



Public Meeting Report

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

Report To:	Planning and Development Committee	
Date of Meeting:	April 20, 2026	Report Number: PDS-032-26
Authored By:	Shrija Vora, Planner II	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services	
Reviewed By:	Trevor Pinn, Deputy CAO/Treasurer (Acting CAO)	
File Number:	ZBA2025-0025 and S-C-2025-0008	Resolution#: PD-054-26
Report Subject:	Applications for a Zoning By-Law Amendment, and Draft Plan of Subdivision to permit the creation of seven single detached dwelling lots at Part Lot 8, Concession 1, Newtonville.	

Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-032-26 and any related communication items, be received for information only;
2. That Staff receive and consider comments from the public and Council with respect to Zoning By-Law Amendment and Draft Plan of Subdivision applications submitted by D.M. Wills Associates Limited (Wills)(Agent). on behalf of 408428 Ontario Inc. c/o. Shawn Rondeau (Owner) and continue processing the applications including the preparation of a subsequent recommendations report; and
3. That all interested parties listed in Report PDS-032-26 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking the public's input on applications for a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of seven single detached dwelling lots in Newtonville.

The Municipality is seeking the public's input on applications for a Zoning By-law Amendment and Draft Plan of Subdivision to facilitate the development of seven single detached dwelling lots in Newtonville.

The subject property is located on the northeast corner of Highway 401 (King's Highway) and Regional Road 18 in Newtonville. The subject property is approximately 9 hectares (22.24 acres) in size.

1. Application Details

1.1 **Owner:** 2408428 Ontario Inc. c/o., Shawn Rondeau

1.2 **Agent:** D.M. Wills Associates Limited (Wills) c/o., Marnie Saunders

1.3 **Proposal**

Zoning By-law Amendment:

To rezone the subject lands from "Residential Hamlet Exception (RH-18) Zone" to "Residential Hamlet Exception (RH-17) Zone" to permit the use of single detached dwelling serviced by private sanitary sewers

1.4 **Area:** 90,045 square metres (9 hectares)

1.5 **Location:** Part Lot 8, Concession 1, Newtonville (**see Figure 1**)

1.6 **Roll Number:** 181703001009131

2. Background

- 2.1 In September 2025, Clarington Staff met with D.M. Wills Associates Limited (Agent) and representatives from 408428 Ontario Inc. (Owner) for a pre-consultation meeting. Agency and department comments were provided to the applicant as part of the Meeting minutes dated October 20, 2025.
- 2.2 On December 22, 2025 D.M. Wills Associates Limited (Agent) submitted an application for a Zoning By-law Amendment and a Draft Plan of Subdivision for propose of creation of seven single detached dwelling lots as a continuation of Eden Park Phase one on the subject site.

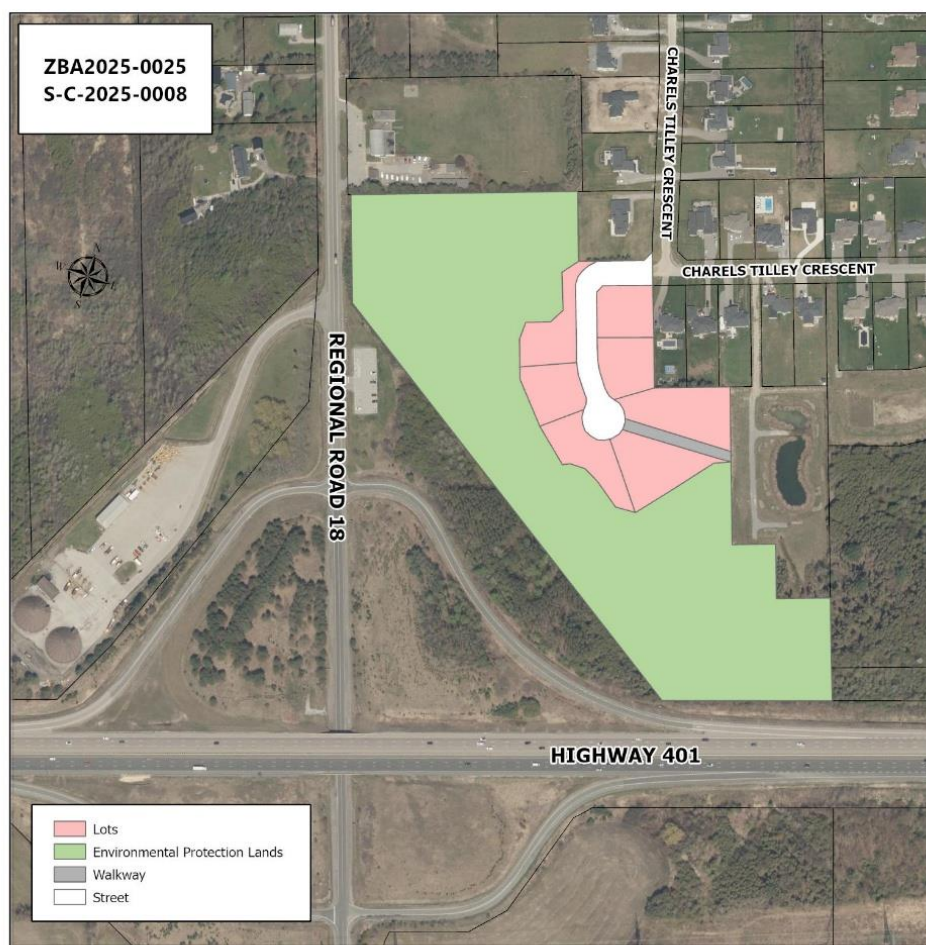


Figure 1 – Proposed Plan

- 2.3 The application was deemed complete application on March 10, 2026. The submitted studies and reports were circulated to all relevant agencies and department for review. Currently the first submission of the documents is under review by staff and agencies and will be summarized in a future report.

3. Land Characteristics and Surrounding Uses

- 3.1 The subject lands are located on the northeast corner of Highway 401 and Regional Road 18 in Newtonville. The subject property is located on the northeast corner of Highway 401 (King's Highway) and Regional Road 18 in Newtonville (See **Figure 1**). The subject property is approximately 9 hectares (22.24 acres) in size and with 28.71 metres (94.19 feet) of frontage along the east side of Newtonville Road and the extension of Charles Tilley Crescent. The property is currently undeveloped and vacant of buildings and structures.
- 3.2 The surrounding neighbourhood consists of mainly single detached dwellings. The property just north and east of the subject site has an approved Draft Plan of Subdivision to permit single detached dwellings. The dwellings on Charles Tilley Crescent are mainly one or one and a half storeys in height with a few two storey dwellings.
- 3.3 The surrounding uses are as follows:
- North:** Newtonville Public School and Single detached dwelling
- South:** Highway 401 (King's Highway)
- East:** Existing Single detached dwellings
- West:** Regional Road 18

4. Provincial Policy

Provincial Planning Statement (PPS) 2024

- 4.1 The Provincial Planning Statement, 2024 (PPS) identifies settlement areas as the focus of growth. Land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land, infrastructure and resources.
- 4.2 Opportunities for redevelopment and intensification are to be promoted where it can be accommodated. Municipalities must provide a variety of housing types and densities, and a range of housing options that are affordable to area residents.
- 4.3 The proposal is consistent with the Provincial Planning Statement

5. Official Plans

Durham Regional Official Plan (Envision Durham)

- 5.1 The Durham Region Official Plan (Envision Durham) designates the subject lands as 'Hamlet'. Development within the Hamlet area should be predominantly in the form of low-density single-detached dwellings. Development within the hamlets shall be individually serviced with private drilled wells (unless municipal services are available) and private sewage disposal systems where groundwater quantity and quality permits.
- 5.2 Hamlet development shall only be permitted to proceed if the required technical studies conclude that the development on individual private services is sustainable.
- 5.3 According to Maps 2a and 2b of the Regional Official Plan, the subject lands contain, or are adjacent to, Key Natural Heritage and Hydrologic Features. Any future development will require an Environmental Impact Study, as determined by the GRCA and the Municipality. An Environmental Impact Study Terms of Reference has been submitted by the applicant with will be approved and accordingly an Environmental Impact Study will be required for further review.
- 5.4 The proposal conforms to Envision Durham.

Municipality of Clarington Official Plan

- 5.5 The Clarington Official Plan designates the lands "Environmental Protection" and "Hamlet."
- 5.6 The predominant use of lands within the Hamlet designation shall be detached residential dwellings. New residential lots in any rural settlement area shall meet the policies of the Official Plan, specifically Sections 12.3.5 and 12.4.2. This includes a minimum lot size of 0.4 ha, which is what is shown on the proposal.
- 5.7 No development is permitted within Natural Heritage features or their associated Minimum Vegetation Protection Zone.
- 5.8 The west and south portions of the site are designated Environmental Protection. Development limits will be established through an Environmental Impact Study (EIS), in accordance with the policies of the Clarington Official Plan. The extent of development will ultimately depend on the findings and recommendations of all required technical studies.
- 5.9 The proposal conforms to the Clarington Official Plan.

6. Zoning By-law

- 6.1 Zoning By-Law 84-63 zones the subject lands as "Environmental Protection (EP)" and "Residential Hamlet Exception (RH-18)".

- 6.2 The applicant is proposing to change the zoning of the site from Residential Hamlet Exception (RH-18) to a site-specific exception to permit the use of single detached dwelling serviced by private sanitary sewers and to allow for minimum lot frontages of 27 metres (88.6 feet) and a minimum lot area of 2,000 square metres (0.2 ha).
- 6.3 The determination of appropriate zone categories will be made following the review all public and agency comments and will be brought forward at a future date with the recommendation report. A draft Zoning By-law, submitted by the applicant, is included as **Attachment 1** to this report.
- 6.4 A site-specific zoning exception was applied to Block 32 (now registered as Block 31) in 1992. At that time, the Ministry of the Environment required that the block be reserved by the owner as a nitrate dilution area. The intent of the site-specific exception was to prohibit development on this block until municipal sewage services became available.
- 6.5 A Zoning By-law Amendment will be required to accurately reflect the limits of the Environmental Protection (EP) Zone and a site specific exception zone would be required to facilitate the smaller proposed lots to be serviced by private septic services. The finalization of an appropriate zoning category for the Residential Hamlet area will be determined once development limits have been established and through the review of all required technical reports.
- 6.6 The proposed Zoning By-law Amendment does not currently include a Holding (H) symbol, however, the inclusion of an (H) symbol may be required. The Holding provision would remain in effect until the applicable conditions, as outlined in Section 3.10 of the Zoning By-law, are satisfied. These conditions will be further detailed in a future recommendation report.

7. Summary of Background Studies

- 7.1 The applicant has submitted several supporting documents which have been circulated to departments and agencies for review and comment. The list of studies and drawings are on the development application webpage www.clarington.net/Part Lot 8, Concession 1, Newtonville and are also available upon request. A summary of the submitted reports and studies will be provided in a future recommendation report.

8. Public Notice and Submissions

- 8.1 Public Notices were sent to 29 landowners in Newtonville within 120 metres of the subject lands on April 1, 2026. Two public meeting signs were installed on the subject lands along Charles Tilley Crescent and Regional Road 18 in Newtonville. Details of the proposed application were also posted on the Municipality's website, and in the Clarington Connected e-newsletter.
- 8.2 As of writing this report, staff have not received any public submissions.

- 8.3 Staff will continue to process any public inquiries received. Comments received at the Statutory Public Meeting will also be considered and included in the recommendation report.

9. Departmental and Agency Comments

- 9.1 The applications were circulated to internal departments and external agencies for review and comments. A list and summary of the agency and internal department comments received, as well as all public comments received, will be included in a subsequent recommendation report.

10. Discussion

- 10.1 The Official Plan requires that new development within existing neighbourhoods must respect the physical character of the existing neighbourhood. New development must provide appropriate setbacks and have regard for the height and scale of the existing building stock in the surrounding neighbourhood. The Official Plan policies are to protect existing neighbourhoods from incompatible development.
- 10.2 The surrounding neighbourhood contains a range of built forms. While most dwellings on Charles Tilley Crescent are single detached homes, there is considerable variation in building size, architectural form, setbacks, lot sizes, and lot frontages.
- 10.3 The Environmental Impact Study (EIS) must be updated to reflect and evaluate the current proposal. The extent of development will ultimately depend on the findings and recommendations of all required technical studies. A consolidated constraints map must also be prepared, illustrating all identified constraints from the various studies on a single figure, including the proposed development.
- 10.4 In recent years, the Province of Ontario has updated the applicable Planning Legislation to include policies related to the establishment of additional dwelling units, accessory dwelling units, etc. in order to alleviate the current housing demand. For this reason, the inclusion of accessory/additional dwelling units within the proposed dwellings, where possible is encouraged.
- 10.5 No parks are proposed within this development. Cash in lieu of parkland is proposed for this development.
- 10.6 Staff will continue to review the submitted applications and work with the applicant to address all technical matters.
- 10.7 The purpose of the Public Meeting is to provide an opportunity for further public input. Agency and public comments will be addressed in a subsequent recommendation report to Committee and Council.

11. Financial Considerations

- 11.1 Not Applicable, as this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, additional financial considerations that may arise will be discussed in a subsequent recommendation report.

12. Strategic Plan

- 12.1 The proposed development will be reviewed against the three pillars of the Clarington Strategic Plan 2024-27. Staff will give special attention to the priorities of growing resilient, sustainable and complete communities and connecting residents through the design of safe, diverse, inclusive and vibrant communities. An analysis of the proposed development's alignment with the specific priorities of the Strategic Plan will be included in the future recommendation report.

13. Climate Change

- 13.1 As this is a public meeting report to gather public input and the analysis of the proposal and the reports are being reviewed by the different agencies, a fulsome analysis of the proposal, including the impacts on climate change will be discussed in a subsequent recommendation report.

14. Concurrence

- 14.1 Not Applicable.

15. Conclusion

- 15.1 The purpose of this report is to provide background information and obtain comments on the proposed Zoning By-law Amendment, and Draft Plan of Subdivision for seven single detached dwelling at the Statutory Public Meeting under the *Planning Act*. Staff will continue to review and process the application, including consideration of department, agency and public feedback and will prepare a subsequent recommendation report for Council's consideration. Comments received at this public meeting will be considered and included in the final recommendation report.

Staff Contact: Shrija Vora, Planner II, (905)-623-3379 ext. 2436 or svora@clarington.net or
Amanda Tapp, Manager of Development Review, 905-623-3379 ext. 2527 or
atapp@clarington.net.

Attachments:

Attachment 1 – Draft Zoning By-Law Amendment

Attachment 2 – Draft Plan of Subdivision

Corporation of the Municipality of Clarington

By-law Number 2026-XX

Being a by-law to amend By-law 84-63, 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 of the Corporation of the Municipality of Clarington for ZBA-2026-XX;

Now Therefore Be It Resolved That, the Council of the Corporation of the Municipality of Clarington enacts as follows:

1. Schedule '16' to By-law No. 84-63, as amended, is hereby further amended by changing the zone designation of the lands legally described as Block 32 on Draft Plan 18T-87083, Part of Lot 8, Concession 1, Municipality of Clarington, Durham Region, from:

"Rural Hamlet Exception 18 (RH-18) Zone" to "Rural Hamlet Exception 17 (RH-17) Zone" as illustrated on Schedule "A" attached hereto.

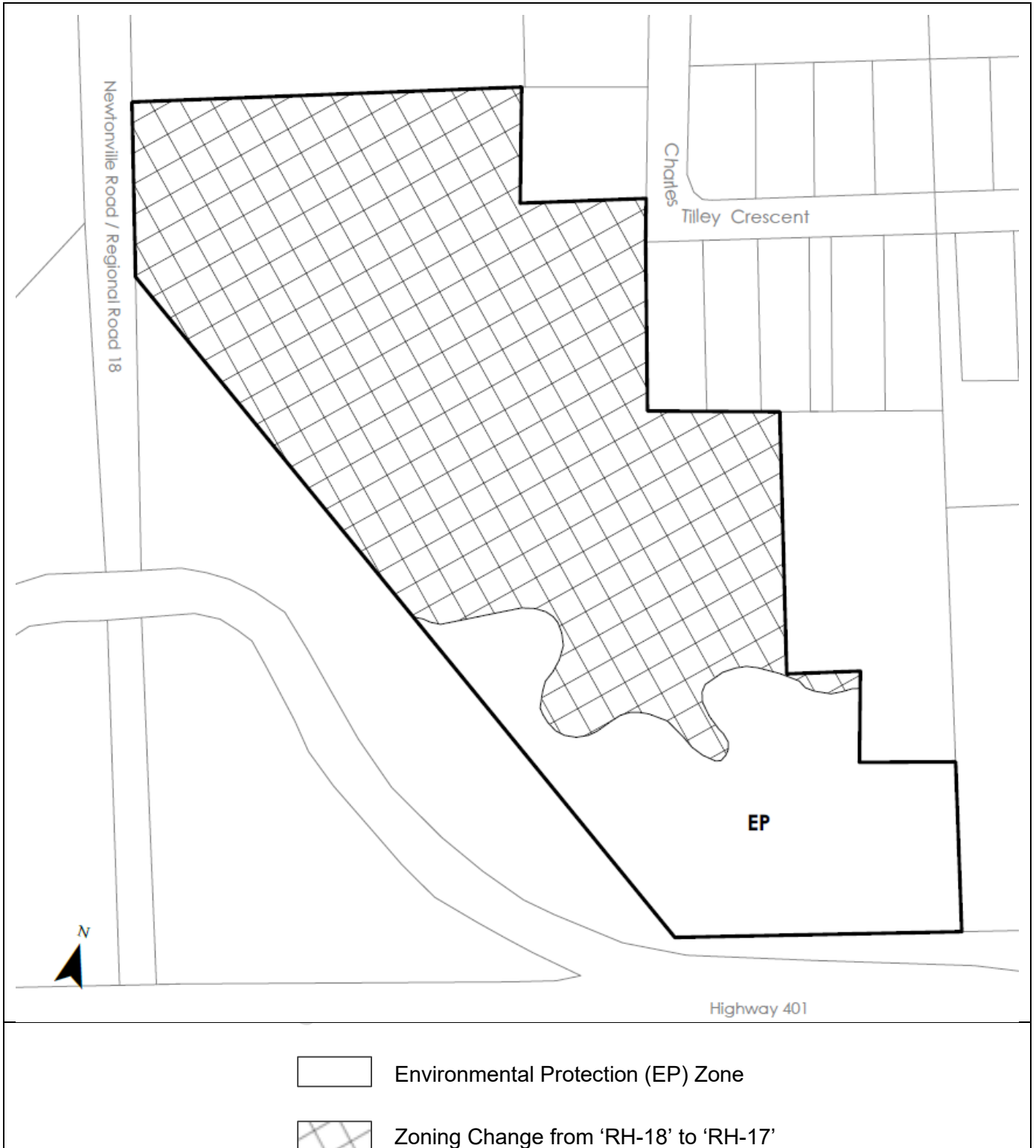
2. Schedule 'A' attached hereto shall form part of this By-law.
3. This By-law shall come into effect on the date of the passing hereof, subject to the provisions of Sections 34 and 36 of the Planning Act.

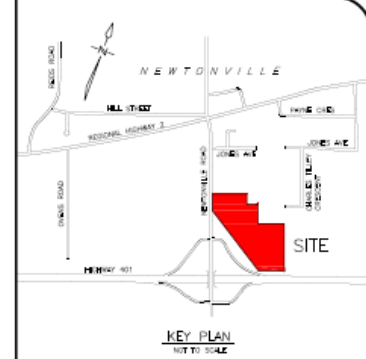
By-Law passed in open session this _____ day of _____, 2026.

Adrian Foster, Mayor

June Gallagher, Municipal Clerk

This is Schedule "A" to By-law 2026-XX, passed this _____ day of _____, 2026 A.D.





LAND USE SCHEDULE				
PROPOSED USE	LOT/BLK #	# OF LOTS/BLKS	# OF UNITS	AREA (A-C)
LOW DENSITY RESIDENTIAL SINGLE DETACHED	LOT 1	1	1	0.242
	LOT 2	1	1	0.219
	LOT 3	1	1	0.088
	LOT 4	1	1	0.305
	LOT 5	1	1	0.306
	LOT 6	1	1	0.224
	LOT 7	1	1	0.212
TOTAL		7	7	1.605
NON RESIDENTIAL				
	BLK 8	1		0.086
	BLK 9 (5 LOTS)	1		0.542
RECREATIONAL PROTECTED ROADS	20.0m / 10.0m ROW			2.416
TOTALS		8	7	9.00

ADDITIONAL INFORMATION REQUIRED UNDER
SECTION 51 (17) OF THE PLANNING ACT

E	NORTH - HAMLET RESIDENTIAL
	SOUTH - TRANSPORTATION CORRIDOR / EP LANDS
EAST	- HAMLET RESIDENTIAL
WEST	- HIGHWAY INFRASTRUCTURE
N	- TYPED MUNICIPAL WATER
I	- TILL
S	- TYPED MUNICIPAL WATER

OWNER'S AUTHORIZATION		SURVEYOR'S CERTIFICATE	
NAME	LAND OWNER	I HEREBY CERTIFY THAT THE SURVEYOR OF THE LAND TO BE SUBMITTED AS SHOWN ON THIS PLAN AND THEREAFTER TO ADJUST LINES AND CORNERS AND CORRECTLY SHOWN	ACTUALLY LAND SURVEYOR
SUBJECT: THE INTERESTED OWNERS OF THE FOLLOWING LANDS HEREBY AUTHORIZE D.G.BIDDLE AND ASSOC. LTD. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL		DATE: _____ SIGNED: _____	
DATE	SIGNED	DATE	SIGNED

No.	REASON	DATE	BY	APPROVED
-----	--------	------	----	----------

PROPOSED
DRAFT PLAN
PART OF LOT 8, CONCESSION 4
FORMERLY IN THE TOWNSHIP OF DARLINGTON
NOW IN THE
MUNICIPALITY OF CLARINGTON
REGIONAL MUNICIPALITY OF DURHAM



SCALE:	1:1000	116031
DRAWN BY:	B.B.	DP-1
DESIGN BY:	M.B.C.	
CHECKED BY:	M.B.C.	
PLT DATE:	19/12/2005	