

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 flourish at the end.

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Copy to: NVLOG