

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

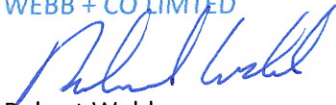
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houses in the community and when they are developed, for them to be brought forward for Council's consideration.

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.

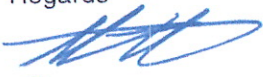

The Staff Report gives the impression that all Secondary Plan Areas will be deficient in parkland dedication due to the reduction of the alternative parkland requirement in Bill 23 from 1 hectare per 300 units to 1 hectare per 600 units. Firstly, we note that the alternative requirement only applies 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

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