

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

  
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