



Planning Services Public Meeting Report

If this information is required in an alternate accessible format, please contact the Municipal Clerk at 905-623-3379 ext. 2102.

Report To:	Planning and Development Committee		
Date of Meeting:	September 12, 2016		
Report Number:	PSD-054-16	Resolution Number:	PD-129-16
File Number:	COPA 2016-0001	By-law Number:	C-232-16
Report Subject:	Public Meeting Draft Official Plan Amendment No. 107 Clarington Official Plan Review		

Recommendations:

1. That Report PSD-054-16 be received;
 2. That the draft Official Plan Amendment No. 107 continue to be reviewed by staff in consideration of the public comments provided at the public meeting and the written submissions; and
 3. That all interested parties listed in Report PSD-054-16 and any delegations, be advised of the Planning and Development Committee meeting on October 24, 2016 to consider the recommended Official Plan Amendment No. 107 to implement the Clarington Official Plan Review.
-

Report Overview

On May 30th, 2016, the Municipality released the draft Official Plan 2016, which includes the draft Official Plan Amendment No. 107 for public review and comment. Following the release, a Statutory Open House was held on June 28th. Approximately 100 people attended. Staff have received 52 written submissions to date.

The purpose and effect of the draft Official Plan Amendment No. 107 is to bring the Clarington Official Plan into conformity with the Province's Growth Plan and Greenbelt Plan, and the Regional Official Plan. It also implements the directions from various Municipal studies and reviews including the Discussion Papers on the Natural Heritage System, Parks, Open Space and Trails, Countryside, Growth Management, and Intensification. The comprehensive review of the Official Plan has been undertaken by the Municipality as required by Section 26 of the *Planning Act*. The Amendment applies to all lands within the Municipality of Clarington.

The Official Plan is the policy document that guides decisions about managing growth, creating sustainable transportation choices, fostering job creation and investment, protecting the natural environment, and mitigating the impacts of climate change.

The purpose of this report is to summarize the key policy changes. The Statutory Public Meeting is a formal opportunity for people to provide their comments on the draft Official Plan Amendment No. 107.

1. Background on the Official Plan Review Process

- 1.1 The comprehensive Clarington Official Plan Review has been undertaken to update the Plan to bring it into conformity with the Provincial Policy Statement, Provincial Plans, and the Regional Official Plan, as well as to reflect the background studies conducted as part of the Official Plan Review process, which are available to the public. Clarington has been fortunate in that many of the directions from these Provincial and Regional plans were incorporated in the original Clarington Official Plan in some manner.
- 1.2 The draft Official Plan Amendment No. 107 (draft OPA 107) has been available for public review and comment since May 30th, 2016. The draft OPA 107 and all the information related to the Official Plan Review has been posted on a website specifically for the Official Plan Review www.clarington.net/ourplan/. Thousands of visits have been recorded for the website since the launch of the site.
- 1.3 For ease of reference, the proposed policy changes in the draft OPA 107 are shown within the full Clarington Official Plan document as strikeouts and underlines. Text additions are shown with an underline (example) and text deletions are shown as a strike-out (~~example~~). Changes made to the maps are shown within the Amendment document by using a combination of callouts and legend symbols. Both draft OPA 107 and the full version of the document (Draft Clarington Official Plan 2016) have been provided to members of committee. It is also on file with the Clerk's Department or can be found at the website noted in paragraph 1.2.

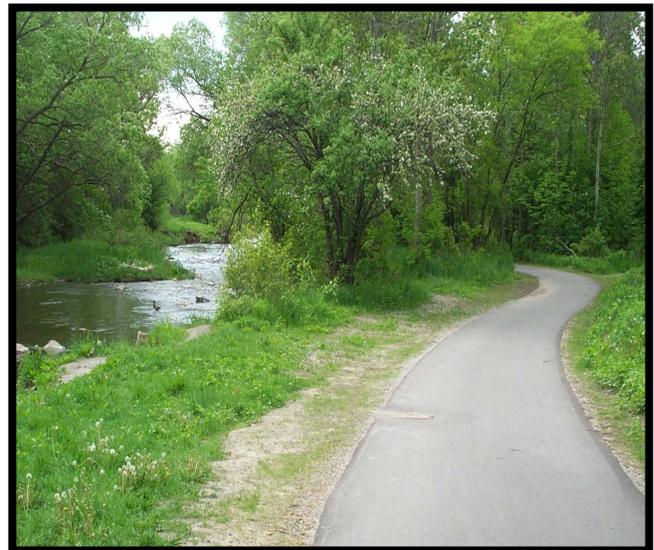
- 1.4 All references to “proposed policies” in this Staff Report, refer to the policies contained in the draft OPA 107.

Public Input

- 1.5 A strong public participation program was central to the Official Plan Review process through all phases, including earlier amendments coming out of the Review.
- 1.6 In accordance with the *Planning Act*, a public open house was held on June 28, 2016. Comments on the draft OPA 107 were requested to be submitted by August 26, 2016 but continue to be received. A summary of the submissions received up to September 6, 2016 is provided in Attachment 1 to this report. The submissions address a wide variety of topics.
- 1.7 Public input demonstrated broad support for the overall vision and desire to achieve a balanced growth approach that emphasized complete communities while protecting the natural environment, the community’s number one priority. A number of key policy improvements are proposed to the Clarington Official Plan. The following sections provide a thematic overview of most of the major changes proposed in the draft OPA 107.

2. Protect the Environment and Adapt to Climate Change

- 2.1 The protection of the natural environment is key to providing Clarington residents with a sustainable future. During the public participation process, Clarington residents identified the protection of the natural environment and agricultural lands as the highest priority.



- 2.2 Ecosystems sustain our way of life and our economy. Clean air, water and soil is constantly threatened by urbanization and population growth. The proposed policies seek to protect the natural environment as the foundation for accommodating growth, as well as mitigating the impacts of climate change. Climate change is the most pressing environmental threat of our time. The Province will now require municipalities to address climate change threats and develop land use and transportation policies accordingly.

Clarington’s Natural Heritage System

- 2.3 The Province and the Region of Durham have specific policies and maps that define the Natural Heritage System. The draft OPA 107 further refines these systems to represent the natural heritage system in Clarington. A systematic approach was used to identify the natural features to be protected, enhanced and managed over time. This included using a set criteria to identify which features to protect and map these features. Data from the

Province, Central Lakes Ontario Conservation Authority and the Ganaraska Region Conservation Authority, watershed studies and environmental impact studies were utilized in defining the local natural heritage system.

2.4 The Natural Heritage System is comprised of the following:

- Valleylands,
- Watercourses,
- Wetlands,
- Significant woodlands,
- Fish habitat and riparian corridors,
- Areas of Natural and Scientific Interest (ANSI), which includes both earth science and life science, and
- Beach/bluffs.

2.5 The designated Environmental Protection Area comprises the following:

Within Urban Areas and Rural Settlement Areas	Flood Plains & Natural Heritage System. However the policies protect for a 30 metre Vegetation Protection Zone from wetlands, 15 metres for all other natural heritage features.
Outside of the Settlement Areas	Flood Plains & Natural Heritage System and 30 metre Vegetation Protection Zone

2.6 Other natural heritage policies include:

- Vegetation Protection Zones define the minimum distance required for development to be setback to the natural heritage feature. This allows for vegetation growth and buffers that protect natural features and hydrogeological functions in the midst of urbanization impacts on those same features and functions.
- Prohibition of development within designated Environmental Protection Areas with some exceptions such as infrastructure, and with the general goal of enhancing the natural environment.
- Studies prepared in support of a development application, such as an environmental impact study, or a subwatershed study as part of a secondary plan, may further refine the boundary of a natural heritage feature but not reduce the minimum vegetation protection zone to less than the minimum limits established.

Sustainability and Climate Change

2.7 While establishing and protecting a natural heritage system is a start, further policies address sustainability and climate change as follows:

- Strengthening the role of and processes for preparing and updating Subwatershed studies;

- Addressing the design of neighbourhoods, the use of green building practices to reduce energy and water consumption, the integration of natural features in the design, and actions to reduce greenhouse gas emissions;
- promoting building compact urban forms that support transit, walking and cycling;
- considering low impact development techniques to reduce stormwater runoff and long-term maintenance requirements;
- using of sustainable building materials;
- improving urban forests; and
- Implementing sustainable development practices through a Green Development Program such as initial program adopted in principle by Council on December 7th, 2015 as part of the Priority Green Clarington initiative.

2.8 The proposed policies will also assist in achieving the Province of Ontario's new Climate Change Action Plan, which is a five-year plan that will help Ontario fight climate change over the long term. The Climate Change Action Plan describes the actions the Province will take to reduce greenhouse gas emissions and move towards a low-carbon economy.

3. Growth Management

3.1 To accommodate future growth in Clarington, OPA 107 seeks to focus on more compact and complete communities. Compact and complete communities allow for more efficient use of land, provides more amenities within walking distance, and optimizes the use of the public transportation network.



3.2 The key growth management policies are as follows:

- Growth targets established by the Durham Regional Official Plan are incorporated with a planned population of 140,340 person and planned jobs of 38,450 by the year 2031 to be used for land allocation purposes;
- The concepts of Built Boundary, Built-Up Area, Intensification, Greenfield Area, Regional Corridor and Local Corridor are introduced;
- The urban boundaries are expanded easterly in Courtice, northerly at Wilmot Creek (Newcastle) and easterly in Orono in accordance with the Regional Official Plan;
- The Built Boundary and the Greenbelt Boundary are identified on various maps.
- Intensification targets set so that annually 32% of new homes are to be within the Built Up Area increasing to 40% annually after 2021;
- Priority intensification areas, where the majority of urban intensification is to occur, are:

- Urban and Village Centres.
 - Regional and Local Corridors.
 - Transportation Hubs around the Bowmanville and Courtice GO Rail stations.
 - Waterfront Places in Bowmanville and Newcastle.
- Greenfield Areas will be planned with a gross density of 50 persons and job per hectare;
 - Requirement for Secondary Plan to be prepared by the Municipality prior to any development;
 - Secondary Plans are to be prepared in a sequenced basis and include phasing policies;
 - A new Urban Structure map has been added to the Official Plan (See Map B). The Urban Structure Map consists of Built-up Areas, Greenfield Areas and Priority Intensification Areas;
 - A table that corresponds to the Urban Structure Map establishes the density, height, built form, and mix of housing types for specific areas within the Urban Boundaries.
- 3.3 Based on the population and employment forecasts for Clarington, as identified in the Durham Region Official Plan, the Municipality is able to accommodate the future growth in appropriate locations and will be able to meet the minimum intensification targets.
- 3.4 Sequencing of secondary plans to the year 2031 allows for the evaluation of land supply and housing demand in each urban area reflecting the fiscal capacity of the Municipality to service residential development, and the achievement of the Municipality's Residential Intensification and job creation targets.

4. Urban Design and Vibrant Communities

4.1 The draft OPA 107 has built upon the existing Urban Design Policies in the Official Plan. The proposed policies have a strong emphasis on urban design and the quality of our streets and buildings. Well-designed communities that meet people's needs for daily living throughout their entire lifetime is essential to creating successful, complete and vibrant communities. Well-designed communities include a high quality public realm, promote active transportation, consider sustainability in their design, and minimize adverse impacts of new developments on existing neighbourhoods.



4.2 The proposed policies considers these key elements and have included policies on mixed use developments, pedestrian scaled development through building design, transition of building heights between high-rise and low-rise developments, and the compatibility of intensification on the character of established neighbourhoods.

- 4.3 New development and redevelopment in established neighbourhoods will be designed to respect and reinforce the physical character of the established neighbourhood by having regard for the pattern of lots, building types of nearby properties, the height, scale, and setbacks of the existing buildings, and the built form pattern of the area.
- 4.4 Urban design policies guide development in a manner that reflects and supports the Municipal vision. To protect the character of existing neighbourhoods and to ensure a transition between ground related developments and mid/high rise developments, the Municipality will prepare Urban Design and Amenity Guidelines. The guidelines will contain concept plans for key locations such as Centres and Corridors and provide specific examples of development scenarios that satisfy the design and land use policies in an integrated manner. Urban Design policies help transform suburban environments into attractive and vibrant urban places.
- 4.5 Two Special Areas are identified within the Municipality that will require detailed land use planning and urban design attention as follows: the Jury Lands/Camp 30, and Wilmot Creek Neighbourhood.

Special Study Area 2 – Jury Lands/Camp 30

- 4.6 Special Study Area 2 includes the site of the former Bowmanville Boys Training School and World War II internment camp known as Camp 30. This area is recognized to have cultural heritage significance and is designated by the National Historic Sites and Monuments Board. The intent is to develop a community vision for the site and integrate future land uses within the cultural landscape. A Master Block Plan will be developed to encourage high quality urban design, promote the reuse of the structures, and ensure that the residential uses surrounding the site respect the nationally designated historic site.

Special Policy Area B – Wilmot Creek Neighbourhood

- 4.7 Wilmot Creek is an existing lifestyle community catering to seniors and retired residents. Unlike all other lands in Clarington, it is a “gated” community as has special provisions to recognize that historic anomaly.

The proposed changes include:

- Expanding the urban boundary in accordance with the Regional Official Plan to incorporate the Phase 8 lands;
- Maintaining the general planning policies for the existing Wilmot Creek (Phases 1-7) with a cap of 960 residential units;
- Requiring that a Secondary Plan be prepared for the entire area that would entrench the existing development pattern in Phases 1-7;
- Clarifying expectations of the Municipality if the existing Wilmot Creek community (Phases 1-7) was to redevelop on a basis that was no longer low density, private leasehold arrangements such that:
 - The Secondary Plan would have to be amended.
 - A public road system and public waterfront system would be required.

- Allow for a greater variety of housing types and amenities in the new Phase 8 area and require that higher density housing form be located on a public road system;
- Require improvements to the transportation network with an emphasis on sidewalks and multi-use trails.

5. Support the Local Economy

5.1 Ensuring that land is available to support a diversity of employment uses is fundamental to Clarington's continued economic success.

5.2 Protection of employment lands while accommodating population growth is also a priority in the Province's Growth Plan. The proposed employment policies ensure that there is adequate supply of land available in Clarington to meet the employment forecasts assigned to Clarington in the Region of Durham's Official Plan.



5.3 Key policies with respect to supporting economic growth are:

- The Plan provides for over 38,000 job by 2031. This is a growth of an additional 11,500 jobs. A total of 6,000 jobs will be provided for within Employment Lands and the balance are population-related and distributed throughout the Municipality;
- Employment density targets of a minimum of 30 jobs per hectare are incorporated for employment areas;
- The conversion of Employment Lands to non-employment uses is only permitted through a municipally-initiated comprehensive review;
- Only minor expansions of the Bowmanville Urban Centre and the Newcastle Village Centre are proposed;
- The introduction of Regional and Local Corridors along arterial roads provide for mixed-use development, providing considerable additional lands for commercial use;
- New neighbourhood centres will be identified in the secondary planning process.

5.4 Draft OPA 107 also identifies three key areas in the community with economic development potential. The potential for these areas will be analyzed through specialized studies to ensure that municipal land use planning, infrastructure investment, and financial tools realize that potential. The objectives would be to retain and attract more investment, create more jobs, and provide more housing choices in order to meet our jobs and residential targets. Planning for these areas will be based on the policy framework as set out in the proposed policies that are summarized in the following sections.

Special Study Area 3 – The Goodyear Redevelopment Area

5.5 The closing of the former Goodyear Tire and Rubber Company plant offers a key opportunity to support the role of Downtown Bowmanville. The close proximity of the Bowmanville Creek and the presence of historic industrial buildings offers an enhanced redevelopment opportunity for a desirable mixed-use area. We envision future development will integrate with the Downtown and will include mid-to-high rise housing, commercial and recreational uses. Historic contamination will be dealt with through the redevelopment process.



Special Study Area 4 – Courtice Employment Area

5.6 The Courtice Employment Area have unique locational advantages with the current infrastructure initiatives with the construction of Highway 418 and the proposed Courtice GO Transportation Hub. The GO transportation hub could serve as an anchor for higher intensity development. Moreover, the employment lands in the Courtice Employment Area, anchored by the Energy Park, are some of the few remaining employment land parcels within the Greater Toronto Area that are of significant size along Highway 401. The Special Study Area designation is to recognize the Municipality’s desire to co-ordinate highway and transit investment with appropriate land uses

Special Policy Area E - Wellington Enterprise Area

5.7 This area at the end of Wellington Street in Bowmanville is a small industrial cluster in transition. It includes the Bowmanville Foundry, the former R. M. Hollingshead lands and a former Imperial Oil fueling yard. These lands have a mix of uses and there are historically contaminated lands. Draft OPA 107 seeks to encourage the redevelopment of this site. This site could help support a vibrant downtown with a focus on incubating new businesses. Future plans for the area would include a mix of industrial, commercial and community uses with careful consideration of any impacts on the remaining operations of the Bowmanville Foundry.



6. Countryside

- 6.1 Clarington has some of Canada's most productive farmland, which is a finite, non-renewable resource and the proposed policies are intended to protect these lands from incompatible development. The countryside area consists primarily of the Prime Agricultural and Rural designations. These areas are intended to be used mainly for food production. Protection of farmland also ensures Ontario's food supply for future generations. Supporting other uses that enhance the economic viability of the farm operations are also permitted.



Greenbelt

- 6.2 Draft OPA 107 includes policies that support the expansion of the Greenbelt to better ensure that prime agricultural lands will be protected for future generations. The Province has not extended the Greenbelt as the Municipality requested in the recently released Greenbelt Plan (2016). However, the proposed Greenbelt Plan provides for the province to continue to explore opportunities to grow the Greenbelt with consideration of connection with Agriculture, Natural Heritage and Water Resource systems. Staff are continuing to review this matter.

Permitted Uses

- 6.3 Permitted uses in the Countryside designations are defined to support the protection of prime agricultural lands from the conversion to non-agricultural uses.
- 6.4 In both the Prime Agricultural Area and the Rural Area the following uses are permitted, although some require a site specific zoning amendment:
- Agriculture.
 - Agriculture-related uses (industrial and commercial uses that support farming such as farm-implement dealerships, controlled-climate storage facilities, processing and packaging facilities, livestock assembly yards, research centres, etc.).
 - On-farm diversified uses which are secondary to the principal agricultural use and are able to co-exist which includes value-added products such as cheese, baked goods and wines, agritourism uses such as farm-education tours and bed-and breakfast, or home industry uses such as small engine repair, welding, and crafts.
 - Forest, fish and wildlife management.

6.5 In the Rural Areas, all the above uses are permitted. In addition, the following additional uses may be permitted with site-specific applications:

- Landscape industry uses.
- Large-scale landscaping industry uses only by site-specific amendment to the Plan.
- Commercial kennels.
- Major recreational uses.

Council Resolution Regarding Uses in the Countryside

6.6 In 2012, Council provided direction through resolution #C-095-12 that Staff, through the Official Plan Review process, collect additional feedback regarding a greater flexibility for potential secondary uses to agriculture and non-agriculture uses in the rural areas. This information was to assist with updating the Zoning By-law for the rural area.

6.7 Secondary agriculture and non-agricultural uses within the rural areas were explored in the Countryside Discussion Paper, August 2013. Shortly thereafter, the Province released a revised Provincial Policy Statement, 2014.

6.8 The Provincial Policy Statement 2014, and the draft OPA 107 permits agriculture, agriculture-related, and on-farm diversified uses in Prime Agricultural Areas.

6.9 The intent is to allow for such uses that positively contribute to the agricultural sector, either directly or indirectly, and to support agricultural operations in order for farming to remain viable now and for future generations. Urban-orientated uses such as construction yards, restaurants and banquet halls are not permitted. Thus, for example in the case of a wedding venue, it must be clearly secondary to the agricultural use or other permitted use (e.g. golf course) in the Rural Area.

Hamlets

6.10 As provided in the Greenbelt Plan, minor rounding out of hamlet boundaries is permitted as part of a municipal conformity exercise. As provided in the draft OPA 107, Staff is proposing the following hamlets to be rounded out:

- Leskard (to include one additional property);
- Newtonville (to include an area east of George Burley Drive that may be further subdivided);
- Kendal (to include a small area in the north-west corner that may be further subdivided);
- Maple Grove (to include the Durham Region Police Station property);
- Hampton (to include an area to the North that may be further subdivided), and
- Solina (to include the land south to Highway 407).

6.11 The Durham Region Official Plan provides an extensive list of criteria that must be met prior to any further subdivision, or development of the above lands. It will be up to the development proponent to satisfy the tests of the Durham Region Official Plan.

Accessory Apartments in the Countryside

6.12 Draft OPA 107 introduces accessory apartments policies within the Countryside, including Rural Settlement Areas. Accessory apartments would be permitted within a dwelling or above a detached garage subject to specific criteria such as adequate private sanitary and water service.

7. Transportation and Infrastructure

Transportation

7.1 Draft OPA 107 introduces a more balanced approach to transportation planning. It recognizes that vehicles will continue to be the predominant mode of transportation for some time but the policies focus on future transportation priorities such as public transit and active transportation. Active transportation refers to all human powered forms of transportation, in particular walking and cycling. The transportation policies envision the establishment of a multi-modal transportation system composed of the following: public transit, vehicles, active transportation, and rail. Retrofitting the existing transportation network will continue to be a challenge due to the length of road network in Clarington and, in some cases, road widening requirements to accommodate all modes of transportation.



7.2 Draft OPA 107 includes numerous changes to transportation policies and maps including the following:

- Aligning transportation policies around three types of networks: the public transit network; the active transportation network and the road network;
- Introducing the concept of “complete streets” where roads and the adjacent public areas are designed for users of all ages and abilities, thus giving a more balanced approach that specifically considers the needs of pedestrians and cyclist;
- The designation, redesignation and realignment of a number of road segments to different classes of arterial and collector roads;
- The introduction of the extension of Longworth Avenue to Holt Road and the designation of portions of Holt Road as a Type B arterial in accordance with the Transportation Master Plan;
- The realignment of 407 and indication of grade separations in accordance with the approved EA;

- The designation of a Freeway Bus Rapid Transit line along 407 and 418 in accordance with the approved EA but further extending it from the approved terminus at Highway 2 southerly to connect to the Courtice GO rail station;
- Designating the Courtice and Bowmanville GO Rail station areas as Transportation Hubs;
- Introducing Appendix C which adds more detailed policies on arterial, collector and local streets and lanes covering such matters as right-of-way, design, access standards;
- A new Map K which shows the trail network for Clarington, for recreational and transportation purposes;
- New policies regarding traffic calming, travel demand management and strategic good movement.

Other Infrastructure

7.3 Draft OPA 107 maintains the majority of the existing policy directions for other infrastructure, with some modifications to add clarity to the policies, promote more efficient use of services, and require the use of green infrastructure measures. The changes include:

- The use of low impact development practices and green infrastructure techniques, in addition to traditional end of pipe facilities, to control the stormwater quantity and quality at the source, which further mitigates climate change impacts.
- An emphasis that infrastructure, such as utilities, shall be coordinated, well designed, and integrated within new developments to minimize adverse visual impacts.
- Priority for infrastructure investment for developments in the Built-up Areas before Greenfield Areas to implement Provincial and Regional policy objectives.

8. Next Steps

- 8.1 Following the Statutory Public Meeting, and after careful consideration of the comments received, staff will report back to Council on October 24, 2016 and present a recommended Official Plan Amendment for adoption.
- 8.2 When adopted by Council, OPA 107 will not be legally binding until Regional approval is given. However, once it is adopted by Clarington Council, OPA 107 will be considered Council's policy for guiding land use planning at the local level.

Regional Review and Approval

- 8.3 OPA 107 will be forwarded to the Region of Durham for approval. Part of the Region of Durham review includes circulation of the OPA to agencies and the Province for their comments. It is anticipated that the Region will approve, modify or perhaps defer various sections/maps contained in OPA 107. The Region will issue a Notice of Decision will be publicized and a 20 day appeal period will commence. If there are no appeals to the

Region about the approved Official Plan Amendment, OPA 107 will come into full force and effect.

Existing Secondary & Neighbourhood Plan Updates

- 8.4 While the Region of Durham is reviewing OPA 107, Staff will focus on bringing the existing secondary plans into conformity with the Official Plan. As well, staff will convert existing Neighbourhood Design Plans into Secondary Plans, where appropriate, including such areas as Northglen in Bowmanville and North Village in Newcastle. Staff will be reporting on the proposed approach at a later date.

Clarington Zoning By-law Review

- 8.5 As Council is aware, a team of Staff is already at work on a comprehensive review of Zoning By-laws 84-63 and 2005-109. The two by-laws will be updated to implement the Clarington Official Plan policies.

9. Conclusion

The new proposed Official Plan Amendment is the first major rethink of the Municipality's planning framework since 1996. It will guide the management of growth and land development to achieve Clarington's growth objectives while also encompassing the planning direction of the Provincial Growth Plan and the Regional policy directions. The vision and guiding principles were shaped through the public consultation process, as well as, extensive discussion with other Municipal Departments and outside agencies. This will guide Clarington's transformation as it evolves towards a mature urban environment while maintaining and enhancing the community's unique identity and character.

10. Conformity with the Strategic Plan

The Official Plan Review is one of the primary inputs of the Planning Services Department into fulfilling the Municipality's Strategic Plan for 2015-2018. Specifically, OPA 107 contains policies that:

- Facilitates the creation of jobs, attracts new businesses and expands existing businesses;
- Manages growth to maintain our "small town" feel particularly strategic actions to:
 - Provide for walkable mixed use neighbourhoods.
 - Support a variety of affordable mixed housing types.
- Enables safe, efficient traffic flow and active transportation;
- Promotes resident engagement with an extensive public participation process in the Official Plan Review;
- Enhances our unique natural environment, particularly supporting actions to:
 - Adopt updated natural heritage policies.
 - Continue with parkland along the waterfront.
 - Prioritizing trails to connect our community.



Submitted by:

David J. Crome, MCIP, RPP
Director of Planning Services

Reviewed by:



Franklin Wu,
Chief Administrative Officer

Staff Contact: Carlos Salazar, Lisa Backus, Nicole Zambri, 905-623-3379
or ourplan@clarington.net

List of interested parties to be notified of Council's decision is on file in the Planning Services Department.

Attachments:

Attachment 1 - Summary of Submissions Received on Draft OPA No. 107, September 6, 2016

Summary of Submissions Received on Draft OPA No. 107 – September 6, 2016

Submission Number Name (Contact) Date	Details of Submission
WS-1 D.G. Biddle & Associates Ltd. (Katie Pandey) June 28, 2016	Is requesting that the Draft Official Plan Amendment be adopted by Council.
WS-2 Barry Sailsbury June 28, 2016	Regarding 582 Lambs Road. Concerned about zoning requirements for future development.
WS-3 Alec Dearborn June 28, 2016	Regarding 3831 Tooley Road. Even though there is proposed and approved sanitary sewer on Tooley Road, 95% of the current residents do not want these services, nor will connect to the services. There is also trees that are being removed on Tooley Road. Would like confirmation that this was permitted.
WS-4 Greg Smith June 28, 2016	Regarding the northeast corner of Rudell Road and King Avenue in Newcastle. This block is planned for townhouses. Residents would prefer detached housing with a gas station at the corner.
WS-5 Ted and Joan Ellis June 28, 2016	Regarding Courtice Main Street. Would like to know when the sanitation sewer for the rest of Highway 2 to Courtice Road is going to start. Would like to see a downtown in Courtice and want to see the Secondary Plan realized.
WS-6 Anonymous June 28, 2016	Wants to ensure that farm land and greenspace will be preserved. Once these resources are gone, they cannot be replaced. Too much nature is already lost.

Submission Number Name (Contact) Date	Details of Submission
WS-7 Mr. Robert Stephenson – D.G. Biddle & Associates Ltd. (Katie Pandey) July 14, 2016	<p>Regarding the property between 3334 and 3382 King Ave. W., Newcastle. Area (12.77 acres). Owner is proposing to develop the property with a mix of uses including townhouses and commercial retail. Proposed Plan maintains the Urban Residential designation. Suggest a local corridor designation to this stretch of King Ave. W. Region Official Plan states that compact urban form with a mix of uses is encourage along arterial roads. Client is having a retail study prepared regarding additional commercial needs in Newcastle. Early findings in the study show that there is a deficiency in commercial development in Newcastle.</p> <p>A Commercial Feasibility Report has been submitted in support of a Neighbourhood Centre designation.</p>
WS-8 Tornat Construction Corporation – D.G. Biddle & Associates Ltd. (Katie Pandey) July 14, 2016	<p>Regarding 422-500 King Ave. W., Newcastle (northeast corner of King Ave. and Rudell Road). Owner is proposing to develop the property with a mix of uses including an apartment building, townhouses and commercial retail. Proposed Plan maintains the Urban Residential designation. Suggest a local corridor designation to this stretch of King Ave. W. Region Official Plan states that compact urban form with a mix of uses is encourage along arterial roads.</p>
WS-9 Zemer Holdings Limited – D.G. Biddle & Associates Ltd. (Michael J. Fry) July 15, 2016	<p>Regarding 50 Martin Road, Bowmanville. Property has recently been rezoned to allow for a four storey apartment building containing 75 units. The Draft Plan (2016) proposes to redesignate the rear property from Urban Residential to Environmental Protection Area. This area contained mature trees, however, an Environmental Brief and correspondence with the Conservation Authority, the Municipality, and arborist, determined that most trees were infected by emerald ash borer. Consent was given to remove the trees. There are no features on the site that would warrant the Environmental Protection designation. Request that the designation be removed.</p>
WS-10 Ken Pasricha – D.G. Biddle & Associates Ltd. (Katie Pandey) July 15, 2016	<p>Regarding 2411 and 2415 Baseline Road, Bowmanville. Owner is proposing to develop the property with a mix of uses, including an apartment building, townhouses, and a commercial retail component. The property is proposed to be redesignated from Environmental Protection to Gateway Commercial. Gateway commercial does not allow the residential component. Requesting the designation be changed to Neighbourhood Centre which would permit a mixed use development. Baseline is an arterial road which would support mixed uses, transit and higher</p>

Municipality of Clarington

**Attachment 1 to
Report PSD-054-16**

Submission Number Name (Contact) Date	Details of Submission
	densities. The property is in close proximity of the Bowmanville indoor soccer fields and Clarington fields which would be beneficial to future residents.
WS-11 Bill Mills July 17, 2016	Regarding 3201 Rundle Road. Part of the property is proposed to be designated Environmentally Protected instead of Agricultural due to the trees. Owner states that there are few trees in this section of the property. Please review this proposed designation.
WS-12 Hope Fellowship Church (Brian Bylsma) July 17, 2016	Regarding 1685 & 1711 Bloor Street, Courtice. The first 100 m from Bloor Street is proposed to be redesignated from Agricultural/Light Industrial to Residential. There is also a road planned for the south end of the property to connect Trulls Road on the west side to Courtice Road to the east. Requesting that the residential designation be extended to the planned road. This will allow for future use of the property for a long term care facility/seniors retirement complex.
WS-13 Ron and Norma Blaauw July 21, 2016	Regarding 3171 Tooley Road, Courtice. Object to the proposed zoning changes to the property. Do not agree with the Natural Heritage line and the Environmental Protection Designation. The lines are too close to the existing house. Request that the line be drawn back at least 30-40 feet, enabling more enjoyment of their land.
WS-14 Jury Lands Foundation (Marilyn Morawetz) Aug. 8, 2016	Regarding Camp 30 – Special Study Area 2. Supports the proposed policies for the site. Also supports the agreement between the Municipality and the landowners. The Jury Lands Foundation would like to assist the Municipality in developing a community vision for the site respecting its natural and heritage values. As par of the urban design process, specific attention will be paid to the buildings and land, adaptive re-use of the buildings and land, and the linked “green circle” of the public access pathway system incorporated with the Bowmanville and Soper Creeks and their eventual connection. Support for the intent to develop the surrounding area with a historical theme and integration with the site.
WS-15 Cap Reit, Wilmot Creek Lifestyle Communities – GHD (Bryce Jordan) Aug. 9, 2016	Regarding Wilmot Creek – Special Policy Area B1. Policies in the proposed plan state that the Wilmot Creek B1 Area can have a maximum of 960 units, which is in accordance with the current zoning of the site. However, Appendix B states that the housing unit target for this area is 921 units, which is not what is permitted in the policies. Request that Appendix B to be revised to reflect 960 units.

Municipality of Clarington

**Attachment 1 to
Report PSD-054-16**

Submission Number Name (Contact) Date	Details of Submission
WS-16 Preston Group – KLM Planning Partners Inc. (Roy Mason) Aug. 12, 2016	Regarding northwest corner of Courtice Road and Bloor Street. Supportive of the Official Plan Review efforts. Concern with the natural heritage features shown on the proposed schedules to the Official Plan. The natural features are not accurately or reasonably displayed on the plans to reflect what is on the site.
WS-17 Vanstone Mill Inc. – GHD (Bryce Jordan) Aug. 12, 2016	Regarding the northwest corner of Scugog Street and Highway 2 (King Street). The current plan designates this property Urban Residential and Town Centre. OPA 107 proposes to redesignate a portion Environmental Protection. The existing zoning and Official Plan designation for this site have their origins in a decision by the Ontario Municipal Board in 1993 that was supported by the Municipality. Request that the land use designation of the property remains the same as currently shown in the existing Official Plan.
WS-18 Terry Klawitter Aug. 18, 2016	Regarding 2427 Energy Drive, Bowmanville. Obtained a cut and fill permit from CLOCA to bring the property out of the floodplain. Requesting that the new floodlines be reflected in the Draft Official Plan Amendment. Also wants the current zoning to remain on the property as well as keep the current permissions to allow workshops.
WS-19 Joseph and Antoinette Passalacqua Aug. 18, 2016	Regarding 46 Martin Road. Opposed to the proposed Environmental Protection designation on the property and request for it to be removed.
WS-20 David Wotten Aug. 19, 2016	Regarding Solina (area to be added to the Solina Settlement Boundary). In favour of the proposed amendment to add the lands south of the Solina, all the way to Highway 407 and include it as part of the Hamlet. It provides an opportunity to develop the land for residential uses when the use of the farm is no longer feasible or desirable.
WS-21 Milton Zarkovich Aug. 22, 2016	General comment on affordable housing in Ontario. It is becoming increasingly difficult to own a home due to the rise in housing prices. Rental housing demand will increase as a result, especially among young people and seniors. In order to encourage more rental housing, York Region allows the deferral of development charges for up to three years which would allow developers to build the rental units and pay the development charges afterward. In addition, property taxes paid for rental

Submission Number Name (Contact) Date	Details of Submission
	housing is higher than for a condominium. New rental housing would open up older rental buildings and therefore offer more availability and possibly lower prices due to competition.
WS-22 Delpark Homes (Prestonvale) Inc. – Weston Consulting (Polycarp Tam) Aug. 22, 2016	Regarding 1539 Prestonvale Road North and lands to the South. Subject lands are within the C2 Secondary Plan Area. Request that the lands be removed from the secondary plan area because of the residential uses to the north and west and that the lands are bisected by the Environmental Protection designation to the west and south and Prestonvale Road to the east. These natural corridors provide a divide of the subject lands from the larger areas proposed to be redesignated from Future Urban Residential to Urban Residential. Furthermore these lands can be adequately serviced.
WS-23 Norstar (James Okawa) Aug. 22, 2016	Regarding the southeast corner of Bloor Street and Trulls Road. Concerns around the representation of the Regional Corridor in the C1 Secondary Plan Area. Would like to see policies that allow the depth of the Regional Corridor along Bloor Street to be expanded, reflecting the goals of a mixed use transit supportive land use. This would take advantage of the large ownership holdings for future redevelopment that is less prevalent along the Main Street Corridor. The Bloor Street corridor provides a transition between the residential areas and employment areas, as well as supports the future Courtice GO Station. Concerned that the 100 metre setback could restrict development without a full assessment through the subsequent Secondary Plan Review.
WS-24 Jeff Guthrie Aug. 23, 2016	Regarding 34 Martin Road. Opposed to the proposed Environmental Protection designation on the property and request for it to be removed.
WS-25 Harvey Snyder Aug. 24, 2016	Regarding 42 Martin Road. Opposed to the proposed Environmental Protection designation on the property and request for it to be removed.
WS-26 Frank Veltri – Clark Consulting Services (Bob Clark)	Regarding the proposed minor rounding out of the Newtonville Hamlet. Supports the proposed expansion to the Hamlet, however requests that the expansion includes the lands to the south (about three lots). The proposed expansion included all lands up to the Environmental Protection designation but Niblett Environmental has reviewed the extent of the designation and determined

Municipality of Clarington

**Attachment 1 to
Report PSD-054-16**

Submission Number Name (Contact) Date	Details of Submission
Aug. 24, 2016	that the designation could be more accurately illustrated based on the mapping and information provided with the letter.
WS-27 1331135 Ontario Limited, The Domus Group (Mike Domovich) Aug.25, 2016	Regarding 2350 Courtice Road. Does not support the proposed Environmental Protection designation on the property, recognising the 2 acres of woodlot on a 22 acre parcel of land. The Municipality has no jurisdiction to make the change, only the Province, Region and CLOCA have this jurisdiction. There have been no studies or reports to support the proposed land use change. The woodlot is too small to protect and some trees should be allowed to be cut down as part of an application for a subdivision. The proposed change to the land use designation is illegal. Only areas outside the Urban Areas can be changed. The Municipality intends to expropriate without compensation.
WS-28 Grant and Ruby Lee Aug. 25, 2016	Regarding 38 Martin Road. Opposed to the proposed Environmental Protection designation on the property and request for it to be removed.
WS-29 562503 Ontario Limited and Honey Harbour Heights Estates Ltd. – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016	Regarding the proposed minor rounding out of the Hampton Hamlet. Lands are north of Ormiston Street, adjacent to the Hamlet of Hampton. Support the proposed inclusion of the property in the Hampton boundary. <ol style="list-style-type: none"> 1. Also support the following changes to the Plan: 1) policy 3.4.4 which states that the refinement of a natural heritage feature through an Environmental Impact Study would not require an amendment to the Plan; 2) proposed policy 14.4.7 which eliminates conflict with 14.4.3 regarding the extent of the vegetation protection zone from lands designated Environmental Protection; 3) proposed policy 3.4.9 which clarifies “self sustaining” as it relates to the vegetation protection zone. 2. Would like to see a 5 metre setback to the woodlot as opposed to a 30 metre setback as supported through an Environmental Impact Study. The limits of the rounding out of the hamlet boundary should use the 5 metre setback. 3. Policy 3.4.9 requires that a self-sustaining Vegetation Protection Zone be planted, maintained or restored. Would like clarification on whether the need for and extent of the

Submission Number Name (Contact) Date	Details of Submission
	<p>planting, maintenance or restoration is to be according to the findings of an Environmental Impact Study.</p> <ol style="list-style-type: none"> 4. Policy 3.4.4 states that refinements shall not require an amendment to the Official Plan, while policy 3.4.6 states that refinements will require an amendment. One is brought forward by a conservation authority the other by a development application. Would like clarification to eliminate the potential confusion during the processing of a development application. 5. Request that policy 3.4.16 be reworded to allow for the potential reduction to the minimum vegetation protection zone if supported by an Environmental Impact Study. 6. Would like to confirm if the 15 metre setback to a feature applies to lands which border an urban settlement area. 7. Requests that policy 23.10.5 be revised to allow woodlands to be considered for parkland dedication. 8. Request that policy 23.13.2 be modified to exempt studies already completed or that it be recognized by Clarington that the Environmental Impact Study for this site be exempt from this policy. 9. Policy 23.16.3 requires a landscape analysis. Can this be covered through the requirements of a tree preservation plan and grading plan?
<p>WS-30 2408428 Ontario Inc. and 2408406 Ontario Inc.(Fourteen Estates Limited) – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016</p>	<p>Regarding Block 32 on draft plan 18T-87083 Part of Lot 8, Concession 1, Hamlet of Newtonville.</p> <ol style="list-style-type: none"> 1. Supports the following changes to the Plan: 1) policy 3.4.4 which states that the refinement of a natural heritage feature through an Environmental Impact Study would not require an amendment to the Plan; 2) proposed policy 3.4.9 which clarifies “self sustaining” as it relates to the vegetation protection zone. 2. Concerns with policy 12.4.6 a) which requires all development to be serviced by Municipal water and c) prohibits development once capacity of Municipal water is reached, regardless of the designation of the lands. This leaves municipal infrastructure underutilized and does not support policy 12.3.2 that identifies hamlets as the predominant and preferred location to accommodate future rural growth. Request that the policy be deleted or revised to allow development on designated lands within the Hamlet of Newtonville.

Submission Number Name (Contact) Date	Details of Submission
	<ol style="list-style-type: none"> 3. There are significant changes to the Environmental Protection designation on the property. Request that the existing approved Official Plan designation and the current zoning for residential hamlet development be maintained. 4. Policy 3.4.4 states that refinements shall not require an amendment to the Official Plan, while policy 3.4.6 states that refinements will require an amendment. One is brought forward by a conservation authority the other by a development application. Would like clarification to eliminate the potential confusion during the processing of a development application. 5. Request that policy 3.4.16 be reworded to allow for the potential reduction to the minimum vegetation protection zone if supported by an Environmental Impact Study. 6. Request that policy 23.13.2 be modified to exempt studies already completed or that it be recognized by Clarington that the Environmental Impact Study for this site be exempt from this policy. 7. Policy 23.16.3 requires a landscape analysis. Would like confirmation on whether this be covered through the requirements of a tree preservation plan and grading plan. 8. Based on the Growth Plan Policies and that there is no need for any settlement boundary expansions, we question the need for any expansion to Newtonville. Especially since there is vacant designated, undeveloped lands already and that there is a limited water supply capacity available in Newtonville. Opposed to the hamlet boundary expansion in Newtonville.
<p>WS-31 1744856 Ontario Inc. (Fourteen Estates Limited) – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016</p>	<p>Regarding the lands northeast of Morgans Road and Highway 2. Land owner is interested in developing the property for a landscape yard type use.</p> <ol style="list-style-type: none"> 1. Supports the proposed rural designation on the property and request that the Environmental Protection designation not be extended and that the area currently designated Greenspace be redesignated to the Rural designation. 2. Policy 3.4.4 states that refinements shall not require an amendment to the Official Plan, while policy 3.4.6 states that refinements will require an amendment. One is brought forward by a conservation authority, while the other by a development application. Would like clarification to eliminate the potential confusion during the processing of a development application.

Submission Number Name (Contact) Date	Details of Submission
	<ol style="list-style-type: none"> 3. Request that policy 3.4.16 be reworded to allow for the potential reduction to the minimum vegetation protection zone if supported by an Environmental Impact Study. 4. Requests clarification of policy 13.5.6 and 13.5.7 and requests that small scale landscape industry uses, without the restriction regarding horticulture, be added back in as a permitted use through site specific rezoning. 5. Request that a policy be added to section 14.4 that, where a site specific study results in refinements to the Environmental Protection designation, such refinements shall not require and Official Plan Amendment.
<p>WS-32 2408428 Ontario Inc. and 2408406 Ontario Inc.(Fourteen Estates Limited) – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016</p>	<p>Regarding lands east side of Regional Road 18 and north of Highway 401, known as Newtonville Gardens, draft plan 18T-87083.</p> <p>Support the proposed Maps A1 and D3 which reflect the draft approved portion of the subject property and shows the EP designation and the natural heritage system in the correct location.</p> <p>Request clarification on policy 23.17.5 or rewording of this policy to ensure that applications that have attained draft plan approval would not be affected.</p>
<p>WS-33 1829963 Ontario Inc. (Fourteen Estates Limited) – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016</p>	<p>Regarding the Keystone Pit lands, on the south side of Regional Road 20, east of Gibbs Road and west of the Canadian Tire Motorsport Park.</p> <ol style="list-style-type: none"> 1. Support the redesignation of the property to Rural and request that an exception be added to allow for the existing uses permitted through OPA no. 98 to continue as permitted uses on the subject property in addition to the uses permitted in the Rural designation. 2. Request that low intensity recreational uses be permitted in the Rural designation and further that unserviced campgrounds on private land be added as a permitted use and/or added to the definition of low intensity recreation. 3. Request adding a policy to either the mineral aggregate resource section in chapter 3 or chapter 15 to allow for the rezoning of aggregate extraction zoned land for an appropriate use prior to the surrendering of the licence by Ministry of Natural Resources. Such rezoning

Submission Number Name (Contact) Date	Details of Submission
	<p>would not affect the licenced use of a pit and would allow for the conditions imposed by Ministry of Natural Resources for the surrendering of a licence to be met.</p>
<p>WS-34 Honey Heights Development Limited(Fourteen Estates Limited) – CM Planning Inc. Development Consulting (Carolyn Molinari) Aug. 25, 2016</p>	<p>Regarding lands south of Regional Road 9, on the west side of Lowery Road. Requests that the Environmental Protection designation be maintained as it currently exists in the current Official Plan.</p>
<p>WS-35 BILD (Carmina Tupe) Aug. 26, 2016</p>	<ol style="list-style-type: none"> 1. Opposed to proposed policy 2.2.3 which states that where there is a conflict between a proposed land use and the protection of the natural heritage system, the latter will prevail. This limits the landowners as they cannot conduct studies that could demonstrate the full potential of the land uses. Suggest the Municipality revise the policy to allow for greater flexibility when considering proposed land uses. 2. Opposed to policy 3.4.6 which speaks to refinements to a natural heritage feature of hydrologically sensitive feature based on information from the Province or the conservation authority, subject to an amendment. This policy should also consider supplementary information and studies that provide a reasonable justification for alternative environmental features and/or buffers. 3. Opposed to policies 3.4.8, 3.4.9, 3.4.16 and Table 3-1 which does not allow development within the minimum 15 metre vegetation protection zone. This sterilizes future development of urban area lands. Would like clarification on how this was considered through the land budget planning. The conservation authority is the most appropriate resource to determine the applicable setback on a site context basis. Suggest that the policies be revised to not include a minimum 15 metre setback for the vegetation protection zone and instead leave it up to the discretion of the conservation authority. 4. Opposed to Table 4-2 and policy 4.3.8, specifically the gross to net hectare conversion when calculating residential densities. Concerned that using gross hectares would result in greater

Submission Number Name (Contact) Date	Details of Submission
	<p>variability in density numbers. Other municipalities in the Region continue to use net hectares which is a more accurate, appropriate and consistent methodology.</p> <ol style="list-style-type: none"> 5. In addition the floor space index targets are not achievable and would be impossible to implement. 6. Opposed to policies 4.6.3 and 4.6.4, which states that Secondary Plans will be developed in a sequential order that has already been predetermined by the Municipality. Does not want development to be phased because secondary plans should not be contingent on the plans of another landowner in another secondary plan. 7. Also opposed to the policy that states that all existing secondary plans must be updated prior to any new secondary plans being prepared. Suggests revising the policy so that Secondary Plans not be approved or adopted until current secondary plans are updated. 8. Opposed to the removal of the policy which stated that private funding being available to commence and complete Secondary Plans in policy 23.13.1. Would like to see this policy remain in order to allow for the opportunity to contribute private funds. 9. Policy 23.13.3 allows the Municipality the right to peer review any and all studies at the applicants expense. Want clarification to what extent this policy would be applied. 10. Would like clarification on the process described in policy 23.17.8 which requires applicants/landlords to enter into a cost sharing agreement, prior to approval of any draft plan of subdivision and that proof be provided to the Municipality that they have met their obligations under the cost sharing agreements prior to registering a subdivision.
<p>WS-36 CRH Canada Group Inc. Land Holdings (Katelyn Cummings) Aug. 26, 2016</p>	<p>Regarding the ready mix concrete plant operated by Dufferin Concrete in Bowmanville, 44 Port Darlington Road. Requests that the Environmental Protection designation reflects the boundaries established in the zoning by-law. Supports keeping the Environmental Protection designation but it should be similar to the zoning by-law mapping as it keeps a proper setback to the watercourse.</p>
<p>WS-37</p>	<p>Regarding 2936 Hancock Road (southwest corner of Nash Road and Hancock Road). Planning applications are being prepared to facilitate a residential development. The layout of the</p>

Submission Number Name (Contact) Date	Details of Submission
<p>Owners of 2936 Hancock Road – Weston Consulting (Ryan Guetter) Aug. 26, 2016</p>	<p>development is being determined, but applicants are looking to propose townhouses. No development applications have been submitted yet.</p> <ol style="list-style-type: none"> 1. The current Official Plan and the Neighbourhood Design Plan recognize the use of the property for medium density. The proposed policies also allow for townhouses and limited apartments however there is no maximum density, only a limit in storeys (1-3). The plan does not define “limited apartments” in Table 4-2 and would like clarification if this would include triplexes, quadruplexes and stacked townhomes. 2. Requests that the maximum storey be increased to 4 storeys instead of 3 storeys. This would permit a greater range of typology types. 3. Recognize that it is Staff’s intent to convert Neighbourhood Design Plans to a Secondary Plan, however policy 9.4.2 of the proposed plan provides enough guidance for the development of neighbourhoods without the need for a Secondary Plan. 4. Would like clarification on policy 18.5.3, which states that proponents developing a site which was proposed to be used for a school, shall provide a pedestrian or trail connection to the adjacent neighbourhood and additional land for parkland.
<p>WS-38 High Street Courtice Inc. – Weston Consulting (Ryan Guetter) Aug. 26, 2016</p>	<p>Regarding 1475 Highway 2, Courtice. A land use planning application is being prepared for the property along the corridor. Proposing various housing types and tenures on the property including apartment, townhouses and single detached units.</p> <ol style="list-style-type: none"> 1. Would like confirmation that the policies contained within the Courtice Main Street Secondary Plan will take precedence over the general policies of the Official Plan. 2. Supportive of policies 14.4.6 and 3.4.4 that provides landowners to consult with the Municipality and conservation authority to define the appropriate limits without the need for and Official Plan Amendment. 3. Proposed policy 14.4.7 refers to setbacks. It is unclear whether the setback is a setback for built form or just lot lines. Request that flexibility be introduced in the policy to permit technical studies to inform buffers and setbacks.

Submission Number Name (Contact) Date	Details of Submission
	<ol style="list-style-type: none"> 4. The Environmental Protection designation has increased from the existing policies and does not coincide with the proposed development limits. Also request that the drainage feature not be shown as a watercourse and suggests it be reviewed or identified differently. 5. Table 4-2 for the Regional Corridor contemplates heights from 3-6 storeys, but also allows for high rises of up to 12 storeys. 6. The Courtice Main Street Secondary Plan currently provides a minimum height of 6 storeys in certain designations. Would like confirmation from the Municipality whether the minimum heights in the Secondary Plan will be modified to reflect the proposed policies. 7. Policy 23.10 on parkland dedication and policy 23.10.5 states that valleylands, and lands required for drainage purposes, etc. that are not suitable for development will not be accepted as parkland dedication. Request that this policy be modified to allow the dedication of certain lands in light of the magnitude of the land to be dedicated and or benefits to the public as determined appropriate by the Municipality. Additional considerations could include a trail system. 8. Section 20 should be revised to ensure that stormwater facilities be permitted in all designations based on good engineering practices and appropriate approval authority.
<p>WS-39 2265719 Ontario Inc. – Candevcon Limited (Scott Waterhouse) Aug. 26, 2016</p>	<p>Regarding the Northglen West development area. Submission pertains to the Transportation Maps and the Type C Arterial Road in the north part of the Bowmanville Urban Area. The proposed Plan shows this Type C Arterial Road coinciding with the urban boundary and the arterial road between Liberty Street and Lambs Road is proposed to be deleted. An Environmental Impact Study and Traffic Impact Analysis was conducted and has determined that the Type C Arterial Road is not required. Request that the arterial road be deleted from the proposed Transportation Maps J1 and J3.</p>
<p>WS-40 2272449 Ontario Inc. – Weston Consulting (Ryan Guetter) Aug. 26, 2016</p>	<p>Regarding the northeast corner of Bloor Street and Prestonvale Road in Courtice.</p> <ol style="list-style-type: none"> 1. Support the proposed Map A2 which redesignates the property from Future Urban Residential to Urban Residential. 2. In support of the Regional Corridor height, density and built-form typologies. Would like confirmation that there is no limitation on townhouses, semi-detached and detached dwellings, provided the minimum densities can be met.

Submission Number Name (Contact) Date	Details of Submission
	<ol style="list-style-type: none"> 3. In support of the Environmental Protection designation, however would like to ensure that the features and the associated buffers can be further refined through the completion of an Environmental Impact Study. Supports policy 3.4.4 which states that as part of a development application refinements can be made and do not require an Official Plan Amendment. 4. Further supports policy 14.4.6 in that the location and extent of the Environmental Protection area is approximate and the precise limits of these areas shall be detailed through appropriate studies. 5. Request that the Municipality consider including a Neighbourhood Centre designation at the intersection of Prestonvale and Bloor. 6. Request that policy 4.5.2 be revised to reflect the previous version in the 2015 Proposed Plan. 7. Would like clarification from the Municipality that development applications could proceed on the lands immediately after the OPA is approved. 8. Suggests that the subject property is suitable for a mixed use development that would provide for both stand alone commercial and residential as well as mixed use formats. 9. Section 20 should be revised to ensure that stormwater facilities be permitted in all designations based on good engineering practices and appropriate approval authority.
<p>WS-41 SmartREIT (Ornella Richichi) Aug. 26, 2016</p>	<p>Regarding lands 2334 Highway 2, (Walmart) in Bowmanville. Understands that the Municipality will undertake a review of the Bowmanville West Town Centre Secondary Plan once the Official Plan Review process has been completed.</p> <ol style="list-style-type: none"> 1. Also regarding 185 and 245 Highway 2 (Bowmanville Mall) as part of the Bowmanville East Town Centre. These sites are currently developed for commercial uses. The development of residential/mixed uses may occur in the future. Request greater flexibility for a variety of built forms in response to site constraints and market conditions. The proposed policies require a minimum of 4 storeys which may not be able to be achieved in every instance.

Submission Number Name (Contact) Date	Details of Submission
	<p>2. Policy 10.3.5 states that new commercial developments within an Urban Centre shall be a minimum height of 2 storeys. These lands already have a master approved Site Plan and request that this policy only be applicable if a minor variance or rezoning is required.</p> <p>3. Request that the multi-storey requirement be replaced with policy language requiring applicants to provide for the consideration of multi-storey developments. This suggested revision would continue to encourage the intensification of Urban Centres while also providing flexibility to existing developed sites so that they can transition to increased densities in a phased approach.</p>
WS-42 Preston Group (Dirk Janas) Aug. 26, 2016	Regarding the definitions of wetlands and woodlands as it also relates to lands 1738 Bloor Street. Disagrees with the definition of wetlands and woodlands as they are both based on size and do not take into account the ecological features and functions. 0.5 ha for wetlands to be included in the natural heritage system and 1.0 ha for woodlands to be included in the natural heritage system is very small. These smaller features limit the potential for important features and functions. Suggests that an assessment of the ecological significance through a features and functions analysis in an Environmental Impact Study is more appropriate.
WS-43 1559360 Ontario Limited – The Biglieri Group (Jake Murray) Aug. 29, 2016	Regarding the property located in the community of Hampton, on the north side of Taunton Road, east of Holt Road (5075 Holt Road). The subject site is excluded from the minor rounding out of the Hampton Hamlet Boundary and is designated Prime Agriculture. Request that the subject site be changed to Hamlet. These lands are suitable for residential development and represents an efficient expansion to the Settlement Area. A planning rationale report will be prepared to justify the requested expansion.
WS-44 Medallion Development . – Weston Consulting (Ryan Guetter) Aug. 30, 2016	Regarding lands as the southeast corner of Lambs Road and Concession Street East. Wants to ensure the appropriate future development of the subject property and that the policies and provisions of the Official Plan are appropriate. Will be providing further comments.

Submission Number Name (Contact) Date	Details of Submission
WS-45 Rice Development Corp./ Ridge Pine Park Inc. – Borden Lander Gervais (Stephen Waque) Sept. 2, 2016	Regarding lands east of Bennett Road, south of Highway 401 and north of the CN railway. A private Regional Official Plan Amendment application was submitted in 2002 to expand the urban boundary of Newcastle in order to develop the next phase of the Wilmot Creek Lifestyle Community. In 2003 a corresponding Clarington Official Plan Amendment application was submitted. The application was put on hold to allow the processing and approval of the private ROPA. The application was deemed complete in December 2014. The application was further put on hold due to the Region's Official Plan Review and the Province's Growth Plan. On June 29, 2016 the applicant appealed their development application to the Ontario Municipal Board on the basis of Council's failure to make a decision on the application within the timeframe set out in the Planning Act. A pre-hearing is scheduled in October 2016. Would like to ensure that nothing in the draft OPA 107 precludes the continued independent processing of the development application and the concept plan may be revised.
WS-46 Nash Road Developments Inc. – Borden Lander Gervais (Stephen Waque) Sept. 2, 2016	Regarding lands just outside the Courtice Urban Boundary, northeast corner of Nash Road and Hancock Road. The subject lands have been designated Prime Agricultural and Protected Countryside in the proposed OPA 107. The lands are adjacent to the new Highway 418 which is under construction. The lands are also within the Greenbelt Area. removing the lands from the Greenbelt Area was a continued request since 2003. The Greenbelt is now under review and it would be premature to finalize the Greenbelt Boundaries, particularly as it relates to the subject property, in the OPA 107. Applicant is requesting that a special notation be placed on the OPA 107 maps with respect to the subject lands stating that the Greenbelt Boundary is under review and subject to modification.
Agencies & Committees	
WS-47 Infrastructure Ontario and Hydro One Networks Inc. (Tate Kelly) June 17, 2016	Supportive of the policy recommendations that were included in the Draft Official Plan 2016, but recommend the remaining changes be made as well. Requested policy changes mainly for wording changes related to utility corridors.
WS-48 CN Rail (Helene Fleisher)	Requesting a number of policies be added to the Official Plan which address proximity of sensitive uses to the rail facilities, noise studies, vibration studies, safety measures, berms, etc.

Submission Number Name (Contact) Date	Details of Submission
July 13, 2016	
WS-49 Central Lakes Ontario Conservation Authority (Stefanie Penney) Aug. 26, 2016	Supportive of the policies in the proposed Plan. Suggested revisions include: <ol style="list-style-type: none"> 1. Add watercourses instead of intermittent & permanent streams to the definition of Hydrologically Sensitive Features. 2. Recommend using one term, either Natural Heritage Evaluation or Environmental Impact Study as they both provide the same information. 3. Policy 3.4.34 consider strengthening the policy as suggested. 4. Add clarity that noise, traffic and dust are subject to other Municipal by-laws. 5. 3.7.9 d) suggest revising policy to ‘approval from the applicable CA has been obtained for the proposed works’ as 3.7.9 a) requires it to be located outside the floodplain and there may be other hazards associated with slope stability along the shoreline that would need to be addressed. 6. 3.7.9 suggest adding that the structure is not located within the stable slope hazard to be consistent with CLOCA policies. 7. Add a bullet point to 17.5.2 to ensure stormwater management manage quantity, quality and ensure erosion rates in receiving systems are not increased.
WS-50 Agricultural Advisory Committee (Brenda Metcalf) Aug. 29, 2016	Regarding all agricultural lands within the Municipality. Committee is pleased with Staff’s efforts to take into consideration the Committee’s comments throughout the Official Plan Review process, especially the protection of the “whitebelt” area. <ol style="list-style-type: none"> 1. Support policy 13.3.6 which supports the expansion of the Greenbelt Plan Area to provide the long term protection of prime agricultural lands. 2. Mapping is of some concern. Committee supports the protection of the environmental features and floodplains but does not support the outright prohibition of buildings in the Environmental Protection areas, which is contrary to farming practices. 3. Supports the land uses proposed in the Plan for the Countryside Areas, which more closely reflect the Province’s direction.

Submission Number Name (Contact) Date	Details of Submission
	<ol style="list-style-type: none"> 4. Supports the rounding out of hamlets and the elimination of the Country Residential Subdivisions and farm retirement lots. 5. Concerned with farm help accommodations only being temporary. Does not allow for good quality living conditions. Would prefer to see a permanent dwelling be permitted which would not be severable. 6. Support policies related to major recreational uses, landscape industries, and agri-tourism uses subject to a site specific rezoning in the Rural Area designation. 7. Support the Growth Management policies and phasing which will allow for further protection of the agricultural lands.
<p>WS-51 Clarington Board of Trade Aug. 30, 2016</p>	<p>Support the policies in the proposed Official Plan.</p> <ol style="list-style-type: none"> 1. Emphasizes that the policies will align Clarington’s vision with the development market and it will also eliminate cost and time for the development process since the zoning will be updated to implement the policies. 2. Support Section 17, specifically the four Special Study Areas, including the Courtice Employment Area since this will drive employment growth.
<p>WS-52 Ontario Power Generation (Ray Davies) Sept. 6, 2016</p>	<p>Has concerns with the proposed Environmental Protection designation on three areas of the OPG’s Darlington Nuclear site. The proposed policies under this designation would not allow for development. If the New Nuclear at Darlington project were to proceed, as described in the Environmental Assessment, the project would require the leveling of the bluffs along the shoreline in the proposed Environmental Protection designation. In order to get a license to excavate, criteria and conditions must be fulfilled to satisfy the Canadian Nuclear Safety Commission before permits are approved. The Environmental Protection designation for this site would appear unnecessary and may cause uncertainty with respect to current permissions for the New Nuclear at Darlington project. Request that the Environmental Protection designation along the Darlington site shoreline be removed from Map A1.</p> <p>The proposed trail route on Map K through the Darlington Nuclear site does not align with the Province’s Waterfront Trail. OPG have been working with Clarington Staff on the preparation of a new license agreement that is consistent with the Waterfront Trail route. The route has been</p>

Submission Number Name (Contact) Date	Details of Submission
	recently paved from Crago Road in the west to the east side of Holt Road as part of the realignment of Energy Drive. Request that Map K be revised to reflect the waterfront trail route.