

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**

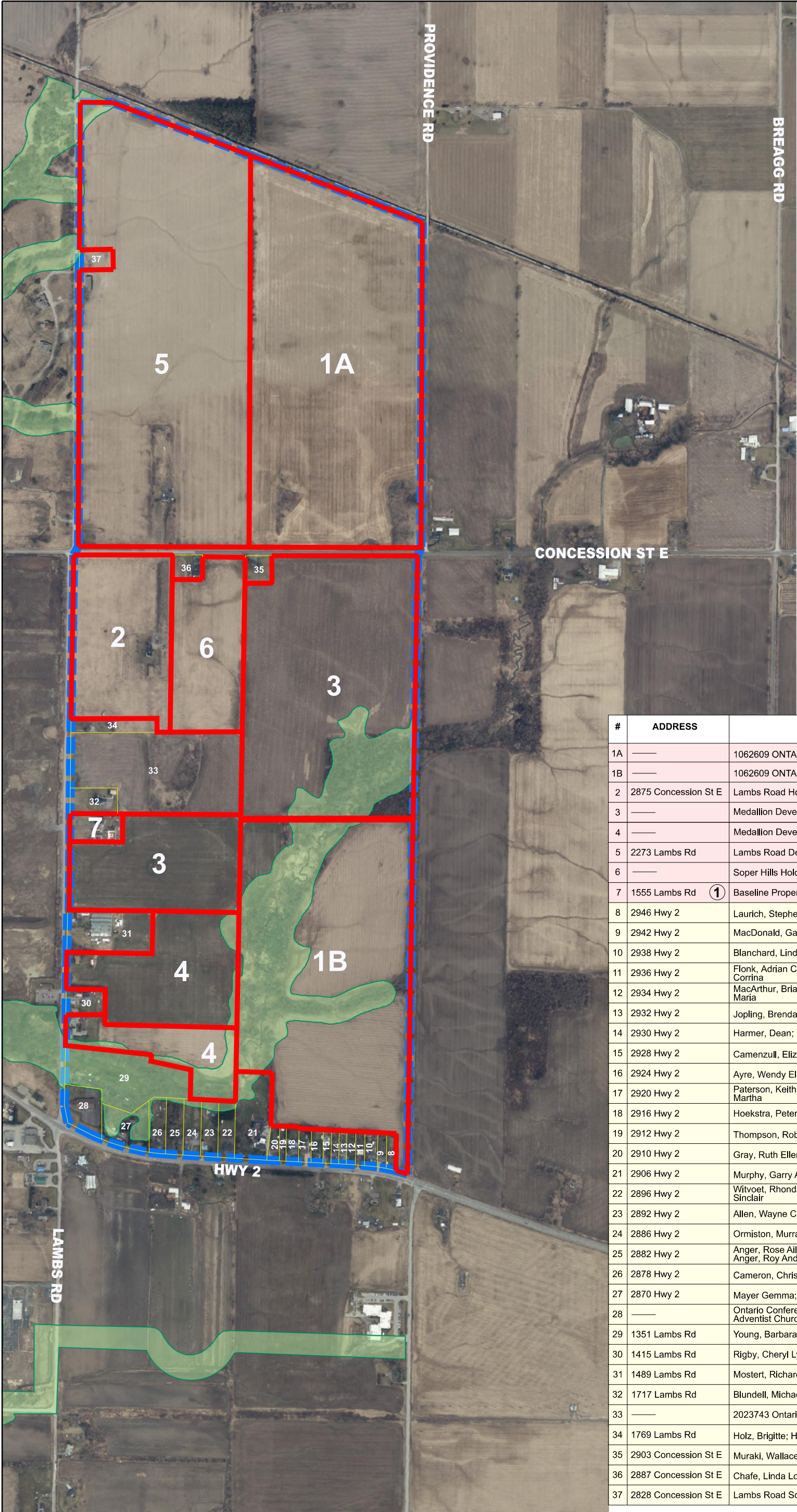
Per:

A handwritten signature in black ink, appearing to read 'Ryan Guetter', is written over the printed name and title.  
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