

## Staff Report

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<b>Report To:</b>	<b>Joint Committees</b>	
<b>Date of Meeting:</b>	September 13, 2021	<b>Report Number:</b> PDS-043-21
<b>Submitted By:</b>	Ryan Windle, Director of Planning and Development Services	
<b>Reviewed By:</b>	Andrew C. Allison, CAO	<b>Resolution#:</b> JC-10-21, C-281-21
<b>File Number:</b>	ZBA 2021-0008	<b>By-law Number:</b> 2021-069
<b>Report Subject:</b>	An application by Darryl Kerswell to permit the establishment of commercial uses, including a general store and eating establishment on the property known at 4504 Highway 2, Newtonville.	

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### Recommendations:

1. That Report PDS-043-21 and any related communication items, be received;
2. That the application to amend the Zoning By-law submitted by Darryl Kerswell be approved and the Zoning By-law in Attachment 1 to Report PDS-043-21 be passed;
3. That a By-law lifting the Holding (H) Symbol be forwarded to Council once Site Plan approval has been granted;
4. That the Durham Regional Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PSD-043-21 and Council's decision; and
5. That all interested parties listed in Report PDS-043-21 and any delegations be advised of Council's decision.

## Report Overview

This report recommends the approval of an application to amend the Zoning By-law to establish commercial uses including a general store and an eating establishment on the property located at 4504 Regional Highway 2 in Newtonville. This Zoning By-law amendment is subject to a Holding provision to meet the conditions of site plan details that will be addressed through the ongoing Site Plan application.

## 1. Purpose of the Report

- 1.1 The purpose of this Staff Report is to recommend to Council the adoption of Zoning By-law Amendment (ZBA2021-0008) to the Clarington Zoning By-law 84-63. The recommendation comes following a thorough public planning and consultation process.
- 1.2 This report includes a summary of the process and comments received since the Statutory Public Meeting held on June 7, 2021.

## 2. Application Details

- 2.1 Owner/applicant: Darryl Kerswell
- 2.2 Proposal: Zoning By-law 84-63 Amendment

To rezone the lands to permit commercial uses including a general store and an eating establishment, to a maximum of 60 square metres at the property located at 4504 Regional Highway 2 in Newtonville.

- 2.3 Area: 0.1 hectares (1000 square metres)
- 2.4 Location: 4504 Highway 2, Newtonville
- 2.5 Within Built Boundary: Yes



**Figure 1: Site Location Map**

### **3. Background**

3.1 In March 2021, Darryl Kerswell began the initial conversations related to the proposal with Clarington Staff. Below is a sequence of events to date on the development applications related applications to permit commercial uses including a general store and an eating establishment within a proposed addition to an existing single detached dwelling.

- Pre-consultation application received: March 24, 2021
- Pre-consultation meeting held April 15, 2021
- Final pre-consultation minutes sent to applicant: April 28, 2021
- Rezoning and Site Plan applications received: May 5, 2021
- Rezoning Application deemed complete: May 17, 2021

- Statutory Public Meeting held on June 7, 2021
- Site Plan deemed Complete: June 21, 2021
- Applications circulated for comments: June 21, 2021
- Comments due from circulated agencies: July 9, 2021
- Status Letter sent to applicant: September 2021

3.2 The applicant has submitted a Planning Rationale Report in support of the applications which is reviewed in Section 9 of this report.

## **4. Land Characteristics and Surrounding Uses**

4.1 The site is located on the north side of Regional Highway 2, just east of Newtonville Road. There is approximately 19.5 metres of frontage along Regional Highway 2 and the property is 0.1 hectares in size. The site currently has a single detached dwelling and a detached garage.

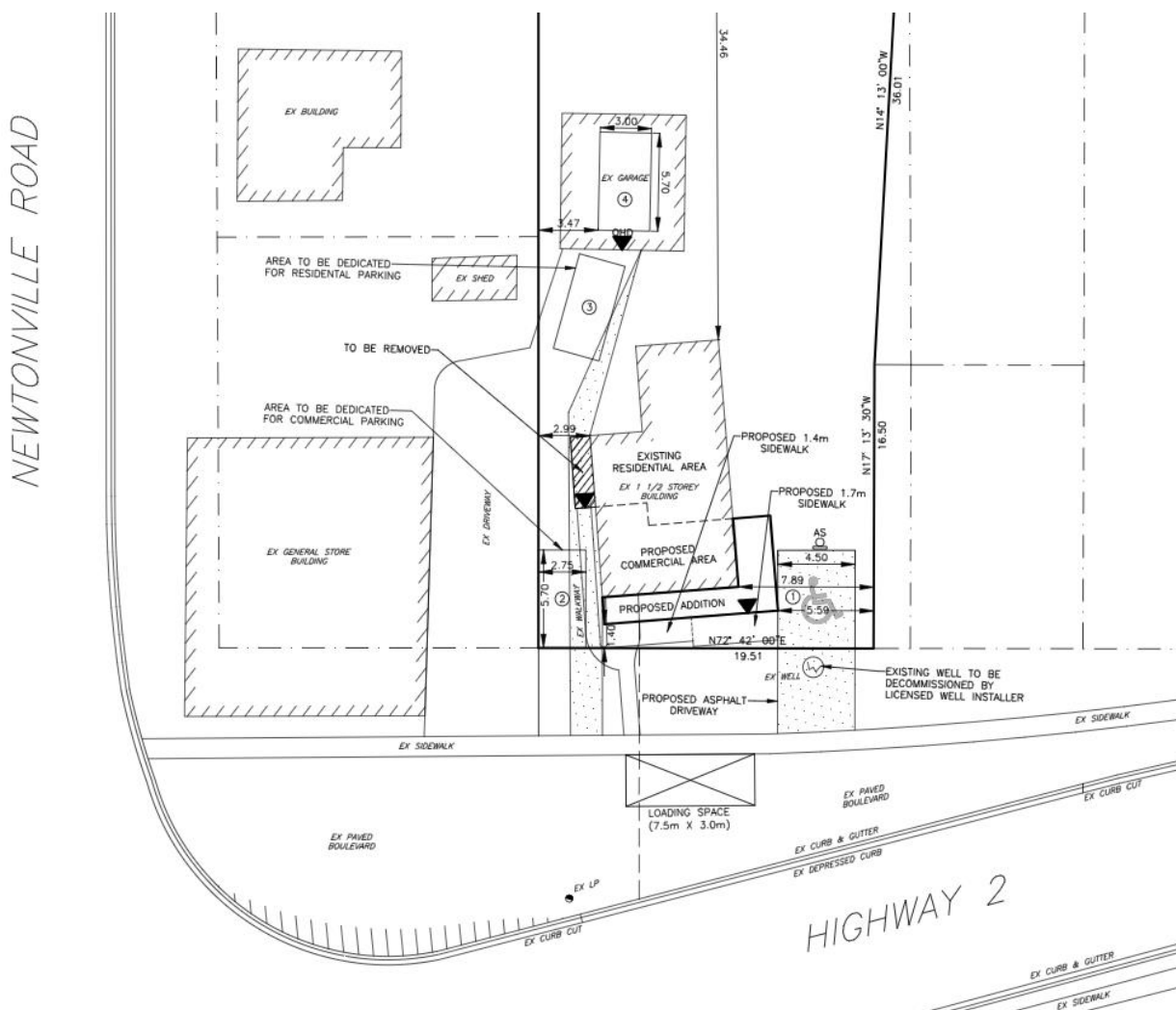
4.2 The surrounding uses are as follows:

- North: Single detached residential dwellings
- East: Single detached residential dwellings
- South: Durham Regional Highway 2 and single detached residential dwellings
- West: Existing commercial mixed-use property containing the Newtonville General Store and café.



**Figure 2:** Street View of the subject Property

- 4.3 A corresponding Site Plan Application has been deemed complete and was circulated with the Rezoning application. The Site Plan review process is ongoing and is assisting Staff to determine whether the site is appropriate for the proposed use. As seen in **Figure 3**, the applicant is proposing an addition to the south side of the existing dwelling to house a portion of the commercial establishment. To the east and west of the dwelling, the applicant is proposing the commercial parking. The applicant is proposing that the two mandatory residential parking spaces, as per the Zoning By-law 84-63 be situated to the rear of the dwelling, one outdoor and one within the existing detached garage. The applicant is also proposing a loading space to be located within the Regional Highway 2 boulevard, and not within the boundaries of the subject property.



**Figure 3: Proposed Site Plan**

- 4.4 Staff have circulated the proposal to all agencies. Generally, the primary agencies concerns are related to the site plan approval process. There are no concerns related to whether the proposed land use is appropriate.

- 4.5 Staff have reviewed the rezoning proposal in detail and are of the opinion that the proposed use meets the legislative framework for Hamlets and the proposed use is appropriate. Where there are still concerns, Staff will continue to work with the applicant through the Site Plan Approval process to rectify. Until such time Staff are satisfied with the proposal, the ('H') Holding Symbol will remain on the property, to ensure no adverse impacts on the neighbouring community.

## **5. Provincial Policy**

### **Provincial Policy Statement**

- 5.1 The Provincial Policy Statement (PPS) policies direct growth to settlement areas and promote compact development forms. Planning authorities are to facilitate development of a variety of housing forms and promote residential intensification to achieve efficient development patterns. The definition of 'intensification' includes the development of underutilized lots within previously developed areas and infill development among other uses.
- 5.2 The site is located within the Settlement Area of Newtonville. The new development uses existing infrastructure and public services appropriately, having regard for the site's surroundings. The proposed development promotes compact development forms.
- 5.3 The proposed development conforms with the Provincial Policy Statement.

### **Growth Plan for the Greater Golden Horseshoe (Growth Plan)**

- 5.4 The Growth Plan is a long-term planning framework that manages growth, mainly within the urban areas of the Greater Golden Horseshoe. It provides policies to encourage complete communities, which includes a diverse mix of land uses, a mix of employment and housing types, high quality public open spaces, and convenient access to local stores and services.
- 5.5 The subject proposal promotes complete communities by diversifying the mix of land uses and employment while providing convenient access for residents to a local store.
- 5.6 The objective of the Growth Plan is to protect the natural environment and near-urban agricultural lands by making efficient use of existing public infrastructure and encouraging compact development within the already built-up areas of the Municipality.
- 5.7 The Growth Plan recognizes the subject lands as "rural settlement".
- 5.8 Policy 2.2.9 states that municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.



- 5.9 The site is located within the rural settlement of Newtonville. The added commercial use to the existing residential property makes efficient use of existing public infrastructure and encourages compact development within the already built-up area. The subject proposal also provides a cultural and economic opportunity to serve the needs of rural residents.
- 5.10 The proposed development conforms with the Growth Plan.

### **The Greenbelt Plan**

- 5.11 The Greenbelt Plan identifies where urbanization should and should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.
- 5.12 The Greenbelt Plan recognizes the subject lands as “Hamlet”. Settlement Areas, identified as Towns/Villages and Hamlets, are areas identified for development.
- 5.13 The Greenbelt Plan policies support a strong rural economy by allowing for commercial uses needed by the current and future population within the Settlement Areas of the Greenbelt. The proposed development should contribute to the rural economy as it is adding a commercial use within a settlement area.
- 5.14 Policy 3.4.1.1 states that limited growth is permitted through infill and intensification of hamlets subject to appropriate water and sewage services. The subject proposal is for infill development and must conform to water and sewage services as determined by the Municipality.
- 5.15 The proposed development conforms with the Greenbelt Plan.

## **6. Official Plans**

### **Durham Region Official Plan**

- 6.1 The Durham Region Official Plan designates the subject lands as “Hamlet”.
- 6.2 Policy 9B.1.3 states hamlets shall be the predominant location for residential and social, commercial and employment development serving the needs of the surrounding rural area. Policies 9B.2.3 b and c state that hamlets shall be developed in harmony with surrounding uses and may include employment uses and commercial uses that meet the needs of the residents of the hamlet and surrounding rural area. The proposed commercial use of the subject lands and its location on Highway 2 should contribute to the social, commercial, and employment development of the Newtonville hamlet, serving the needs of the residents of the hamlet and the surrounding rural area.

- 6.3 Policy 9B.2.4 b) states that the predominance of residential uses shall serve to guide the preservation, cultural attributes, and historical heritage of the community. The proposed development will continue to operate as a residence as its primary use with an added commercial use.
- 6.4 Policy 9B.2.6 states that development within hamlets shall be individually serviced with private sewage disposal systems. The subject proposal is serviced by a private sewage disposal system and will be expanded as determined necessary.
- 6.5 The proposed development conforms with the Durham Region Official Plan.

#### **Clarington Official Plan**

- 6.6 The Clarington Official Plan designates the subject lands as “Hamlet”.
- 6.7 Policy 12.4.1 permits, in addition to residential uses, other uses such as general stores provided the use is compatible with the current surrounding uses and does not detract from the character of the hamlet. The proposed development does not detract from the character of the hamlet and is a compatible use with the surrounding areas.
- 6.8 Policy 12.4.2 a) states that development within a hamlet shall complement and enhance the historic character of the hamlet. The proposed development should enhance the historic character of the hamlet by adding to the liveliness of the streetscape.
- 6.9 Policy 12.4. 2 d) states that development within a hamlet shall consider opportunities and innovations to provide a more compact settlement form. The proposal is an infill development as it is within a developed area in Newtonville and will be adding a new use to an existing property.
- 6.10 Policy 12.4.5 a) states that all development shall be serviced by municipal water supply. The proposed development will be serviced by municipal water.
- 6.11 The proposed development conforms with the Clarington Official Plan.

## **7. Zoning By-law**

- 7.1 The site is zoned “Residential Hamlet (RH)” which does not permit the proposed use of a commercial establishment. The Zoning By-law amendment application is seeking to permit all the permitted uses within the Hamlet Commercial (C3) Zoning, with site specific regulations to ensure the site is suitable for the proposed uses.
- 7.2 The proposed Zoning By-law Amendment (**Attachment 1**) will allow the applicant to establish the commercial uses to a maximum of 60 square metres of floor area while also maintaining the residential uses. The proposed zoning will mirror the “C3” use permissions of a general store, similar to the zoning on the neighbouring property to the west.



- 7.3 A site-specific “Holding - Hamlet Commercial Exception ((H) C3-10) Zone” is recommended for the proposal.

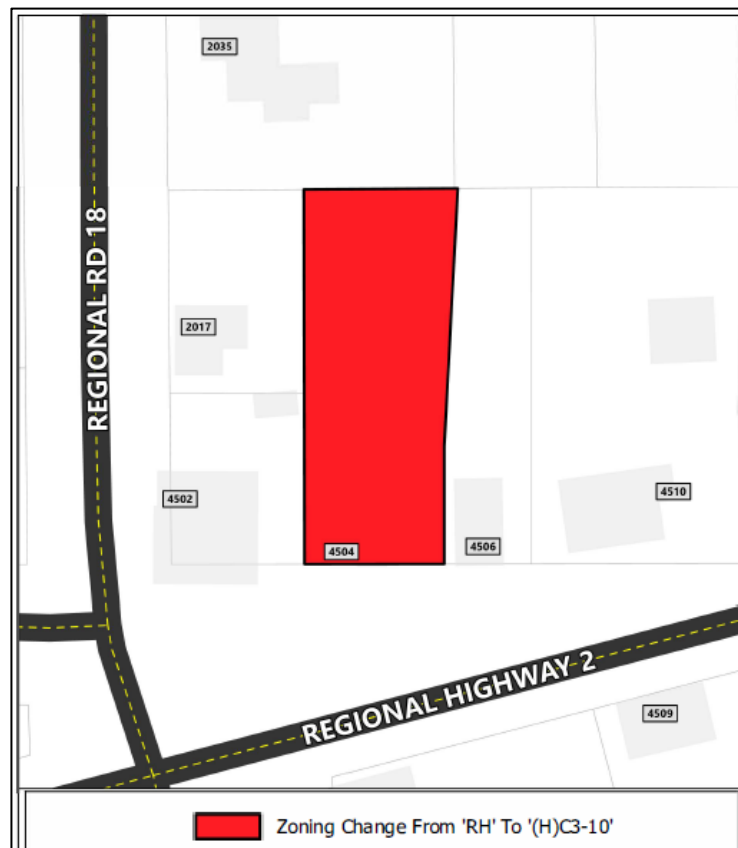


Figure 4: Proposed Zoning Schedule

## 8. Public Participation and Submissions

- 8.1 The preparation of this Zoning By-law amendment has been supported through a public engagement process. All landowners in the area received notice of the statutory public meeting. Also, the landowners have been informed that this recommendation report is being presented to Council.
- 8.2 All public notices, communications and review periods have been designed to ensure conformity with the requirements of the *Planning Act*.
- 8.3 As detailed below, at the time of writing this report, staff had received 131 submissions regarding this proposal. The comments detailed in **Attachment 2**.

### Planning and Development Committee Public Meeting – June 7, 2021

- 8.4 On June 7, 2021, a Public Meeting was held to obtain public comments on the rezoning application.

- 8.5 All landowners within 120 metres of the subject lands were invited to the Public Meeting before Council on June 7, 2021. The Public Meeting and associated Staff Report (PDS-033-21) outlined the proposed planning process, application details, and provided an opportunity to hear all comments from the public related to the proposed development.
- 8.6 In total, there were 12 delegations heard at the Public Meeting, 10 in opposition and 2 in support.

### **Public Submissions in Support**

- 8.7 Generally, the support from the public is relating the following:

- The need for an accessible commercial space within the Hamlet of Newtonville;
- The need for a General Store in Newtonville; and
- The need to support local businesses.

### **Public Submissions in Objection**

- 8.8 Generally, the concerns from the public are as follows:

- Traffic Concerns;
- Pedestrian Safety Concerns;
- Parking Concerns;
- Reduced Landscaping;
- Accessibility Concerns;
- Adversely Impacting the Historic Façade of the existing dwelling; and
- An excess amount of commercial space in the same vicinity.

- 8.9 The concerns listed above are generally related to the site plan approval process. Staff are working with the applicant directly through the ongoing site plan approval process to ensure the above-mentioned concerns are satisfied prior to receiving final approval.

## **9. Studies**

The following was submitted in support of the application:

### **Planning Justification Report, D.G. Biddle and Associates.**

- 9.1 This report provides the planning context of the subject lands and surrounding neighbourhood. The report identifies that the proposal meets the requirements of the *Planning Act*, Provincial Policy Statement, the Greenbelt Plan, conforms to the Growth Plan for the Greater Golden Horseshoe, the Durham Regional Official Plan and the Clarington Official Plan.
- 9.2 The report concludes that, in this location, the proposed scale and intensity of the development are in conformity with the applicable planning documents and represents good land use planning.

## **10. Agency Comments**

### **Durham Region**

- 10.1 The Region has no concerns with the proposed rezoning of the subject site, provided that the applicant submits a parking analysis report to the Region's satisfaction. The above requirement must be satisfied prior to the passing of the zoning by-law, or alternatively, be subject to an ('H') Holding Provision. The Holding Provision can be lifted once the applicant provides satisfactory evidence which addresses the above noted parking analysis pertaining to the subject site.

### **Other Agencies**

- 10.2 Enbridge, Bell Canada, Canada Post and Hydro One indicated they had no objections to the proposed applications.

## **11. Departmental Comments**

- 11.1 The applications were circulated to internal departments for review and comments. Comments were received from Public Works Department, Building Division, Fire and Emergency Services Department and the Accessibility Committee.

### **Public Works Department**

- 11.2 The Clarington Public Works Department has no objections to the proposed rezoning application.

### **Building Division**

- 11.3 The Clarington Building Division has no objection to the proposed rezoning application.

### **Fire and Emergency Services**

- 11.4 The Clarington Emergency and Fire Services Department have no objections to the proposed rezoning application.

### **Accessibility Committee**

- 11.5 The Clarington Accessibility Committee has no objection to the proposed rezoning application.

## Heritage Committee

- 11.6 Staff are awaiting formal comments from the Clarington Heritage Committee. However, the Municipalities Heritage Planner has been working directly with the Clarington Heritage Committee to ensure the proposal meets the policies in relation to heritage. Throughout the site plan approval process the applicant will be required to provide elevation drawings and information regarding proposed building materials in support of the subject application to ensure the proposed addition is sympathetic to the heritage characteristics of the building, and in conformity with Section 8 policies of the Clarington Official Plan

## 12. Discussion

- 12.1 As detailed in Sections 5 and 6 of this report, the subject proposal conforms with all applicable Provincial and Regional Policy. The PPS, Growth Plan, Greenbelt Plan, Durham Regional Official Plan and the Clarington Official Plan all include policies that direct growth to settlement areas and allow commercial uses needed by the current and future population within the Settlement Areas. The subject application is for a general store and eating establishment to be located within a proposed addition to the existing single detached dwelling. While the relocation of this establishment from its previous location at the north-east corner of Newtonville Road and Regional Highway 2, to the property directly east has caused some concerns from residents, policy does not limit commercial activity based on potential competition of neighbouring establishments.
- 12.2 **Figure 3** illustrates the site plan concept for the commercial developments. While the subject proposal is consistent with Provincial, Regional and Local policy framework, the concerns that remain are related to the appropriateness of the site to effectively and safely incorporate the proposed use. The review of the site's appropriateness is being conducted through the site plan application process.
- 12.3 The applicant has been notified of comments from agencies and departments that will need be addressed as part of the site plan process. Staff continue to work with the applicant through the site plan review process to address detailed urban design and sustainable design, final site and building design, and landscaping.

## Zoning Change

- 12.4 The proposed zoning by-law would place the subject lands in a site-specific Hamlet Commercial (C3) Zone. The zoning change will allow for the establishment of commercial uses, including a retail store, an eating establishment within a maximum of 60 square metres of the building.
- 12.5 There are several changes to the typical standards being proposed as a part of this amendment. These changes are considered minor in nature and reflective of the limited size and reflect the constraints typical for those of a hamlet within the Municipality. The "C3-10" zone proposes the following:

**Table 1:** Proposed “C3-10” Regulations

	“C3” Zone	“C3-10” Zone
<b>Front Yard Setback</b>	3 metres	1.4 metres
<b>Front Yard Setback for Accessibility Ramp</b>	0.6 metres	0 metres
<b>Interior Side Yard Setback</b>	3 metres	2.9 metres
<b>Drive Aisle</b>	4.5 metres	2.9 metres
<b>Loading Space</b>	1	0
<b>Maximum Commercial Floor Area</b>	N/A	60 square metres

- 12.6 The C3-10 zone proposes a reduced front yard setback to 1.4 metres and a reduced interior side yard setback to 2.9 metres, in keeping with many commercial sites throughout the Municipality, including the neighbouring property to the west. Further, in anticipation of the inclusion of an accessibility ramp to the front of the addition, Staff are amenable to a proposed 0 metre setback requirement for all accessibility ramps to provide sufficient space for the owner to construct the appropriate accessibility requirements, as per the Ontario Building Code.
- 12.7 Further the proposed “C3-10” zone would provide a reduced drive aisle requirement to 2.9 metres, to permit the residents to access the residential parking proposed to the rear of the existing building. Staff feel the reduced drive aisle width is appropriate for residential purposes given the standard parking space width in the Zoning By-law is 2.75 metres and the proposed aisle would exceed 2.75 metres in width.
- 12.8 As described in **Table 1**, the typical Zoning By-law provisions require one loading space for the proposed commercial uses. Given the size and nature of the operation, Staff have no objection to exempting the applicant from this requirement. Strict timelines for deliveries will be incorporated into the Site Plan Agreement, through the site plan process.

- 12.9 Finally, the proposed “C3-10” zone would limit the amount of commercial floor space in an attempt to reduce any parking concerns as a result of the property having limited space. By imposing a 60 square metre limitation to the proposed commercial uses, the site would only require two dedicated parking spaces, as shown on the site plan in **Figure 3**.
- 12.10 Staff are of the opinion that it is appropriate to proceed with recommending approval of the rezoning application, subject to a (‘H’) Holding Provision, as the proposed commercial use is consistent with and conforms to provincial and local policy. In Staff’s opinion, the proposed site-specific zone standards are appropriate and represent minor reductions from current zoning standards and therefore would result in minimal impact on neighbouring properties. However, it should be noted that the proposed Holding Provision would only be lifted once the Applicant provides satisfactory evidence which addresses all concerns listed in this report, including Sections 8.10 and 10.1, as well as enters into the appropriate development agreement with the Municipality of Clarington to address the final technical details related to the proposal.

### 13. Concurrence

Not Applicable.

### 14. Conclusion

In consideration of all agency, staff and public comments, it is respectfully recommended that the application to amend Zoning By-law 84-63 to permit the commercial uses be approved.

It is respectfully recommended that in consideration of all agency, staff and resident comments that the application for Zoning By-law amendments to permit the establishment of a general store and eating establishment be approved as contained in **Attachment 1** of this report.

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Staff Contact: Amanda Tapp, Principal Planner, 905-623-3379 ext. 2427 or [atapp@clarington.net](mailto:atapp@clarington.net) Carlos Salazar, Manager, 905-623-3379 ext. 2409 or [csalazar@clarington.net](mailto:csalazar@clarington.net).

Attachments:

Attachment 1 – Zoning By-law Amendment

Attachment 2 – Public Comments Summary Table

Interested Parties:

List of Interested Parties available from Department.

If this information is required in an alternate format, please contact the Accessibility  
Coordinator at 905-623-3379 ext. 2131

**The Corporation of the Municipality of Clarington  
By-law Number 2021-\_\_\_\_\_**

being a By-law to amend By-law 84-63, the Comprehensive Zoning By-law for  
the Corporation of the Municipality of Clarington

Whereas the Council of the Corporation of the Municipality of Clarington deems it  
advisable to amend By-law 84-63, as amended, of the Corporation of the Municipality of  
Clarington for ZBA2021-0008;

Now therefore the Council of the Municipality of Clarington enacts as follows:

1. Notwithstanding Sections 3.1 g. iv), 3.12 c., 3.16 d., 18.3 c. i) and 18.3 c. iii), the  
lands zoned C3-10 on the Schedules to this By-law may be used for the  
Residential and Non-Residential Uses set out in Section 18.1 in accordance with  
the following regulations:

a. Front Yard	1.4 metres 0 metres for any accessibility ramps
b. Interior Side Yard Setback	2.9 metres
c. Loading Spaces	Nil
d. Drive aisle for residential parking	2.9 metres
e. Floor area, Commercial (Maximum)	60 square metres
2. Schedule '16' to By-law 84-63, as amended, is hereby further amended by  
changing the zone designation from "Residential Hamlet (RH) Zone" to "Holding  
– Hamlet Commercial Exception ((H) C3-10) Zone" as illustrated on the attached  
Schedule 'A' hereto.
3. Schedule 'A' attached hereto shall form a part of this By-law.



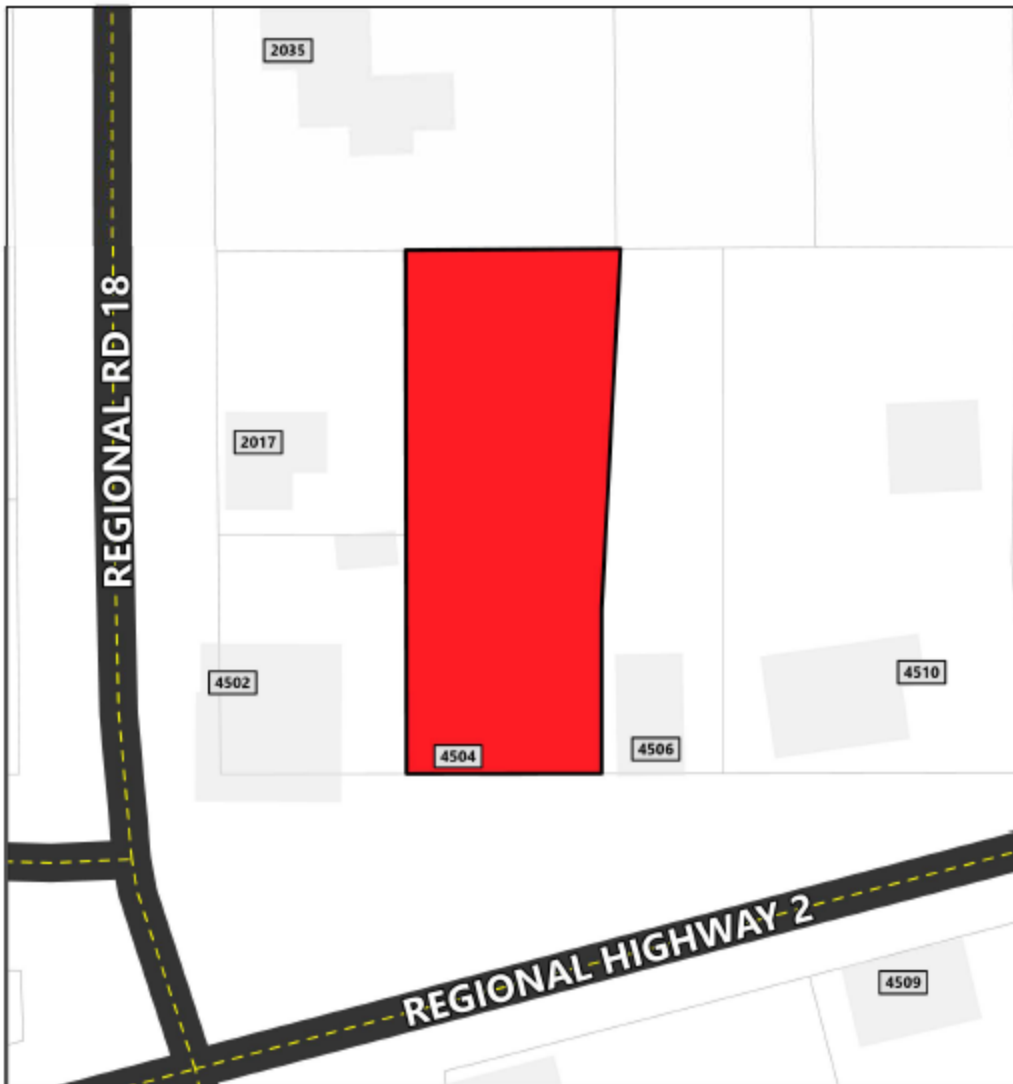
5. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Section 34 and 36 of the *Planning Act*.

By-Law passed in open session this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

\_\_\_\_\_  
Adrian Foster, Mayor

\_\_\_\_\_  
June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2021- , passed this day of , 2021 A.D.



Zoning Change From 'RH' To '(H)C3-10'



Newtonville • ZBA 2021-0008

**Attachment 2 to Report PDS-043-21  
Public Comments Table**

#	Name Date Format	Comment Summary
1	Frederick Menezes May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Frederick Menezes</p>
2	Joseph Menezes May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> </ul>

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#	Name Date Format	Comment Summary
		<p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Joseph Menezes</p>
3	Jus Rolle May 18, 2021 Email	<p>Hello, I am the owner of the building located at 4502 highway 2 road and I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ol style="list-style-type: none"> <li>1. Traffic issues with potential hazards for pedestrians causing a severe liability.</li> <li>2. Two convenience stores side by side offering the same services.</li> <li>3. Lack of parking for rezoned property, using 4502 address for customers and personal use, which is what Darryle does still till this day for overnight parking for himself and visitors, making it hard for our residential tenants and guess to come in and out.</li> <li>4. Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>5. No business need for such development when there is an existing convenience store in Newtonville</li> <li>6. Lack of proper set back for extension from the road</li> </ol>
4	Preston Joseph May 19, 2021 Email	<p>Municipality of Clarington, I are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):</p> <ol style="list-style-type: none"> <li>a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> </ol>

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**Public Comments Table**

#	Name Date Format	Comment Summary
		<p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.</p> <p>Kind regards, Preston Joseph</p>
5	Sara Bachan-Thomas May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p>

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#	Name Date Format	Comment Summary
		Kind regards, Sara Bachan-Thomas
6	Serena Rolle May 18, 2021 Email	<p>Good Evening,</p> <p>I am the building owner of 4502 Durham Regional Hwy 2, Newtonville, ON.</p> <p>I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>1) I am concerned that due to a lack of parking, our property will be used for parking for Darryl's store, his employees and personal use. This will take away parking for our customers, unloading deliveries, staff and upstairs residential tenants.</p> <p>Furthermore, Daryl illegally parks on our side of the driveway for his personal use, and his refused to move his vehicle. He has also parked in our driveway overnight, thus blocking access for me to get to work, which I was living upstairs. Therefore, I believe he will continue to do so, since past behaviour is the best predictor of future behaviour.</p> <p>2) I intend on putting up a fence and there are concerns of it being damaged due to the narrow driveway proposed.</p> <p>3) I have concerns with loading on the main road as it is an obstruction in close proximity to our property which will limit the view of our business as well as create safety issues for people turning into our property.</p> <p>4) The proposed use is redundant and not contributing to diversity in the community as it is identical to my property. It would be more favorable to see a variety of businesses instead of the same business side by side.</p> <p>5) I have concerns over the close proximity of the proposed development to the property lines in terms of public access.</p> <p>6) It alters the historic facade and is not in keeping with the intent of developing a heritage district as per the official plan.</p> <p>7) Increased traffic and visitors to the proposed commercial space is disruptive to the residential neighbour's including for our residential unit as the commercial density will be increased with very limited parking creating a high traffic and congested area. There is potential for pedestrian hazard due to increase traffic with limited space and limited parking.</p>

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#	Name Date Format	Comment Summary
		Thank you, Serena Rolle
7	Stella Menezes May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at <a href="#">4504 Highway 2, Newtonville, Ontario</a> file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Stella Menezes</p>
8	Todd Barrett May 18, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic issues</li> <li>b) Two convenience stores side by side</li> <li>c) Lack of parking for rezoned property</li> <li>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>e) No business need for such development when there is an existing convenience store in Newtonville</li> <li>f) Lack of proper set back for extension from the road</li> </ul>



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9	Samantha Joseph May 19, 2021 Email	<p>Municipality of Clarington, I have concerns about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario. File number is ZBA 2021-0008 My concerns are as follows:</p> <p>a) Potential Highway 2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking.</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will contribute to further congestion of the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Samantha Joseph</p>
10	Dora Lassalle May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p>

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Dora Lassalle</p>
11	Rizmina Samarasekera May 19, 2021 Email	<p>Municipality of Clarington, I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order):</p> <p>a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p>

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		g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard. Kind regards, Rizmina Samarasekera
12	Jennifer Alvarado May 19, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length. d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards, Jennifer Alvarado
13	Amanda Cilla May 19, 2021 Email	Municipality of Clarington, I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons (in no particular order): a) Potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space; this space does not meet said standard.</p> <p>Kind regards, Amanda Cilla</p>
14	John Lewis May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p>

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		g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards, John Lewis
15	Cassandra Sheppard May 19, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length. d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards, Cassandra Sheppard
16	Sandra Davis-Cyril May 19, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and

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		<p>an average vehicle is anywhere from 4.2 to 4.9 meters.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Sandra Davis-Cyril</p>
17	<p>Melissa Menezes May 20, 2021 Email</p>	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Melissa Menezes</p>
18	<p>Franceska Medina May 20, 2021</p>	<p>Municipality of Clarington,</p>

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	Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Franceska Medina</p>
19	Sabrina Coultis May 19, 2021	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> </ul>



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		<p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Sabrina Coultis</p>
20	Megan Ratcliffe May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Megan Ratcliffe</p>
21	Rebecca Lovelace May 19, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p>

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Rebecca Lovelace</p>
22	Mark Lathangue May 19, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) Traffic issues</p> <p>b) Two convenience stores side by side</p> <p>c) Lack of parking for rezoned property</p> <p>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</p> <p>e) No business need for such development when there is an existing convenience store in Newtonville</p> <p>f) Lack of proper set back for extension from the road</p> <p>Thank you Mark Lathangue</p>
23	Jamie Lunan-King May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p>

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		<p>a) Potential Highway #2/Newtonville Rd. congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Best Regards,</p>
24	Cheryl Boe May 20, 2021 Email	<p>Sir/Madam,</p> <p>This is an appeal opposing the plan for 4504 Highway 2 Road. I have concerns on the dangers of the traffic flow and fear of potential accidents due to it, and especially in particular issues with the pedestrian's safety. In my family we have young ones and pray that no drastic accident take place. As a mother and caretaker, and for our peace of mind, I wish to strongly oppose to the plans for the 4504 Highway 2 road. Thank you.</p> <p>Sincerely, Cheryl Boe</p>
25	Tanya Gonzalez May 20, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) Traffic issues</p> <p>b) Two convenience stores side by side</p> <p>c) Lack of parking for rezoned property</p> <p>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</p>

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		<p>e) No business need for such development when there is an existing convenience store in Newtonville</p> <p>f) Lack of proper set back for extension from the road</p>
26	Domenique Gibson May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Domenique Gibson</p>
27	Krystal Menezes May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length. d) This changes the historic look of the area by allowing a new commercial premise to be</p>

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		constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards, Krystal Menezes
28	Maira Jacob May 20, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length. d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards, Maira Jacob
29	Ivin Benedit May 20, 2021	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Ivin Bénédict</p>
30	Kathleen Nicoll May 21, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p>

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		<p>In addition, I understand that Darryl Kerswell is the current tenant at the business beside the address where this application has been made and that the property where the current General Store is located changed ownership a couple years ago. At that time if Mr. Kerswell was truly interested in continuing to operate the business he must have had opportunity to purchase the property himself. Why is it now, that Mr Kerswell is suddenly able to find the resources finance his proposal?</p> <p>I strongly urge the Town of Clarington investigate if not at least consider the motivation behind this application.</p> <p>Kind regards, Kathleen Nicoll</p>
31	Daniel Melendez May 21, 2021	<p>Municipality of Clarington,</p> <p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Daniel Melendez</p>
32	Jacqueline Melendez May 21, 2021	Municipality of Clarington,



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	Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Regards, Jacqueline Melendez</p>
33	Irene Quon May 21, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> </ul>

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		<p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Irene Quon</p>
34	Kaiser Thomas May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Kaiser Thomas</p>
35	Robert Gibson May 20, 2021 Email <a href="mailto:Umypal2@yahoo.com">Umypal2@yahoo.com</a>	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p>

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, R. Gibson</p>
36	KB Paulino May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Thank you</p>

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37	Bx4ent May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Thank you</p>
38	Frizzellsheila May 20, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic issues</li> <li>b) Two convenience stores side by side</li> <li>c) Lack of parking for rezoned property</li> <li>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>e) No business need for such development when there is an existing convenience store in Newtonville</li> <li>f) Lack of proper set back for extension from the road</li> </ul>
39	Jomo Richardson May 20, 2021	To whom it may concern,

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		<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic issues</li> <li>b) Two convenience stores side by side</li> <li>c) Lack of parking for rezoned property</li> <li>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>e) No business need for such development when there is an existing convenience store in Newtonville</li> <li>f) Lack of proper set back for extension from the road</li> </ul> <p>Kind Regards, Jomo Richardson</p>
40	Edwin Berroa May 20, 2021	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic issues</li> <li>b) Two convenience stores side by side</li> <li>c) Lack of parking for rezoned property</li> <li>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>e) No business need for such development when there is an existing convenience store in Newtonville</li> <li>f) Lack of proper set back for extension from the road</li> </ul>
41	Geri-Lee Chung May 20, 2021 Email	<p>I am concerned about the plans submitted for the rezoning filed by Darryl Kerswell at 4504 Highway 2, Newtonville. Ontario File # ZBA2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>1) Traffic and congestion issues as there are already limited spaces for parking. Potential pedestrian hazards.</li> <li>2) The new plan suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>3) This area is known for its look and feel and this will take away from that feeling that people like to visit and the plan does not mention keeping this as a heritage site.</li> </ul>

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		<p>4) Why is there a need to have two convenience stores beside each other?</p> <p>5) This plan does not conform to the required provincial standards for accessibility issues?</p> <p>Regards, Geri-Lee Chung</p>
42	Lisa Rolle-Burch May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Lisa Rolle-Burch</p>
43	Mellinda Pinto May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p>

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		<p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Mellinda Pinto</p>
44	<p>Lisa Scarogni May 20, 2021 Email</p>	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards,</p>

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		Lisa Scarogni
45	Fay Goveas May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Fay Goveas</p>
46	Michelle Hardy May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> </ul>



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		<p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>This man has made clear and threatening statements against Justin Rolle and has also used racial epithets in conversations</p> <p>Regards, Michelle Hardy</p>
47	Daphne Benedit May 20, 2021	<p>Municipality of Clarington,</p> <p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Daphne Benedit</p>
48	Raphael Menezes	Municipality of Clarington,

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	May 20, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Raphael Menezes</p>
49	Jose Reynoso May 20, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Traffic issues</li> <li>b) Two convenience stores side by side</li> <li>c) Lack of parking for rezoned property</li> <li>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</li> <li>e) No business need for such development when there is an existing convenience store in Newtonville</li> <li>f) Lack of proper set back for extension from the road</li> </ul>
50	Ken Payne May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p>

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		<p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Ken Payne</p>
51	Cheryl Nobile May 20, 2021 Email	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p>

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		g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind regards
52	Ti Long May 20, 2021 Email	Darryl Kerswell 4504 Highway 2 Newtonville, Ontario 1). I'm concerned about the traffic and congestion in the area not to mention the hazard for pedestrians 2). I don't see the value of having 2 convince store side by side in a hamlet 3). I'm concerned about the parking that will cause more congestion for everyone 4). The site plan doesn't make sense .. it barely has enough room for parking 5). I'm concerned it will change the historic look if the area by allowing a new commercial building Thank you Ti Long
53	Dbey1321 May 20, 2021 Email	We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Traffic issues b) Two convenience stores side by side c) Lack of parking for rezoned property d) Changes to the historic look of that area by allowing a new commercial premise to be constructed e) No business need for such development when there is an existing convenience store in Newtonville f) Lack of proper set back for extension from the road
54	Maisie Menezes May 20, 2021 Email	File #ZBA 2021-0008 for the following reasons. a) potential highway # 2/ Newtonville Rd congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking. b) Two convenience stores sid by side. The prosped use is unnecerrary ,and is not contributing to

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		<p>the diversity in the community..</p> <p>c).Lack of parking for rezoned property. The area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. the proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>e) Improper set backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>f) There are accessibility issues. .As per the standards set by the province. The path must be 1.5 meters and must be parallel to the handicap space..</p> <p>Kind regards Maisie Menezes.</p>
55	Frank and Anetta Hill May 21, 2021 Email	<ul style="list-style-type: none"> <li>• Having two convenience stores with the same services beside each other does NOT make sense, but it will create additional problems for both the community and our business.</li> <li>• His property does not meet commercial parking requirements. Therefore, parking will spill onto our property. If we refuse them, we will lose them as our customers. This creates a catch 22 situation.</li> <li>• Catering to his request sets a bad precedent. When I could not meet the minimum four-space parking bylaw for my small business, I had to sell.</li> <li>• This lack of parking will cause traffic issues and an increased potential for accidents. That is what the municipality told me when I was denied.</li> <li>• Our store is a landmark property that has provided food and goods to the community for over 100 years. It has had many owners. Converting a house to another convenience store right beside us will only create confusion and assist his efforts to divide the community.</li> <li>• His lack of appropriate setbacks adds to what I have outlined above.</li> </ul> <p>(except from a longer letter)</p>
56	Samantha Smith May 21, 2021	Municipality of Clarington,

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	Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> <li>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</li> <li>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</li> </ul> <p>Kind regards, Samantha Smith</p>
57	Crystal Martinez May 21, 2021 Email	<p>Municipality of Clarington,</p> <p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</li> <li>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</li> <li>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.</li> <li>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</li> </ul>

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		<p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Crystal Martinez</p>
58	<p>Sonja Johnson May 21, 2021 Email</p>	<p>Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Sonja Johnson</p>
59	<p>Danielle Kane May 21, 2021 Email</p>	<p>Dear Representatives of the Municipality of Clarington: I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Its approval could lead to congestion at Highway 2/Newtonville Rd. This may become a pedestrian hazard due to the probable increase in traffic coupled with the lack of appropriate space for parking. b) Building a convenience store beside an existing convenience store exceeds the needs</p>

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		<p>of the area. As it stands the existing store does not make enough income to enable Darryl Kerswell to pay his rent in full. As such, the proposed business use is unnecessary and is not contributing to the diversity in the community. c) There will be a lack of appropriate parking for the property if it is rezoned for business. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) Further to the above point, there will not be accessible parking possible at this property if it is rezoned for commercial use. As per the accessibility standards of Ontario, there must be a path of 1.5 meters adjacent to any handicap space.</p> <p>e) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. Kind regards, Danielle Kane</p>
60	Ani Nersessian May 21, 2021 Email	<p>To Municipality of Clarington,</p> <p>I am concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>e) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>f) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p>



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#	Name Date Format	Comment Summary
		Kind regards, Ani Nersessian
61	Richard Mazar (emailed by Dana Kunath; letter on behalf of Artgrow Inc.) May 21, 2021 Email	Retained by Artgrow Inc. Concerned about limited parking and accessibility. Safety issue by having a loading space on the road allowance. Having two convenience stores located side by side in a small community like Newtonville makes no sense. Artgrow Inc. was not leased to Mr.Kerswell as he was unable to pay market rent for the property. (Excerpt from letter)
62	Dedra Cunningham May 21, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters. d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future. f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping. g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space. Kind Regards, Dedra Cunningham
63	Selean Jones May 23, 2021 Email	Municipality of Clarington, We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

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**Public Comments Table**

#	Name Date Format	Comment Summary
		<p>a) potential highway #2/Newtonville road congestion issues. This is a pedestrian hazard due to increased traffic with limited space and parking</p> <p>b) Two convenience stores side by side. The proposed use is unnecessary and is not contributing to the diversity in the community</p> <p>c) Lack of parking for rezoned property. The proposed area suggests 2.75 meters and an average vehicle is anywhere from 4.2 to 4.9 meters in length.</p> <p>d) This changes the historic look of the area by allowing a new commercial premise to be constructed. The proposal does not keep with the official plans to develop Newtonville as a heritage district in the near future.</p> <p>f) Improper set-backs for extension from the road. The reduced setback will further congest the boulevard and reduce the landscaping.</p> <p>g) There are accessibility issues. As per the accessibility standards set by the province, the path must be 1.5 meters and must be parallel to the handicap space.</p> <p>Kind regards, Selean Jones</p>
64	Isaiah Primus May 24, 2021 Email	<p>We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <p>a) Traffic issues</p> <p>b) Two convenience stores side by side</p> <p>c) Lack of parking for rezoned property</p> <p>d) Changes to the historic look of that area by allowing a new commercial premise to be constructed</p> <p>e) No business need for such development when there is an existing convenience store in Newtonville</p> <p>f) Lack of proper set back for extension from the road</p> <p>Best regards</p>
65	Howard Barton May 25, 2021 Email	<p>The new store will have handicap street level entrance , handicap washroom and handicap parking . There are several handicap people living in Newtonville , me being one of them . Darryl is the ideal person to run the store in this village because he knows everyone and treats everyone with respect and hires local</p>

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**Public Comments Table**

#	Name Date Format	Comment Summary
		people that do the same. The existing store entrance steps are on the sidewalk and the entire front section is built on town property, it has no washrooms and tripping hazard floor levels. Everyone in the village has seen how hard Darryl has worked to bring the store up to the high standards it now has. I have lived in the village for forty one years and Darryl has been the best owner of the store by far. I hope you will approve Darryl's application. Thank you. Howard Barton
66	Jessica Ennis May 26, 2021 Email	Good Morning Amanda, I am interesting in finding out where the addition will be for the proposal of 4504 Highway 2 in Newtonville, as well as any additional parking lots that might be made to this current residential property. We live at 2035 Newtonville rd and our property boards the back of this lot with proposed changes. Can you also provide details of what kind of eating establishment. We are very concerned with the changes to this property and the effects this might have to our property and would like further details on the proposed changes. Thank you in advance, Jessica Ennis
67	Christine Stewart May 25, 2021 Email	We are concerned about the rezoning application for Darryl Kerswell at 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Traffic issues b) Two convenience stores side by side c) Lack of parking for rezoned property d) Changes to the historic look of that area by allowing a new commercial premise to be constructed e) No business need for such development when there is an existing convenience store in Newtonville f) Lack of proper set back for extension from the road Christine Stewart
68	Karen Pais and Dwayne DeSa	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:

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#	Name Date Format	Comment Summary
	May 26, 2021 Email	<ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> </ul> <p>Altering the historic façade is not in keeping with the intend of developing a heritage district as per the Clarington Official Plan.</p>

**Public Comments Received following May 26 (Report to Management)**

#	Name Date Format	Comment Summary
69	Eireni Girgis May 26, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> </ul>

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#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
70	Melodie Minus May 26, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
71	Maria Spathis May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> </ul>

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**Public Comments Table**

#	Name Date Format	Comment Summary
		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.
72	Elizabeth Foley May 27, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Potential road congestion along Regional Highway 2 in Newtonville; b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property; c) Ability for the site to provide sufficient parking for both the commercial and residential uses; d) Ability of the site to meet the accessibility standards set by the Province; e) Reduced landscaping that will adversely impact the public realm; and f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.
73	Gord Robinson May 27, 2021 Phone Call	Contact Info: 905-243-2870
74	Susanne and Michael McEvoy May 27, 2021 Email	What exactly is the business (e.g. Restaurant Tavern) and what size of the proposed business? What are the parking requirements? Will this affect the road works about to be started on Newtonville Rd? What will the proposed facility do for commercial septic requirements? Will the proposed facility be serving alcohol? What will the proposed facility be doing for kitchen waste storage? (Outside) What will the proposed facility do for kitchen emissions? What is the proposed business plans for entertainment? (Noise) Is there plans for a patio considering COVID?

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#	Name Date Format	Comment Summary
		<p>What will the proposed facility do to reduce noise from outside equipment? (E.g. Air conditioning, generator.)</p> <p>Are there plans to make the area safer with traffic lights at the intersection with potential increase in traffic?</p> <p>Will the city be repairing the side walk outside the proposed business?</p> <p>Will the proposed business be putting up a fence on the property line? If so how high and what will it be made with?</p> <p>(excerpt from letter)</p>
75	Debra & Nestor Silveira May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
76	Deanna Reesor May 27, 2021 Email	Requested details on how to attend the online meeting.
77	Dustin Petherick May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> </ul>

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#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> <li>g) Potential sight lines and safety issue with the location of the loading space.</li> </ul>
78	Sharon Graveran May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> <li>g) Potential sight lines and safety issue with the location of the loading space.</li> </ul>
79	Chris Kaunch May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> </ul>



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#	Name Date Format	Comment Summary
		<p>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</p> <p>g) Potential sight lines and safety issue with the location of the loading space.</p>
80	Stephanie Marino May 27, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
81	Antonio Cassone May 28, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province; and</li> <li>e) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
82	Tessa Trueman May 28, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> </ul>

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**Public Comments Table**

#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> <li>g) Potential sight lines and safety issue with the location of the loading space.</li> </ul>
83	Jon Labalestra May 28, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> <li>g) Potential sight lines and safety issue with the location of the loading space.</li> </ul>
84	Robyn Bakerman May 30, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> </ul>

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#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
85	Ramon Kumar May 30, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
86	Lilly Singh May 30, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
87	Abhishek Sahi May 30, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> </ul>

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#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
88	Denise Petherick May 30, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> <li>g) Potential sight lines and safety issue with the location of the loading space.</li> </ul>
89	Greg Lewis May 28, 2021 Email	<p>In opposition to the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion; and</li> <li>b) Ability for the site to provide sufficient parking for both the commercial and residential uses.</li> </ul>
90	Mike Gimblett May 31, 2021 Phone Call 905-431-6855	Supportive of the Application. Is registering to speak as a delegate at the Public meeting

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#	Name Date Format	Comment Summary
91	Jon Hamilton June 1, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Potential road congestion along Regional Highway 2 in Newtonville; b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property; c) Ability for the site to provide sufficient parking for both the commercial and residential uses; d) Ability of the site to meet the accessibility standards set by the Province; and e) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.
92	Jon Hebert June 1, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
93	Cinette Ricketts June 1, 2021 Email	General support for the application.
94	Jamie Stewart & Stephan Lott June 1, 2021 Email	General support for the application.
95	Franklin Barrett June 2, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Potential road congestion along Regional Highway 2 in Newtonville; b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property; c) Ability for the site to provide sufficient parking for both the commercial and residential uses;

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#	Name Date Format	Comment Summary
		<ul style="list-style-type: none"> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> <li>f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.</li> </ul>
96	Crystal Howell June 2, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
97	Denika Jones June 2, 2021 Email	General support for the application.
98	John and Lilian Bouma June 2, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
99	Darryl Kerswell June 3, 2021 Paper Submission	Applicant provided the Municipality with a copy of a Petition with 1292 signatures in support of the proposed rezoning entitled “S.O.S, Save Our Store”. The petition to show there was community support to rezone the property at 4504 Highway 2 from Residential to Commercial/Residential.
100	Unknown June 4, 2021 E-mail	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p> <ul style="list-style-type: none"> <li>a) Potential road congestion along Regional Highway 2 in Newtonville;</li> <li>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</li> <li>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</li> <li>d) Ability of the site to meet the accessibility standards set by the Province;</li> <li>e) Reduced landscaping that will adversely impact the public realm; and</li> </ul>

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#	Name Date Format	Comment Summary
		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.

**Public Comments Received after 3PM on June 4**

#	Name Date Format	Comment Summary
101	Bridget June 4, 2021 (905) 999-6341	General support for the application.
102	Melanie Antaya June 4, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
103	Morry Weisfeld June 6, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: a) Potential road congestion along Regional Highway 2 in Newtonville; b) Ability for the site to provide sufficient parking for both the commercial and residential uses; c) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.
104	Lydia Wilson June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
105	Joanne Gillan June 6, 2021	General support for the application. Small, local businesses are needed in Clarington.

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#	Name Date Format	Comment Summary
	Email	
106	Jenna Thompson June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
107	Mike and Sarah Cowley June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
108	Shelley Allin June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
109	Hollie Spratley June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
110	Stephanie Dvernichuk June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
111	Viviana and Kimberley Marinacci June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
112	Dianne Phillips June 7, 2021	General support for Darryl Kerswell and his presence in the Newtonville community.



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#	Name Date Format	Comment Summary
	Email	
113	Dana Severn June 6, 2021 Email	General support for the application.
114	Sandy Wiseman Colleen Hamilton Liam Wiseman Madeleine Wiseman June 7, 2021 Email	General support for the application.
115	Karen Saltmarsh June 7, 2021 Email	General support for the application.
116	Nida Kartavicius June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
117	Lydia Broenink June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.

**Attachment 2 to Report PDS-043-21  
Public Comments Table**

**Public Delegates During Public Meeting on June 7**

#	Name Date Format	Comment Summary
118.	Dave Higgins June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
119.	George Panaioutys June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
120.	Kristen Taylor June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
121.	Mike Prodan June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
122.	Ricky Menezes June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
123.	Sean Keane June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.
124.	Virginia Hardy June 10, 2021 June 7, 2021 Spoke at Public Meeting	Spoke at Public Meeting held on June 7, 2021.

**Public Comments Received after Public Meeting on June 7**

#	Name Date Format	Comment Summary
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**Attachment 2 to Report PDS-043-21**  
**Public Comments Table**

125.	Michael and Susanne McEvoy June 8, 2021 Email	Believes that this is a civil dispute and that using council to settle the matter doesn't make sense. Does not want to be involved as it is causing issues in the neighbourhood. Requesting to be removed from the IP list.
126.	Pierre June 8, 2021 Email	General support for the application.
127.	Barbara and Bob Parsons June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.
128.	Jack Watson June 8, 2021 Phone Call	General support for Darryl Kerswell and his presence in the Newtonville community.
129.	Lydia Broenink June 28, 2021 Email	Reiterated support for Darryl Kerswell and his presence in the Newtonville community.
130.	Alicia Serio June 29, 2021 E-mail	Interested in additional information regarding the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008
131.	Christopher Primus August 6, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008