.

Respectfully submitted,



Jeff Goldman

# Samuel Wilmot Nature Area Management Advisory Committee

**February 20th, 2024, 8:00**

Diane Hamre Recreation Centre

## **MINUTES**

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

### **Participation:**

Y/N	Person	Y/N	Person
Y	Brian Reid (Past Chair)	Y	Leanne Fernandez
Y	Carmen Aeillo		Leo Blindenbach
Y	Councillor Margaret Zwart (Council Liaison)		Patrick Bothwell
Y	Kate Potter (Chair)		Samantha Hansen
Y	Ken Mercer (Staff)	Y	Tom Hossie (Vice Chair)
Y	Leah Bourgeois	Y	Rod McArthur

### **Agenda Items**

#### **1. Call To Order and Welcome – by Chairperson Kate.**

Kate updated the committee re Leo's situation and circulated a get well card for members to sign.

Kate also reported that Samantha Hansen has advised her that she will be leaving the committee.

#### **2. Additions To The Agenda / Adoption Of The Agenda – moved by Rod McArthur, seconded by Leah Bourgeois that the agenda be adopted. CARRIED**

#### **3. Adoption Of Minutes Of Previous Meeting - moved by Leah Bourgeois, seconded by Carmen Aeillo that the minutes of the meeting of January 16<sup>th</sup>, 2024, be approved. CARRIED**

#### **4. Committee Administration**

- a. **Terms of Reference** – Ken advised that these will be going to Council on March 4<sup>th</sup>. On the agenda for that meeting and related to this item,



is the request for an additional member. ( It now appears that we will need two). We will have the opportunity to see them again following approval by Council.

Q - Are we supposed to be sending minutes to MNRF and/or GRCA?

A – No formal requirement to do so. It appears that MNRF's role vis a vis SWNA was limited to the time surrounding the establishment of SWNA. It was suggested that the Terms of Reference could include phrasing such as "SWNA minutes are accessible through the Municipal website. "

**Suggestion:** that we submit an annual written report to Council concerning our overall activities during the year. An actual presentation to Council could also be requested.

## **5. SWNA Workplan:**

### **a. This quarter**

- i. **LEAF program** – Leah reported that discussions are ongoing. After some discussion, it was agreed that Leah and Ken will discuss the possibility of doing something with " in-house " resources ( eg our arborist ) and/or someone from eg GRCA. This relates to the " educational" aspects of the programme – tree identification, appropriate species for planting etc . With respect to any actual plantings on SWNA lands, this will be budget driven.
- ii. Our target date remains the month of June
- iii. **SWNA codes** – Tom reported that all are now in place and functioning properly. They also appear to be standing up well. Kate will prepare some type of communications piece to let the public know about this initiative. This could be posted on our blog and website.

### **b. Next 2 quarters**

- i. **Spring clean up** – scheduled for April 20<sup>th</sup>. We may some support for Leo who has organized this in the past.

- ii. **Bird box maintenance** - will be undertaken in early April. Brian to coordinate.
- iii. **Invasive weed removal** – Tom suggested that this should be done “strategically” with a plan to target different species, time frames etc. This will require a “mapping” of patches of invasives (possibly to be done at the time of our spring cleanup) and establishing priorities. It was noted that Himalayan balsam and garlic mustard might be good places to start. We could also endeavour to seek some external expertise from eg GRCA, DRFN etc.
- iv. **Wildflower planting** – Leah will advise Brian re deadline for applying for funding
- v. **Leaf ID** - as above
- vi. **Moth week**- still on track for July
- vii. **Monarch tagging** – tags have been ordered for this September’s event. Tom advised that Monarch Watch has reported that the overwintering population in Mexico was the lowest on record. There were many weather related events (drought etc) that contributed to this. He noted that Monarch populations have suffered declines in the past but can bounce back
- viii. **Pollinator presentation** – as per last meeting, this event has been deferred to next year

#### c. Final quarter

- i. **Atlantic salmon** – Leah advised that she has been in touch with the OFAH who are indeed interested in putting on some type of event/presentation. We have the hall at Hamre booked for October 20<sup>th</sup>. Leah will continue to dialogue with OFAH re the format. It will be a family-centred event
- ii. **Bird box maintenance (fall)** – as per minutes from last month’s meeting

- iii. **Christmas bird count-** Brian reported that he has had some preliminary discussions with persons from DRFN and will continue to work on this undertaking

## **6. External Projects:**

- a. **(Update) Treatment Plant/ Storm Drainage Pond Project** – as per minutes of last meeting
- b. **(Update) Parks, Recreation and Culture Master Plan and Waterfront Strategy** – no new developments
- c. **(Update) State of hybernaculem** – brushing work has been completed and looks good. The main sign requires some repair
- d. **(Update) SWNA Management plan – timeline for update (est. 2010) and categories relevant to the Committee** – no new developments

Ken reported that some additional brushing and “ road “ repair has been done near the culvert on the trail leading from the memorial forest southward

## **7. Other Business**

- a. **By-law infractions (camping, fishing, mountain biking/pits, harvesting)** – no new infractions reported.
- b. Rod requested signage, even if temporary, re removal of fiddleheads etc. since we are getting close to the time of year when this typically happens This is on Kens’ schedule.

## **8. Round Table – All Members**

Brian advised that he will be hosting a guided walk through SWNA for members of DRFN on March 18<sup>th</sup>.

He also advised that he had recently attended a presentation on the subject of swifts and swallows by a representative from Birds Canada. The presence of a small breeding colony of bank swallows along the bluffs within SWNA may be of interest to them. He will follow up as to what if any action could be taken re research, monitoring etc.

Kate reported a protruding piece of metal near the end of the Pooh bridge. Ken will deal with this safety concern.

**9. Next Meeting** - March 18th – Diane Hamre at 8 pm.

It was noted that neither the Chair nor Vice Chair would be available on that date. Kate will investigate options.

**Adjournment:** moved by Tom Hossie, seconded by Leanne Fernandez, that the meeting be adjourned. **CARRIED**

**Summary of near-term action items:**

1. New member needed due to resignation
2. Wildflower planting – Leah and Brian re funding application deadline
3. Sign repair at hibernaculum – Ken
4. Signage re removal of plants etc. - Ken
5. Removal of metal piece near Pooh bridge – Ken
6. Date for next meeting – Kate/Tom

# SWNA Management Advisory Committee

## Draft 2024 Work Plan

Month	Activity Status	Activity	Tentative Dates
January	Confirmed	SWNA mtg	Jan. 16
February	Tentative Confirmed	Promote LEAF program for backyard habitat? SWNA mtg	Unknown Feb. 20
March	Tentative Confirmed	Launch QR codes for March break? SWNA mtg	Mar. 8 – 15 Mar. 19
April	Confirmed Confirmed Tentative Tentative	SWNA mtg Spring – earth day clean up Bird box maintenance Invasive weed removal	Apr. 16 Apr. 20 Unknown Unknown
May	Confirmed Tentative	SWNA mtg Tree planting	May 21 May 25
June	Tentative Confirmed	Leaf ID SWNA mtg	Unknown June 18
July	Confirmed Confirmed	Moth week SWNA mtg - cancelled	July 20-28 No date
August	Confirmed	SWNA mtg - cancelled	No date
September	Confirmed Tentative Confirmed	Monarch tagging Pollinator presentation (bees, monarchs, etc) SWNA mtg	Sept. 7 and 14 With above? Sept. 17
October	Tentative Confirmed	Life cycle of Atlantic Salmon SWNA mtg	Unknown Oct. 15
November	Confirmed Confirmed	SWNA mtg / Planning for 2025 Bird box maintenance	Nov. 19 Unknown
December	Tentative Confirmed	Christmas Bird Count? SWNA mtg - cancelled	Unknown No date

# Samuel Wilmot Nature Area Management Advisory Committee

## AGENDA

**March 26, 2024, 8:00 P.M.**

Diane Hamre Recreation Centre

If this information is required in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

### Participation:

Y/N	Person	Y/N	Person
Y	Brian Reid (Past Chair)		Leanne Fernandez
	Carmen Aeillo		Leo Blindenbach
Y	Councillor Margaret Zwart (Council Liaison)		Patrick Bothwell
Y	Kate Potter (Chair)		
Y	Ken Mercer (Staff)	Y	Tom Hossie (Vice Chair)
Y	Leah Bourgeois		Rod McArthur

### Agenda Items

1. Call To Order and Welcome - by Chairperson Kate
2. Additions to the Agenda / Adoption Of The Agenda
  - > Birds Canada contact - Brian -
  - > Pollinator Plant donation – Leah

Moved by Tom Hossie, seconded by Leah Bourgeois that the agenda with additions be adopted. **CARRIED**

3. Adoption Of Minutes of Previous Meeting

Moved by Brian Reid, seconded by Margaret Zwart, that the minutes of the previous meeting be approved . **CARRIED**

4. Committee Administration

- a. Terms of Reference – Ken advised that these had been ratified by Council. The Committee expressed its concern that the process had taken an inordinate amount of time.

- b. Advertising of member vacancies – Ken advised that this will commence shortly. We may encourage anyone we believe would be interested to apply and that persons do not have to wait for the advertisement to appear before doing so.
- c. Annual report to Council – Kate reported that she and Tom are working on this. It will include such things as a summary of activities and projects undertaken in the previous year , the degree of public use and participation etc. It was noted that provision of such a report is now a requirement under the revised Terms and Conditions for municipal committees.

#### 5. SWNA Workplan:

- a. This quarter
  - i. LEAF program – Leah is still in discussions with the LEAF group re a possible speaker/presentation or guided walk. It was suggested that we could promote the sales component of the program to the public via our blog.  
  
It was suggested that GRCA may be able to provide someone to lead a tree identification and familiarity walk. Margaret will investigate this possibility .
- b. SWNA codes – Kate reported that she had created scavenger hunts based on our new QR code signage and posted them during March Break. At the time of the meeting, the degree of uptake was not yet known.
- c. Next 2 quarters
  - i. Spring clean up – April 20<sup>th</sup> – plans are proceeding for this event. Jill Richardson will be the overall project lead based in the Port; Rod will be the lead for Bond Head and Kate for the SWNA. Brian, Tom and Kate will be present to assist at SWNA. The remaining committee members will be canvassed prior to the date. Ken’s staff will provide pick up of collected material and any additional bags, gloves etc. that may be required.

- ii. Bird box maintenance – Brian and Rod will attend to this between March 29<sup>th</sup> and April 1<sup>st</sup>.
- iii. Invasive weed removal – as agreed our last meeting, this item is on hold until next year in order to prepare a proper assessment and plan of action
- iv. Wildflower planting - scheduled for May 25<sup>th</sup>. Brian advised that the plants have been ordered from the same supplier as last year – and at the same price. Marking and pre-digging of holes will be undertaken prior to the event in accordance with our usual practice. Brian and Ken have discussed the possibility of clearing and cultivating a small area near the entrance to the Memorial Forest and use some of the plants referred to above to start a pollinator garden in that location. This will add to the aesthetics of this high traffic area and has the advantage of being close to the parking lot to allow for ease of watering and weeding as required.
- v. Leaf ID – see above
- vi. Moth week – on target for the week of July 21-28
- vii. Monarch tagging – on target for September 7<sup>th</sup> ( backup date September 14<sup>th</sup> ). It was noted that we have not yet seen the data from Monarch Watch about the results of this year's overwintering. Tom will share this information as soon as it becomes available.
- viii. Pollinator presentation – there is still a possibility of holding such a presentation, possibly in conjunction with our tagging event. Tom will investigate further.

d. Final quarter

- i. Atlantic salmon – Leah reported that her contact is available to present on October 20<sup>th</sup>. Ken has booked the large rooms at the Hamre Centre from 2-430 p.m.
- ii. Bird box maintenance (fall) – this will take place again in late November



- iii. Christmas bird count – Brian is continuing to investigate the possibility of having our group be involved in this in some way this year

#### 6. External Projects:

- a. (Update) Special projects / general update on relevant items from the Municipality of Clarington (Ken)
  - i. Management Plan – no new developments
  - ii. Parks and Recreation Plan – no new developments
  - iii. Waterfront Strategy- no new developments
  - iv. Stormwater Plant work – no new developments
  - v. Fiddlehead signage – Ken advised that these have been ordered

#### 7. Other Business

- a. By-law infractions (camping, fishing, mountain biking/pits, harvesting)

Tom reported that a large package of rock salt has been dumped in the Toronto Street lot. Ken will have it removed
- b. Birds Canada – Brian advised that he had been in touch with a representative of Birds Canada about our nesting box program and more specifically about the nesting colony of bank swallows along the SWNA bluffs. Birds Canada will provide some signage and encourages us to monitor the sites and report relevant data through e-bird or another medium
- c. Leah reported that she has been working with students from Courtice High School who have been growing a variety of pollinator plants in their classrooms. Arrangements are being made for a field trip to SWNA to plant them in a location of our choosing. Brian and Leah will work together on this. Target date is May 21st . It was noted that the site referred to above near the Memorial Forest would be ideal.

#### 8. Round Table – All Members

>Brian – will lead a group of people from the Durham Region Field Naturalists on a walkabout on Saturday , March 30<sup>th</sup>

>Ken advised that he has a small budget approved for upgrades to our entrance kiosks. Priority will be given to the one on the Cobbledick side. It was agreed that a better “bulletin board” section is needed, possibly enclosed, to allow us to post relevant information

> Tom advised that a Great Horned owl has been spotted in the old-growth forest

9. Next Meeting - April 16th – Diane Hamre at 8 pm



## **Agricultural Advisory Committee of Clarington Meeting Minutes**

Date: Thursday, March 14, 2024  
Time: 7:30 p.m.  
Location: Microsoft Teams  
or Meeting Room 1C, Municipal Administrative Centre  
40 Temperance St., Bowmanville, Ontario  
Members Present: Henry Zekveld (Chair), Tom Barrie, Eric Bowman, Brenda Metcalf,  
Councillor Zwart, Richard Rekker, John Cartwright, Mitch Morawetz  
(DRFA)  
Regrets: Craig Rickard, Jennifer Knox, Ryan Cullen, Jordan McKay  
Staff Present: Sylvia Jennings, Jane Wang – Planning and Infrastructure Services  
Guests: Allison De Vos – Invest Durham, Michael Longarini – Four Farms  
Market Garden Training Initiative

### **1. Welcome and Introductions**

Henry Zekveld welcomed all to the meeting, with introductions.

### **2. Land Acknowledgement Statement**

Henry Zekveld recited Clarington's Land Acknowledgement Statement.

### **3. Declarations of Interest**

None

### **4. Approval of Minutes of February 8, 2024**

**024-005** Moved by Eric Bowman, seconded by Brenda Metcalf

*That the minutes of the February 8, 2024, meeting be approved.*

**Carried**

### **5. Presentations / Delegations**

#### **5a. Presentation on Four Farms Market Garden Training – Michael Longarini**

Michael Longarini provided a presentation on Four Farms Market Garden Training – a new agriculture training course that's been put together by local farmers. The training is put on by four farmers with diverse agricultural backgrounds including homesteading, small-scale farming, foraging, and farmer's markets. The training will take place over six weekends this spring and will cover topics like soil science, technology, vegetable farming, and the economics of a farm business. The course is aimed at aspiring farmers, hobby farmers who are interested in expanding, and

farm staff. The group is hoping to build the agricultural labour market in Durham and collaborate with partners like Durham College to foster innovation.

M. Longarini answered questions from the Committee. He noted that smaller farms, which are increasingly common as land has been divided, are able to be very productive if managed efficiently and that these farms are often how first-generation farmers start. He noted how farmer's markets play an important role in demonstrating to the public that food is produced locally and in raising the profile of agriculture. The farms involved in this training don't use synthetic fertilizers and pesticides but are not ideologically opposed.

The Committee suggested that specialized training, earlier in the year could be helpful for training farm staff, as individual farms may not have the resources to do training in house.

H. Zekveld thanked M. Longarini for presenting to the Committee.

## **6. Business Arising from Previous Meeting**

### **6a. Consultation on Land Division Applications**

S. Jennings advised that consultation on land division applications will follow the same process as it has in the past with DAAC commenting on the Regional Official Plan Amendment that would accompany a land division application to consolidate non-abutting farm parcels. She advised that the turn around time for land division applications is too short to consult with this Committee.

### **6b. Rural Traffic Infrastructure Consultation**

S. Jennings reported that the Clarington Engineering division was not consulted on the new traffic lights installed on Enfield Road at Concession 7 and Concession 8. Clarington engineering has contacted the Region and is passing along the Committee's concerns. S. Jennings will report back at the next meeting if a rationale is given for why the lights were installed.

## **7. Correspondence, Council Items and Referrals**

S. Jennings shared the following for information:

- The [2024 Trees for Rural Roads Program](#) is currently accepting applications
- The new [Terms of Reference for the AACC](#) has been brought to Council

## **8. Liaison Reports**

### **8a. Durham Agricultural Advisory Committee – T. Barrie**

Tom Barrie provided the update. Updates were given on the Greater Golden Horseshoe Food and Farming Alliance and the Growing North Durham Annual Activity Report. The DAAC Farm Tour was discussed. Zac Cohoon will host, along with Two Blokes Cidery. Also discussed were issues related to a mobile home on a farm property and maintenance of railway crossings.

### **8b. Durham Region Federation of Agriculture – M. Morawetz**

M. Morawetz provided the update. Stormwater management fees were discussed at the last meeting. Some municipalities are charging stormwater management fees based on the amount of impervious surface on a parcel. Some farms, such as those with greenhouses, are facing large fees. A Committee member described the engineering interventions he undertook to reduce stormwater runoff. Discussion ensued about municipalities charging user fees if not directly providing a service. The Committee requested to be consulted if Clarington considers implementing this charge.

**8c. Durham Farm Connections – B. Metcalf**

B. Metcalf reported. The grade 3 program will run April 2<sup>nd</sup> to 4<sup>th</sup>, with an open house on the 3<sup>rd</sup>. The high school program will be on May 28<sup>th</sup>. The Celebrate Ag Gala will be on October 25<sup>th</sup> at the Royal Ashburn. Fiddlesticks will be performing again this year.

**8d. Durham Agricultural Economic Development Update – A. De Vos**

A. De Vos provided an update. A tour is being put on for planning, economic development and building services workers in Durham Region. The tour will visit a farm, a soybean roaster, a cidery, and a restaurant, to highlight agriculture supportive businesses and diversified uses. Invest Durham has started to plan for Gather at the Farm, a promotional event for Durham Farm Fresh Members. More details will be available soon. The Clarington Board of Trade will be hosting their Agriculture Summit on April 5<sup>th</sup>.

**9. New Business**

**9a. Weed Specialist and Controller for the 407 Highway**

A Committee member advised that there is a local representative for the 407 who can advocate for weed management along the 407 highway.

**10. Date of Next Meeting**

April 11, 2024

**11. Adjournment**

**024-006** Moved by Eric Bowman, Seconded by Richard Rekker

*That the meeting adjourn at 8:57 p.m.*

Carried

# Newcastle Memorial Arena Management Board

## Municipality of Clarington

### Minutes of Meeting – Tuesday, March 19, 2024

Not yet approved by the Board

**In Attendance** - Gary Oliver - Vice Chair Josh Turner – Interim Manager,  
Shea-Lea Latchford, Todd Taylor, Sue White, Jim Vinson, Councillor Margaret Zwart

**Absent**- Omar Patel

**Regets** - Dave Bouma - Chair

The Vice Chair called the meeting to order at 7:07 p.m. and was opened with the Land Acknowledgement.

1. **Agenda - Motion #24-008**

Moved by Sue White, seconded by Gary Oliver **THAT:** The agenda be accepted.

**CARRIED**

2. **Acceptance of Minutes – Motion #24-009** - Moved by Sue White, seconded by Gary Oliver  
**THAT:** The minutes of February 13, 2024, be accepted as presented.

**CARRIED**

3. **Manager's Report: Safety**- There were no “on ice or “off ice” incidents. Josh is still waiting for First Aid and defibrillator training for staff. Josh will follow up with Clarington and Jeremy (CIMCO) on the compressor plant emergency procedures (TSSA). **Risk Management** – Completed February's fire equipment report as well as the AED reports. The checklist for the Olympia was revised and will be completed daily. Josh still doesn't have a fire safety plan; however Sue White will reach out to Rob Groen to facilitate his obtaining same. TSSA orders to be finished by the compliance date with the help of Jeremy (CIMCO). The ladders need to be inspected as mentioned in the Health & Safety report. **Rentals** - Very few rentals over March Break, although a new weekly rental has started. Futuresign was billed for the lobby kiosk board. Two of the three outstanding payroll cheques have cleared. **Repairs/Maintenance** – The outstanding repairs still need to be addressed. Sue White will speak with Rob Groen at Clarington and offer any assistance to address the outstanding repairs. Advantage Flooring has replaced tiles and did a full scrub, cleaned, and waxed all the flooring in the building. The toilet in the men's washroom has been repaired and the light bulbs replaced in the Olympia room. The mirror in the dance room has cracked and tape has been placed on it until it can be replaced. Lights have finally been installed along the east wall.

## 2.

**Staff-** Monthly meeting was held and again Josh reminded everyone that hours must be entered at the end of the shift. Josh again reviewed the list of tasks that are to be completed daily. **Inspections** – TSSA completed their inspection on March 4<sup>th</sup> and the report was sent to Sue White and Dave Bauma. The Health & Safety inspection was conducted on February 13<sup>th</sup>. Also, a Fire Inspection was completed on February 29<sup>th</sup>, however, they did not leave a report or mark an entry in the “red book”. **ORFA Update-** Josh is still trying to register as a member so he can begin his classes for certification. **Other** -The ice will come out on approximately April 8<sup>th</sup> and Josh will need to borrow a floor machine to clean the new floor. We will require new nets for the upcoming season. Josh has suggested a mini pro shop be set up in the office for incidentals such as tape, skate laces and stick wax.

4. **Financial Report** - Todd reported we are in line with the budget forecasts. We must discuss erecting a fence around the garbage containers and if we are planning to have a natural gas hook-up.
5. **New Business – Ontario Grant** – Unfortunately, we ran out of time for our submission as an audit was required as part of the application. However, there will be other grants that we will investigate for the upcoming season.

**Advertising** – Futuresign will remain responsible for the digital board in the lobby.

**Construction Update** – Due to a conflict in schedules and the March break there are no updates.

6. **CatchCorner - Motion #24-010** - Moved by Gary Oliver, seconded by Sue White **THAT:** We accept the free one-year contract (to be reviewed in ten (10) months).

**CARRIED**

7. **Round Table Discussion** - A round table discussion was held, followed with an “In Camera” session. The Vice-Chair adjourned the meeting at 9:56 p.m.

**Next Board Meeting – Tuesday, April 9, 2024 – Site to be determined.**



## Tyrone Community Centre Minutes

Date: Wednesday, March 20, 2024

Time: 7pm

Facilitator: Danielle/ Crystal

Attendees: Tim Paul Danielle Jacquie Greg Dave Brian Larry Petra  
Crystal Marlene C (phone) Alvina (phone) Diane W Lyndsay Joan

Not in Attendance: Marlene W Corinna Nancy Jessi Nikki Karen

Welcome 7:01 Welcome, Land Acknowledgement

Approval Agenda - Kyle, seconded by Larry. Carried

Approval of the Last Minutes – Dave, Seconded by Larry. Carried

### Reports

Chair and Co-Chair – April 8 - Annual Health Inspection Meeting booked

April 20 - Annual Spring Clean up for the building

Maintenance – Fire Extinguishers check scheduled from outside company

Steel cage for the window has been replaced.

Leaks in the basement need to be kept an eye on, battery back-ups for sump pump - request that the municipality looking into quotes and seeing if they could fit into this year's budget if not then next year's budget.

Accessibility signs that were missing have been replaced.

Ordered and received new curbing for Accessibility spots - can be removed before winter next year to remove for winter due to plows hitting to stop them from being damaged.

Emergency light in the entrance way was replaced.

Couple of outlets are not working, Kyle to put in a request to have them looked at.

Rentals – Rentals for April are great.

Rent the Kitchen space through an app called Sizzle? Sizzle has their own insurance, food and safety handling certificate, and does ID checks. Can't start till May 1st, see if we can rent for \$75, Jacquie going to ask for references from the person who reached out to us. -

Raffel for MS walk - we were asked to donate the hall, we agreed to donate 2 tickets to the 3 of the "Pub Nights" we host in 2025 - Motion put forth by Danielle - Lyndsay and seconded by Kyly - all in favour

Treasurer – \$20, 071.26 in Chequing

\$60, 495.46 in Savings

Dance / Events/Movies –

St. Pat's Pub night was a success. The Kegs were not as successful as we hoped, just do beer next year with coolers and liquor.

April 5th - Movie Night - Wish

April 20 - community Potluck 5-7.

June 14th - Kids Dance - K-Gr.4 from 6-7:30 and Gr.5 to Gr. 8 from 8-9:30, Cost is \$5.00.

June 15th - Neon Video Dance Party

October 26th - Halloween Pub night with DJ

TBD - Taylor Swift Party

Old Business – Table legs need to be looked at, some are bent, broken and screws are loose.

4 Spray bottles to be purchased for the cleaner to be pre-mixed for cleaning after events. Ok'd by all to be purchased.

Get a quote for 10 long tables to replace older tables, older tables are quite heavy

Quote for new plastic folding chairs is \$30, 000, to replace chairs with arms that are losing seats. Suggested for Danielle to reach out to the Municipality if we can find chairs and tables at a discount.

We lack storage space, and need to start a conversation with the Municipality to see if we can come to a solution. Update the shed, do we need a grant for? The Shed leaks. After grading completed can a C-Can be a storage solution - many people are against it, won't stay organized and have to load at night after an event, won't be put away properly.

New Business –

Adjourn: 8:37 Kyle, seconded by Tim

Next Meeting: April 17th, 2024 @ 7pm

# **Bowmanville Santa Claus Parade Committee Minutes**

**March 20, 2024 7:00 PM**

**Library meeting room/ Zoom**

**Present in Library meeting room:** Crystal Labelle, Saranya Anantharaman

**Present via Zoom:** Jonathan Taylor- Chair, Kelly Maika- Vice Chair, Rick Bellamy, Ashley Maika

**Absent:** Counselor Rang

Jonathan Taylor called the meeting to order at 7:00 pm

Minutes taken by Saranya Anantharaman- Secretary

## **1. Land Acknowledgement Statement**

Jonathan Taylor led the meeting in the Land Acknowledgement Statement

## **2. Declaration of Pecuniary Interest**

None declared

## **3. Adoption of Minutes**

Moved by Jonathan Taylor, seconded by Kelly Maika

That the minutes of the meeting of February, 2024 be approved

**Carried**

## **4. Dressing room**

Received two quotes. Allocating a budget of \$2000. **Passed** unanimously.

## **5. Updates from meeting with New Castle parade committee- Kelly Maika**

- Fundraising
- Bands
- Adult volunteers for fundraising
- Advertisements
- Meet with police along with Newcastle committee
- Lean into Rotary and Lions club for button selling
- Tap payment option to be explored
- Use of walkies/ headsets
- Charge for noses

- 

## **6. Other discussions**

- Community officer meeting to be scheduled well in advance- Chrystal seconded, unanimous.
- Parade route to be discussed in April meeting- Kelly seconded, unanimous.
- Discussed about Paint night for fundraiser
- Tap payment options- all members to look into options
- Previous years buttons charges to be decided later

## **7. Next meeting schedule**

In-person meet on 10<sup>th</sup> April at 7pm at the Municipal Administrative Centre

## **8. Adjournment**

Moved by Jonathan, Kelly seconded. Motion adjourned at 7:50pm

**Carried**



**Subject: Request for Notice of Approval: Endorsement of Lightcaster Brewery and Taphouse for By-the-Glass License**

**Dear Clarington Municipal Council,**

**I hope this letter finds you well. I am writing to formally request your esteemed council's notice of approval for the endorsement of Lightcaster Brewery and Taphouse to operate a by-the-glass license for sampling at our on-site brewery location opening in Bowmanville, Ontario at 164 Baseline Road East.**

**Lightcaster Brewery and Taphouse stands to be a promising establishment in our community, with intention of offering not only quality craft beverages but also serving as a cultural hub for locals and visitors alike. Our commitment to excellence in brewing and providing a welcoming space for patrons is marred only by our dedication to enriching our community.**

**The proposal for a by-the-glass license aligns seamlessly with the ethos of Lightcaster Brewery and Taphouse, offering patrons the opportunity to sample our diverse range of craft brews in a responsible and controlled manner. By granting approval for this license, the council would not only support the growth of a local business but also contribute to the vibrant social landscape of Bowmanville.**

**As a resident and supporter of the local economy, I firmly believe that Lightcaster Brewery and Taphouse's endeavors are deserving of council endorsement. Their commitment to upholding regulatory standards and fostering a safe and enjoyable environment for all patrons is commendable and reflects positively on our community as a whole.**

**In conclusion, I respectfully urge the Clarington Municipal Council to grant approval for the endorsement of Lightcaster Brewery and Taphouse to operate a by-the-glass license at their Bowmanville location. Your favorable consideration of this request would undoubtedly contribute to the continued success and prosperity of both the establishment and our community.**

**Thank you for your attention to this matter. I eagerly await your notice of approval.**

**Sincerely,**

**James Gorry  
164 Baseline Road East, Bowmanville, Ontario, Unit D  
905-260-5611  
JIM@LIGHTCASTERBREWERY.COM**

If this information is required in an alternate format, please contact the Accessibility Co-ordinator at 905-623-3379 ext. 2131

## The Corporation of the Municipality of Clarington

### By-law 2024-015

Being a by-law to adopt the estimates of all sums required during the year, to strike rates and levy taxes for municipal purposes for the year 2024 and to provide for the collection thereof.

Whereas the Council for the Municipality of Clarington deems it necessary for The Corporation of the Municipality of Clarington pursuant to Section 312 (2) of the *Municipal Act, 2001* to levy on the whole rateable property according to the last revised assessment roll for The Corporation of the Municipality of Clarington the sums set forth for various purposes in Schedule "A" hereto attached for the current year;

Whereas the property classes have been prescribed by the Minister of Finance under the Assessment Act, R.S.O. 1990 ch A.31 as amended and Regulations thereto;

Whereas an interim levy was made before the adoption of the estimates for the current year;

Whereas Section 208(2) of the Municipal Act, 2001 provides that the Council of a municipality shall in each year levy a special charge upon rateable property in a Business Improvement Area, which has been designated under Subsection 204(1);

Whereas Section 342(1)(b) of the Municipal Act, 2001 S.O. 2001, as amended states in part that a municipality may pass by-laws providing for alternative instalments and due dates to allow taxpayers to spread the payment of taxes more evenly over the year;

Whereas Section 345(2) of the Municipal Act, 2001 S.O. 2001, as amended provides that a percentage charge, not to exceed 1 ¼ percent of the amount of taxes due and unpaid, may be imposed as a penalty for the non-payment of taxes on the first day of default or such later date as the by-law specifies;

Whereas Section 345(3) of the Municipal Act, 2001, S.O. 2001 as amended, provides that interest charges not to exceed 1 ¼ percent each month of the amount of taxes due and unpaid, may be imposed for the non-payment of taxes in the manner specified in the by-law but interest may not start to accrue before the first day of default;

Whereas pursuant to the Regional Municipality of Durham By-Law Number 2024-014 for Regional General purposes, 2024-015 for Regional Transit Commission purposes and 2024-016 for Regional Solid Waste Management purposes were passed to adopt estimates of all sums required by The Regional Municipality of Durham for the purposes of the Regional Corporation and to provide a levy on Area Municipalities; and the Regional Municipality of Durham approved the transition ratios By-law Number 2024-013;

Whereas the education levies shall be levied and collected upon the whole assessment for real property using the Education Tax Rates as set out in Ontario Regulation 400/98 of the Education Act;

Whereas Section 323(3) of the Municipal Act, 2001 S.O. 2001, as amended authorizes a local municipality in which there is situated a public hospital to levy an annual amount not to exceed the prescribed amount as set out in Ontario Regulation 384/98 of the Municipal Act, 2001;

Now therefore the Council of The Municipality of Clarington enacts as follows:

1. That for the year 2024, The Municipality of Clarington shall levy upon the Residential, Multi-Residential, Commercial, Industrial, Pipeline, Farmland and Managed Forest Assessment the rates of taxation per current value assessment for general purposes as set out in the Schedule "A" attached to this By-law;
2. And that the estimated expenditures, net of revenue and applied surplus required during the year 2024 totalling approximately \$76,807,730 are set forth in Schedule "A" attached to this By-law in the manner as set hereunder:

	<b>2024</b>	<b>2023</b>	<b>2022</b>
General Purposes	76,807,730	72,443,909	68,174,213
Total for Business Improvement Area	<u>226,314</u>	<u>221,916</u>	<u>217,625</u>
<b>TOTAL</b>	<b>77,034,044</b>	<b>72,665,825</b>	<b>68,391,838</b>

3. And that the tax rates, established by this by-law to produce the final tax bills for 2024 shall be adjusted to account for the interim levies imposed by By-law No. 2023-065;
5. And that in the event an instalment is not paid on its due date, there shall be imposed a penalty of 1 ¼ percent (1.25%) on the first day of the calendar month following non-payment;
6. And that in the event an instalment is not paid on its due date, interest shall be imposed at the rate of 1 ¼ per cent (1.25%) on the first day of the second calendar month following the due date and on the first day of every calendar month thereafter until the taxes are paid;



7. And that if any instalment remains unpaid at the due date, all future instalments become immediately due and payable;
8. And that the Treasurer and the Manager of Taxation Services are hereby authorized to accept part payment from time to time on account of taxes due, provided that the acceptance of any part payment shall not affect the collection of any percentage charge imposed under sections (5) and (6) of this by-law;
9. And that notwithstanding the provisions of the by-law, all taxes shall be deemed to have been imposed and to be due on and from the first day of January, 2024;
10. And that on application to the Municipality, a taxpayer may pay taxes by a pre-authorized payment plan, payable on the first day of each month or by full payment on instalment due dates. In the event of the default of the payment on the pre-authorized payment plan, enrolment in the plan shall be terminated and the final tax levy shall be due and payable on the instalment dates as set out in Section 15;
11. And that all realty taxes levied under Section 33 and Section 34 (supplementary/omitted taxes) of the Assessment Act shall be due and payable at least twenty-one (21) days after notice is given by the Manager of Taxation Services and penalties and interest will be added in the same manner as other tax levies under this By-law;
12. And that for the payments-in-lieu of taxes due to The Corporation of the Municipality of Clarington the actual amount due to The Corporation of the Municipality of Clarington shall be based on the assessment roll and the tax rates for the year 2024;
13. And that for taxation of certain railway and power utility lands due to The Corporation of the Municipality of Clarington in accordance with the Regulations as established by the Minister of Finance, pursuant to the *Municipal Act, 2001*, S.O.2001, c.25, as amended, the actual amount due to The Corporation of the Municipality of Clarington shall be based on the assessment roll and the tax rates prescribed for the year 2024;
14. And that there shall be levied and collected upon the assessable land, buildings and businesses with the Corporation of the Municipality of Clarington, the rates identified on Schedule "A", and as follows on the commercial and industrial assessments in the Business Improvement Areas for the year 2024.

<b>Property Class</b>	<b>Bowmanville</b>	<b>Newcastle</b>	<b>Orono</b>
Commercial	0.00400373	0.00077648	0.00121371
Industrial	0.00558727	0.00108358	0.00169376

15. And that subject to the provisions of clause 9 of this by-law, all taxes levied under the authority of this by-law shall be payable in Canadian funds and shall be divided into two equal instalments. The first of said instalments will become due and payable on or before the 20 day of June, 2024 and the second of said instalments to become due and payable on or before the 19 day of September, 2024. All taxes shall be paid into the office of the Treasurer of The Corporation of the Municipality of Clarington, subject to change by the Treasurer or Manager of Taxation Services for Legislation or Regulations which may be enacted after the passage of this By-law;
16. And that the Municipality will collect and forward Regional and Education levies in accordance with the rates established by the Region of Durham and the Province of Ontario as reflected in Schedule "A";
17. For designated public hospitals within the Municipality, the actual amount due to The Corporation of the Municipality of Clarington shall be based on each Provincially rated bed in a designated public hospital as determined by the relevant Provincial Minister and the rates prescribed for the year 2024.
18. And that Schedule "A" attached hereto shall be and form a part of this By-law;
19. And that if any section or portion of this by-law or of Schedule "A" is found by a court of competent jurisdiction to be invalid, it is the intent of the Council of the Municipality of Clarington that all remaining sections and portions of this By-law and Schedule "A" continue in force and effect.
20. This By-law shall come into force and effect upon the date of the final reading thereof.

Passed in Open Council this 22nd day of April, 2024.

\_\_\_\_\_  
Adrian Foster, Mayor

\_\_\_\_\_  
June Gallagher, Municipal Clerk

Written approval of this by-law was given by Mayoral Decision MDE-2024-004 dated April 22, 2024.

2024 MUNICIPALITY OF CLARINGTON												
Property Class			Assessment		Tax Rates and Tax \$ Raised							
					Region		Education		Clarington		Combined	
Code			Rate	Tax \$	Rate	Tax \$	Rate	Tax \$	Rate	Tax \$		
Residential Taxable: Full			RT	14,483,276,325	0.00694927	100,648,198	0.00153000	22,159,413	0.00443256	64,197,991	0.01291183	187,005,602
Residential Taxable: Full, Shared Payment in Lieu			RH	1,444,600	0.00694927	10,039	0.00153000	2,210	0.00443256	6,403	0.01291183	18,652
Residential Payment in Lieu: Full			RF	2,586,200	0.00694927	17,972	0.00153000	3,957	0.00443256	11,463	0.01291183	33,392
Residential Payment in Lieu: Full, Taxable Tenant of Province			RP	10,127,800	0.00694927	70,381	0.00153000	15,496	0.00443256	44,892	0.01291183	130,769
Residential Payment in Lieu: General			RG	18,314,400	0.00694927	127,272	0.00000000	0	0.00443256	81,180	0.01138183	208,452
Farm Taxable: Full			FT	563,723,716	0.00138986	783,497	0.00038250	215,624	0.00088651	499,747	0.00265887	1,498,868
Farm Payment in Lieu: Full, Taxable Tenant of Province			FP	4,548,000	0.00138986	6,321	0.00038250	1,740	0.00088651	4,032	0.00265887	12,093
Multi-Residential Taxable: Full			MT	162,706,800	0.01297081	2,110,439	0.00153000	248,941	0.00827337	1,346,134	0.02277418	3,705,514
New Multi-Residential Taxable: Full			NT	14,893,000	0.00764419	113,845	0.00153000	22,786	0.00487582	72,616	0.01405001	209,247
			91%	15,261,620,841								192,822,589
Commercial Taxable: Full			CT	806,075,398	0.01007645	8,122,378	0.00880000	7,093,464	0.00642721	5,180,816	0.02530366	20,396,658
Commercial Small Scale on Farm Business 2			C0	119,400	0.01007645	1,203	0.00220000	263	0.00642721	767	0.01870366	2,233
Commercial Small Scale on Farm Business 1			C7	202,800	0.01007645	2,044	0.00220000	446	0.00642721	1,303	0.01870366	3,793
Commercial Taxable: Full, Shared Payment in Lieu			CH	75,643,500	0.01007645	762,218	0.00980000	741,306	0.00642721	486,177	0.02630366	1,989,701
Commercial Payment in Lieu: Full			CF	30,619,800	0.01007645	308,539	0.00980000	300,074	0.00642721	196,800	0.02630366	805,413
Commercial Payment in Lieu: General			CG	6,302,100	0.01007645	63,503	0.00000000	0	0.00642721	40,505	0.01650366	104,008
Commercial Payment in Lieu: Full, Taxable Tenant of Province			CP	9,297,000	0.01007645	93,681	0.00880000	81,814	0.00642721	59,754	0.02530366	235,249
Commercial Payment in Lieu: Full, Excess Land, Taxable Tenant of Province			CQ	204,000	0.01007645	2,056	0.00880000	1,795	0.00642721	1,311	0.02530366	5,162
Commercial Taxable: Excess Land			CU	7,782,326	0.01007645	78,418	0.00880000	68,484	0.00642721	50,019	0.02530366	196,921
Commercial Taxable: Vacant Land			CX	28,421,400	0.01007645	286,387	0.00880000	250,108	0.00642721	182,670	0.02530366	719,165
Commercial Payment in Lieu: General, Vacant Land			CZ	11,413,000	0.01007645	115,003	0.00000000	0	0.00642721	73,354	0.01650366	188,357
Parking Lot Taxable: Full			GT	2,485,000	0.01007645	25,040	0.00880000	21,868	0.00642721	15,972	0.02530366	62,880
Office Building Taxable: Full, Shared Payment in Lieu			DH	27,875,200	0.01007645	280,883	0.00980000	273,177	0.00642721	179,160	0.02630366	733,220
Office Building Taxable: Full			DT	8,931,100	0.01007645	89,994	0.00880000	78,594	0.00642721	57,402	0.02530366	225,990
Shopping Centre Taxable: Full			ST	133,920,000	0.01007645	1,349,438	0.00880000	1,178,496	0.00642721	860,732	0.02530366	3,388,666
Shopping Centre Taxable: Excess Land			SU	1,642,200	0.01007645	16,548	0.00880000	14,451	0.00642721	10,555	0.02530366	41,554
				1,150,934,224								29,098,969
Industrial Taxable: Full			IT	76,514,200	0.01406185	1,075,931	0.00880000	673,325	0.00896929	686,278	0.03183114	2,435,534
Industrial Small Scale on Farm Business 2			I0	36,600	0.01406185	515	0.00220000	81	0.00896929	328	0.02523114	924
Industrial Small Scale on Farm Business 1			I7	75,600	0.01406185	1,063	0.00220000	166	0.00896929	678	0.02523114	1,907
Industrial Payment in Lieu: Full			IF	22,753,000	0.01406185	319,949	0.01250000	284,413	0.00896929	204,078	0.03553114	808,440
Industrial Taxable: Full, Shared Payment in Lieu			IH	5,898,300	0.01406185	82,941	0.01250000	73,729	0.00896929	52,904	0.03553114	209,574
Industrial Taxable: Excess Land, Shared Payment in Lieu			IK	1,595,700	0.01406185	22,438	0.01250000	19,946	0.00896929	14,312	0.03553114	56,696
Industrial Taxable: Excess Land			IU	1,706,100	0.01406185	23,991	0.00880000	15,014	0.00896929	15,303	0.03183114	54,308
Industrial Taxable: Vacant Land			IX	24,008,400	0.01406185	337,603	0.00880000	211,274	0.00896929	215,338	0.03183114	764,215
Industrial Payment in Lieu: General, Vacant Land			IZ	3,545,000	0.01406185	49,849	0.00000000	0	0.00896929	31,796	0.02303114	81,645
				136,132,900								
Large Industrial Taxable: Full			LT	91,149,599	0.01406185	1,281,732	0.00880000	802,116	0.00896929	817,547	0.03183114	2,901,395
Large Industrial Taxable: Generating Station, Shared Payment in Lieu			LS	23,243,400	0.01406185	326,845	0.01250000	290,543	0.00896929	208,477	0.03553114	825,865
Large Industrial Taxable: Water Intake System, Shared Payment in Lieu			LI	11,748,900	0.01406185	165,211	0.01250000	146,861	0.00896929	105,379	0.03553114	417,451
Large Industrial Taxable: Non-Generating Station, Shared Payment in Lieu			LN	42,649,800	0.01406185	599,735	0.01250000	533,123	0.00896929	382,538	0.03553114	1,515,396
Large Industrial Taxable: Excess Land, Shared Payment in Lieu			LK	845,200	0.01406185	11,885	0.01250000	10,565	0.00896929	7,581	0.03553114	30,031
Large Industrial Taxable: Excess Land			LU	5,427,713	0.01406185	76,324	0.00880000	47,764	0.00896929	48,683	0.03183114	172,771
				311,197,512								
				175,064,612								
Pipeline Taxable: Full			PT	56,357,000	0.00854344	481,483	0.00880000	495,942	0.00544939	307,111	0.02279283	1,284,536
Managed Forests Taxable: Full			TT	42,994,900	0.00173732	74,696	0.00038250	16,446	0.00110814	47,644	0.00322796	138,786
Sub-total Industrial				99,351,900								
			9%	1,561,483,636								
Total Assessment			100%	16,823,104,477		\$120,417,488		\$36,395,815		\$76,807,730		\$233,621,033
			Exempt	624,104,905								
			Total	17,447,209,382								
2023 Comparative Total Assessment			17,116,135,055	%	1.93	Tax \$ Split	51.5%	15.6%		32.9%		100%