



Staff 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:	May 11, 2026	Report Number: PDS-047-26
Authored by:	Sarah Allin, Principal Planner, Brayden Siersma, Economic Development Officer	
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure Services Paul Pirri, Director of Economic Development, Office of the CAO	
Reviewed By:	Mary-Anne Dempster, CAO	
By-law Number:		Resolution Number: PD-071-26
File Number:	PLN 42	
Report Subject:	Official Plan Review Update and Introduction to the Growth Management Study	

Recommendation:

1. That Report PDS-047-26, and any related delegations or communication items, be received for information.

Report Overview

The Official Plan Review was initiated in June 2023 with a Special Meeting of Council to discuss the scope of the Review and receive submissions from residents and stakeholders about Official Plan revisions that should be considered. The Growth Management Study is a component of the Official Plan Review.

The purpose of this information report is to provide an update on the Official Plan Review and on the Growth Management Study. A presentation introducing the Growth Management Study will be provided by the project team at the May 11 Planning and Development Committee meeting.

1. Background

- 1.1 The Planning Act requires municipalities to review their Official Plan every five years to ensure conformity with provincial policy. Clarington's current Official Plan was approved in 2018, and Council initiated a formal review in June 2023 under section 26 of the Planning Act. An Introductory Discussion Paper was released to identify key issues and remains available on the Official Plan Review Clarington Connected project page.
- 1.2 Progress on the Official Plan Review was paused in late 2023 to allow staff to respond to significant and ongoing changes to the provincial and regional planning framework. These included multiple amendments to the Planning Act, the adoption of the Envision Durham Regional Official Plan (2024), a new Provincial Planning Statement (2024), the repeal of the Growth Plan for the Greater Golden Horseshoe, and the removal of Durham Region's planning responsibilities effective January 1, 2025. Most recently, the Province has advanced initiatives to simplify and standardize municipal official plans through its latest omnibus bill (Bill 98) and associated Environmental Registry of Ontario (ERO) postings, outlined in subsection 2.2, below.
- 1.3 On October 6, 2025, General Government Committee received Report FSD-032-25 and passed Resolution #GG-156-25 to award the contract for the Growth Management Study to Watson & Associates Economists Ltd. Council ratified the resolution at its meeting on October 27, 2025.

2. Official Plan Review

- 2.1 As outlined in the Introductory Discussion Paper, key topics that will be covered as part of the Review continue to include:
 - A Vision for Clarington to 2051;
 - Continued planning for complete communities and balanced growth, diverse housing, and economic development, including adapting to the Province's new definition of Employment Area;
 - Protecting our rural and agricultural lands, natural heritage, and distinct community identity; and
 - Social, economic, environmental, and fiscal sustainability.

2.2 The Official Plan Review will reflect that:

- Clarington is expected to continue to be one of the fastest-growing municipalities in the Greater Toronto Area (GTA), forecast to grow to 221,000 residents and 70,300 jobs by 2051. The vision for the Municipality must continue to meet the community’s evolving needs;
- There have been substantial changes to the provincial and regional planning framework that must be incorporated into the Official Plan in a way that makes sense for Clarington, including the elimination of the Growth Plan and new Provincial Planning Statement, 2024;
- The Region of Durham became an upper-tier municipality without planning responsibilities on January 1, 2025, meaning Clarington now administers both the Regional Official Plan (Envision Durham) and the Clarington Official Plan and will have to undertake an integration exercise as part of the Official Plan Review; and
- On March 30, 2026, the Province released Bill 98, *Building Homes and Improving Transportation Infrastructure Act, 2026* and associated ERO postings, proposing a province-wide standardized table of contents for municipal official plans, including land use designations, and schedules (maps). These changes could significantly affect the scope, format, timing, and cost of Clarington’s Official Plan Review. Also included are potential changes that may provide the Minister with authority to exempt lower-tier official plans from the requirement to conform to the upper-tier official plan for the purpose of testing the proposed official plan framework. Staff are assessing the potential impacts of Bill 98 (addressed in separate report PDS-039-26) while continuing work on priority components, including the Growth Management Study and the procurement of a consultant to support the broader Official Plan Review.

2.3 Staff are now exploring an Official Plan Review program whereby a single, new, streamlined Official Plan would be developed through the Review. This considers the substantial changes outlined above, including that the Province is now proposing to require that official plans follow a provincially prescribed table of contents. The Program may include certain upfront official plan amendments to address critical or housekeeping matters. Generally, it is anticipated that Review program will follow the five phases outlined in **Figure 1**, below.



Figure 1: Phases of the Official Plan Review

- 2.4 The Review will be supported by technical studies to inform policy development, including the Growth Management Study (currently underway and discussed below), Transportation Master Plan, Natural Heritage System review, and Agricultural and Rural policy review.
- 2.5 Staff anticipate reporting to Council with the full Official Plan Review program in Q1 2027, once the Province has solidified its direction for the contents of official plans.

Growth Management Study

- 2.6 Growth Management is a key component of the Official Plan Review as it will establish the population and employment planning framework to 2056 and assess the amount and location of land required to accommodate growth.
- 2.7 The purpose of the Growth Management Study is to:
- Confirm population and employment growth assumptions to 2056;
 - Assess the supply of designated urban land to accommodate projected growth;
 - Review employment land needs considering recent provincial policy changes; and
 - Provide input to future Official Plan policy work related to growth, servicing, and settlement area boundaries.
- 2.8 The Growth Management Study is being prepared based on the following general assumptions:
- A planning horizon to 2056, using Envision Durham forecasts as a basis for the Official Plan Review and considering updated growth projections from the Ministry of Finance;
 - Continued strong population and employment growth within Clarington requiring an increased rate of residential development compared to historical trends;
 - Consistency with provincial planning policy, including the Provincial Policy Statement, 2024;
 - Consideration of existing designated urban areas, expectations for intensification, and long-term urban expansion areas identified in Envision Durham; and
 - Coordination with related technical work being undertaken as part of the other components of the Official Plan Review.
- 2.9 The Growth Management Study will be introduced through an accompanying presentation by the project team at the May 11 Planning and Development Committee meeting.

2.10 The Growth Management Study will include the following key deliverables:

- Land Needs Assessment (LNA): Assesses population and employment growth to 2056 and identifies the amount of land required to accommodate growth in accordance with provincial and regional policy framework.
- Intensification Strategy: Evaluates the Municipality’s capacity to accommodate growth within existing urban areas and identifies where intensification should occur to support complete communities.
- Employment Lands Strategy: Reviews the supply and function of employment areas to ensure sufficient and competitive land is available to support long- term economic growth and job creation.
- Growth Phasing and Urban Expansions Options Report: Establishes a framework for the orderly and cost- effective sequencing of growth based on servicing capacity, infrastructure readiness, and policy priorities.

2.11 The Growth Management Study is intended to be completed in phases that align with the broader Official Plan Review, including (and illustrated in **Figure 2**):

- Phase 1: Background Review and Analysis: Establishes existing conditions, confirms assumptions, and gathers early public input to inform the Growth Management Study.
- Phase 2 and Phase 3: Technical Findings and Policy Directions: Develops growth forecasts and land needs analysis, engages stakeholders and Council, and identifies preliminary policy directions.
- Phase 4: Scenarios, Phasing and Consolidated Reporting: Refines growth scenarios and phasing options and consolidates findings through public engagement and final reporting.

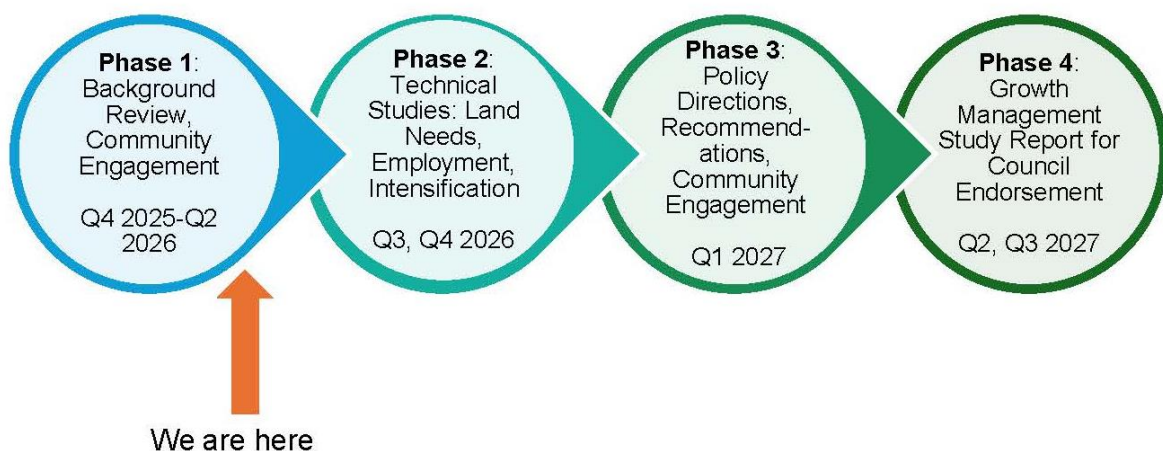


Figure 2: Phases of the Growth Management Study

- 2.12 The Growth Management Study is planned to advance with a Phase 1 Public Information Centre in June, and the release of a Background Paper. The preparation of the draft Land Needs Assessment, Intensification Strategy, and Employment Lands Strategy will take place through 2026, followed by consultation on the Phase 2 and Phase 3 deliverables. The Phase 4 preparation of growth phasing and the finalization of the Growth Management Study will take place in 2027.

3. Public Engagement Considerations

- 3.1 Residents and stakeholders are encouraged to participate in the Official Plan Review and Growth Management Study by signing up for project updates by either emailing OPReview@clarington.net or by clicking 'Follow' on the Official Plan Review Clarington Connect project webpage.
- 3.2 A virtual Public Information Centre on the Growth Management Study project is being planned for June 2026. Additional details will be confirmed shortly via the Clarington Connected project page, promoted across Clarington's social media platforms and digital signs, and will be emailed to those who have joined the project's interested parties list.

4. Financial Considerations

- 4.1 Funding for the Official Plan Review was approved as part of the 2022 Planning and Infrastructure Department budget. A portion of the Growth Management Study, specifically relating to the Employment Land Strategy, is funded by Economic Development.
- 4.2 Changes to the scope, complexity and format of the Official Plan Review resulting from Bill 98 and other legislative amendments over the last few years will necessitate an additional budget request for 2027, as part of the annual budget process.

5. Strategic Plan

- 5.1 The Official Plan Review aligns with the Strategic Plan Priority G2.1 to 'prepare a new Official Plan that will guide community growth to 2051' to proactively plan for responsible, sustainable and resilient development.
- 5.2 The Growth Management Study aligns with the Economic Development Action Plan (CAO-001-25) by undertaking an employment lands study and informing growth and servicing considerations that support investment readiness, including actions to identify priority, unserved employment areas and advocate for increased water, wastewater, and electrical servicing capacity for industrial and commercial lands (Action 2.5).

6. Climate Change

- 6.1 The Official Plan Review is an opportunity to review and update policies to ensure the Plan continues to support sustainable and climate resilient communities informed by Clarington's Corporate Climate Action Plan.

7. Concurrence

7.1 Not Applicable.

8. Conclusion

8.1 It is respectfully recommended that this report be received for information.

Staff Contact: Sarah Allin, Principal Planner, sallin@clarington.net, Lisa Backus, Manager, Community Planning, lbackus@clarington.net, or Brayden Siersma, Economic Development Officer, BSiersma@clarington.net

Attachments:

Not Applicable

Interested Parties:

List of Interested Parties available from Department.

May 8, 2026

Mayor Adrian Foster and Members of Council
Municipality of Clarington
40 Temperance Street
Bowmanville, Ontario L1C 3A6

cc: June Gallagher, Municipal Clerk, Municipality of Clarington
Mary-Anne Dempster, CAO, Municipality of Clarington
Darryl Lyons, Deputy CAO, Planning and Infrastructure Services.
Sarah Allin, Principal Planner – Community Planning

RE: Submission to the Clarington Official Plan Review and Growth Management Study PDS-047-26 — Lands North of Highway 2, Between Boswell Drive and Maple Grove Road, Bowmanville

Dear Mayor Foster and Members of Council,

We are writing on behalf of the undersigned landowners in the Bowmanville area to provide this submission as part of the Municipality of Clarington's Official Plan Review and Growth Management Study. We respectfully request that this letter and the views expressed herein be placed on the public record and given full consideration by the Municipality and its consultants as the Review and Study proceed.

This submission addresses the lands located north of Regional Highway 2 (King Street), generally between Boswell Drive and Maple Grove Road, in the Municipality of Clarington. These lands are included within the 2051 Urban Expansion Areas as identified in the Durham Regional Official Plan, as approved by the Minister of Municipal Affairs and Housing in September and December 2024, and now assumed by the Municipality of Clarington following the January 1, 2025 planning services transfer from the Region to the Municipality.

Our purpose is to demonstrate why the expansion of the Bowmanville urban boundary to include these lands represents sound planning and a significant community development opportunity for Clarington. We urge the Municipality to recognize these lands as a priority for boundary expansion through the Growth Management Study and the Official Plan Review.

1. A Twenty-Year Vision for Growth

The development potential of this area is not a new concept. It has been contemplated by regional and municipal planning authorities for two decades:

2006 — Regional Official Plan Amendment 114: As part of the Durham Region Official Plan Review, Regional staff identified future growth areas for Bowmanville, including the westerly expansion to Maple Grove Road. Clarington’s own staff report (PSD-096-06) acknowledged the logic of “rounding out” the Bowmanville Urban Area to Maple Grove Road as a boundary that helps mitigate potential impacts on agricultural operations at the urban/rural interface. While the Municipality recommended deferring these decisions to the Growth Plan conformity exercise, the Region attached the proposed Future Growth Areas as Supplemental Attachment 2 (Schedule F) to the Regional Official Plan, signalling a long-term vision for urban expansion in this area.

2011 — Extension of Municipal Services (ROPA 2011-0004): The Region of Durham amended its Official Plan to extend municipal water and sanitary sewer services outside the Bowmanville Urban Area boundary, along Regional Highway 2, to service the Durham Regional Police Service facility at the southwest corner of Highway 2 and Maple Grove Road. Clarington Council had no objections to this extension (Report PSD-070-11). This approval established a critical precedent: municipal infrastructure was extended beyond the urban boundary into the very area now identified for expansion.

2019 — Ministerial Zoning Order for Long-Term Care (O. Reg. 336/19): The Rekker family donated a 3.25-acre parcel of land at 285 Boswell Drive to Durham Christian Homes Inc. for the construction of a 224-bed long-term care facility. Clarington Council unanimously supported the request for a Ministerial Zoning Order (Resolution JC-114-19, September 9, 2019), and the Province enacted Ontario Regulation 336/19 on October 15, 2019. Council’s resolution explicitly noted that “water and sewer servicing can readily be extended to the site due to the close proximity to the Bowmanville Urban Boundary.” This was a further confirmation—by the Municipality, the Region, and the Province—that development on these lands is appropriate and serviceable.

It is important to note that the long-term care facility at 285 Boswell Drive, approved through the Ministerial Zoning Order and supported by Clarington Council, is located outside the current Bowmanville urban boundary but within the Regionally approved urban boundary expansion. The Province of Ontario, the Region of Durham, and Clarington Council all approved development on these lands notwithstanding their location outside the urban area. The expansion of the Bowmanville urban boundary to include the subject lands would simply recognize and formalize what has already been approved and built.

2024 — Envision Durham and Provincial Approval: The Durham Regional Official Plan, as approved by the Minister of Municipal Affairs and Housing in September and December 2024, formally includes these lands within the 2051 Urban Expansion Areas (Map 1). Pursuant to the Planning Act, the Minister’s decision is final and not subject to appeal. The 2051 population forecast of 221,020 people and 70,320 jobs for Clarington is now locked by the Minister’s Approval. These lands are no longer “proposed” for development—they are designated for it through a provincially approved process.

2025 — Pre-Consultation with the Municipality (PC2024-0060): On March 27, 2025, Rekker Gardens Ltd. and its planning consultants held a formal pre-consultation meeting with the Municipality of Clarington, Durham Region Works Department, and the Central Lake Ontario Conservation Authority. A concept plan was presented proposing low density residential, medium density residential, mixed-use, high density residential, stormwater management, park, and environmental protection area uses. Notably, the agency comments received did not oppose the principle of the boundary expansion. The Region confirmed the lands are within the Bowmanville 2051 Urban Expansion Area overlay. The comments focused on procedural and technical requirements for development—confirming that the question is not whether these lands will develop, but when and how.

2. The Role of the Growth Management Study

The Urban Boundary Expansions identified in the Durham Regional Official Plan were the product of extensive technical work undertaken through the Envision Durham municipal comprehensive review. This process included comprehensive land needs analyses, environmental assessments, agricultural impact reviews, infrastructure capacity studies, and extensive public and stakeholder consultation carried out over several years in consultation with the Municipality of Clarington.

The final expanded boundaries received the support of the Mayor and Clarington Council, the development community, and were ultimately approved by the Minister of Municipal Affairs and Housing with no appeal rights under the Planning Act. These boundaries, and the associated population and employment forecasts to 2051, represent settled planning policy at the highest level of provincial authority. We note that the Growth Management Study, as confirmed by Clarington Staff Report PDS-047-26, is being undertaken on an extended planning horizon to 2056, using Envision Durham forecasts as a basis while incorporating updated projections from the Ministry of Finance. The Envision Durham 2051 Urban Expansion Area designation of the subject lands is therefore a floor, not a ceiling—and reinforces their priority for early phasing within the Study’s longer-range growth framework.

It is our respectful submission that the Growth Management Study should not revisit or seek to diminish the Provincial, Regional, and Clarington Council approval of the Regional Official Plan urban boundaries. The purpose of the Growth Management Study, in our view, is to determine the timing and phasing of when those approved expansion lands will receive municipal services and proceed to development—not whether they should develop at all.

We submit that the timing for our lands is now. Municipal water and sewer services have already been extended to the adjacent long-term care facility and the Durham Regional Police station along Highway 2. The infrastructure backbone exists. The pre-consultation process has been initiated. The landowners are prepared to invest in the technical studies and planning work required to bring these lands into the urban area. There is no reason to defer what every level of government has already approved.

Watson & Associates Economists Ltd., the Municipality’s appointed Growth Management Study consultant, has been engaged to prepare, among other deliverables, a Growth Phasing and Urban Expansions Options Report that will establish a framework for the orderly and cost-effective sequencing of growth based on servicing capacity, infrastructure readiness, and policy priorities. We respectfully submit that the subject lands—given their existing servicing access, their status as Envision Durham-approved expansion lands, and their proximity to the Bowmanville West MTSA—satisfy each of these criteria and should be identified by Staff and Watson & Associates as a priority area in that report.

3. Building Complete Communities — Not Just Housing

We wish to emphasize that this submission is not solely about planning policy compliance. It is about the kind of community Bowmanville can become. The expansion of the urban boundary to include these lands offers an opportunity to plan proactively for the needs of a growing municipality.

Housing for a Growing Population. Clarington is forecasted to grow from approximately 107,000 people today to 221,000 by 2051. This growth must be accommodated in well-planned communities with a range of housing types and densities. The subject lands provide an opportunity to deliver a mix of housing forms—from ground-related to mid-rise—in an area that is immediately adjacent to established neighbourhoods, services, and infrastructure.

Commercial and Mixed-Use Opportunities. The Bowmanville West Town Centre, Clarington’s largest commercial centre, is approaching build-out with limited room for expansion. As the Municipality plans to accommodate the Envision Durham population targets, additional commercial and mixed-use lands will be essential to serve the daily

needs of residents and create local employment. The subject lands offer a unique opportunity for new commercial and mixed-use development that is currently unavailable elsewhere in the municipality.

Parks, and Community Facilities. Well-planned growth on these lands can include the dedication of parkland, community facilities like the expansion of the long term care facility, and trail connections.

Local Employment. Complete communities require places to work. The expansion area can accommodate employment uses, small business incubators, and live-work opportunities that reduce commuting, strengthen the local economy, and make Bowmanville more self-sufficient.

4. Strategic Location: The Bowmanville GO Station and Major Transit Station Area

The subject lands are located in close proximity to the planned Bowmanville GO Station, which is designated as a Protected Major Transit Station Area (MTSA) in the Durham Regional Official Plan. The Municipality is actively preparing the Bowmanville West Urban Centre & MTSA Secondary Plan, which envisions mid- and high-rise development, enhanced connectivity, and transit-supportive land uses in the area immediately adjacent to our lands.

Provincial and regional policy direct that development in and around MTSA's should be planned to achieve minimum density targets and support transit ridership. The expansion of the urban boundary to include the subject lands is entirely consistent with this policy direction. These lands can provide the population base necessary to support the significant public investment in the GO train extension and contribute to the creation of a vibrant, transit-oriented community.

The Bowmanville West Secondary Plan work also confirms that infrastructure planning—including water, wastewater, stormwater, and transportation—is being undertaken to support expected intensification in the area. Extending that planning to include the adjacent expansion lands is a logical, efficient, and cost-effective approach.

5. Infrastructure Readiness and Servicing Precedents

As described above, municipal water and sewer services have already been extended beyond the Bowmanville urban boundary along Regional Highway 2 to the Durham Regional Police facility (2011) and to the Rekker property for the long-term care home (2019). These servicing extensions demonstrate that the infrastructure backbone exists and can be readily extended to serve the broader expansion area.

The Growth Management Study Terms of Reference require the consultant to assess whether additional lands are required to accommodate Clarington's 2051 growth forecasts and to develop a framework for evaluating boundary expansion requests. We submit that the servicing history in this area, combined with the proximity to the MTSA and existing urban services, makes these lands among the most logical and cost-effective candidates for boundary expansion in Clarington within the next five years.

6. The Rekker Family: Investing in Bowmanville's Future

The Rekker family has operated Rekker's Garden Centre on these lands for decades and is deeply invested in the Bowmanville community. Their donation of 3.25 acres of land—valued at hundreds of thousands of dollars—for the construction of a 224-bed long-term care facility demonstrates a commitment to community building that goes well beyond commercial interest.

7. Long-Term Care Campus Expansion – Community Benefits

The 224-bed Glen Hill Terrace long-term care facility at 285 Boswell Drive is now substantially complete and preparing to welcome its first residents. This facility, made possible by the Rekker family's land donation and the unanimous support of Clarington Council, will serve some of the most vulnerable members of our community and ease the chronic pressure on hospital beds across Durham Region.

Durham Christian Homes Inc. has expressed an interest in acquiring additional lands adjacent to the facility to create a long-term care campus. A campus model would allow for the co-location of complementary services — such as supportive housing, adult day programs, rehabilitation services, and seniors' wellness amenities — that significantly enhance quality of life for residents and reduce the burden on the broader health care system. Across Ontario, long-term care campuses have proven to be among the most effective models for delivering integrated seniors' care, and the opportunity to create one in Bowmanville would be a significant benefit to the entire municipality.

The community benefits of a long-term care campus on these lands are substantial. It would generate sustained local employment in health care and support services, provide a continuum of care that allows seniors to age in place within their own community, and attract complementary uses — medical offices, pharmacies, personal services — that serve the surrounding neighbourhood. The expansion of the urban boundary to include these lands is essential to enabling this campus vision and ensuring that the planning framework keeps pace with the community investments that have already been made.

8. Request

The landowners represented in this submission are not speculative developers, (see attach property map). They are families and businesses with deep roots in Bowmanville who want to see their lands developed in a manner that benefits the entire community. We are prepared to work constructively with the Municipality, its consultants, and neighbouring property owners to ensure that the planning for this area is coordinated, comprehensive, and responsive to the community's needs.

We respectfully request that the Municipality of Clarington and its Growth Management Study consultants:

(a) Recognize that the subject lands have already been approved as an urban boundary expansion by the Province of Ontario through the Durham Regional Official Plan, with the support of the Mayor and Clarington Council, and that the Growth Management Study should accordingly identify these lands as a priority area for the extension of the Bowmanville urban boundary and the commencement of detailed secondary planning;

(b) Consider the significant community development opportunities presented by these lands, including the potential for commercial, mixed-use, residential, and community facility development that complements and supports the Bowmanville West MTSA and future GO Station;

(c) Acknowledge the servicing precedents established by the 2011 police facility and 2019 long-term care MZO approvals, which confirm the availability of municipal services in the area; and

(d) Provide the undersigned landowners with notice of all public consultation opportunities related to the Growth Management Study and Official Plan Review, and ensure our submissions are given full consideration in the Study's findings and recommendations. We are aware that a virtual Phase 1 Public Information Centre is being planned for June 2026 and confirm our intention to participate. We request that we be added to the project's interested parties list; and

(e) Confirm, that s part of the Growth Management Study, lands with existing infrastructure access—including the subject lands—as priority candidates for early boundary expansion.

We appreciate the opportunity to contribute to this important planning process and look forward to continued engagement with the Municipality. We are available to meet with staff and the Official Plan Review/Growth Management Study consultants at any time to discuss this submission further.

Respectfully submitted,

Rekker Gardens Limited (Richard Rekker, Gerard Prins)

Property 3 | 2258 Regional Highway 2, Bowmanville | 30.038 acres

Carmela Cupelli, Carmine Cupelli, Frank Cupelli and Lisa Cupelli

Property 1 | 2298 Regional Highway 2, Bowmanville | 9.679 acres (Additional submission under separate cover)

Durham Christian Homes Inc.

Property 2 | 285 Boswell Drive, Bowmanville | 3.854 acres

Letter of Interest on file

Shaik, Raj

Property 4 | 2290 Regional Highway 2, Bowmanville | 0.784 acres

Whitehead, Tania and Don

Property 5 | 2286 Regional Highway 2, Bowmanville | 0.749 acres

Prins, Nancy Lorraine

Property 6 | 2278 Regional Highway 2, Bowmanville | 0.745 acres

Hussain, Kayrul and Chowdhury, Busra

Property 8 | 2270 Regional Highway 2, Bowmanville | 0.744 acres

Barrett, Dana and Christine

Property 10 | 2153 Maple Grove Road, Bowmanville | 0.697 acres

Rekker, Lucy Ann; Rekker, Richard Siebe

Property 9 | 2264 Regional Highway 2, Bowmanville | 0.669 acres

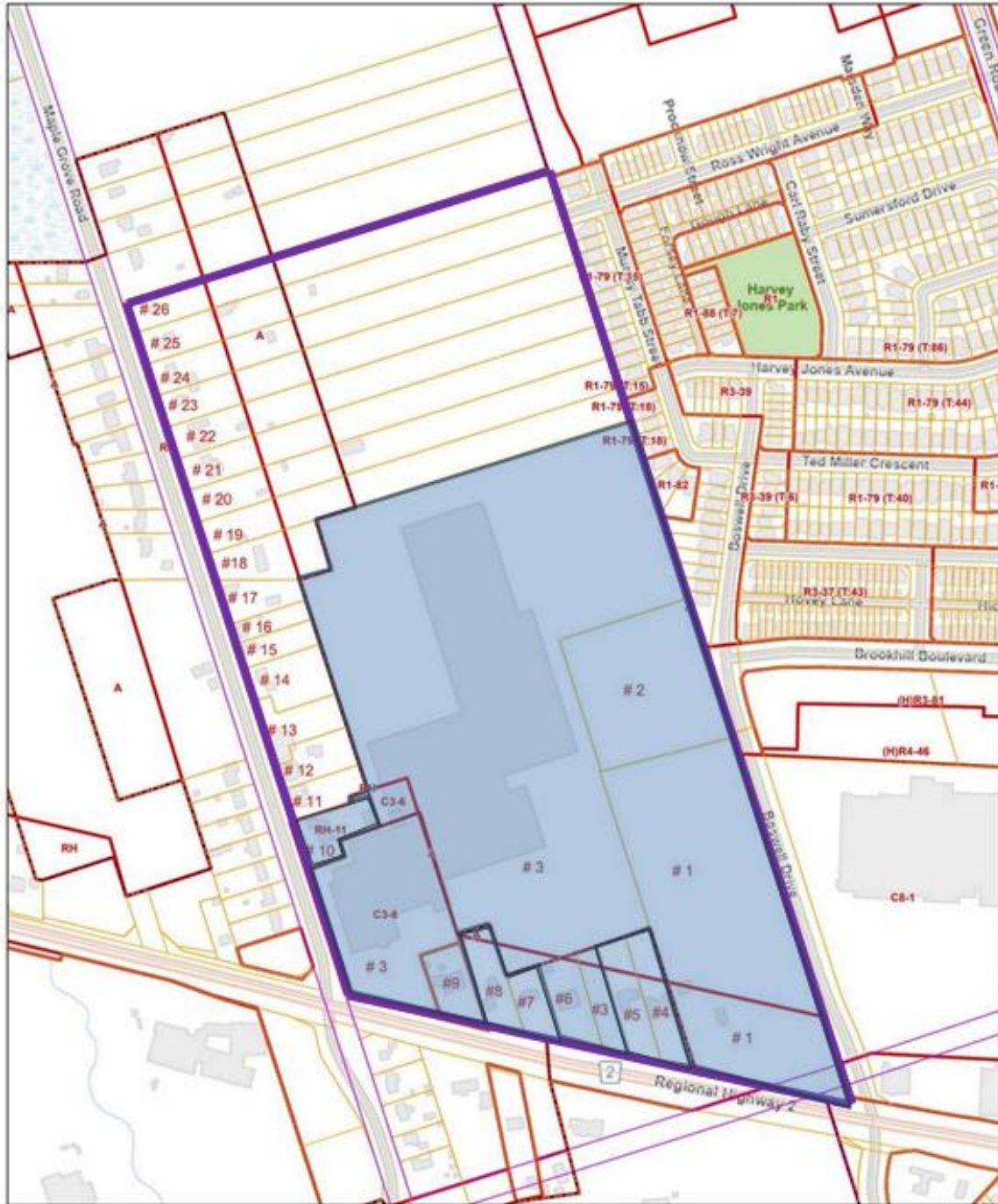
Burton, Marjorie and Robert

Property 7 | 2274 Regional Highway 2, Bowmanville | 0.461 acres

All landowners listed above have executed this submission. Original signatures are on file with the undersigned. This submission collectively represents 48.420 acres (19.59 ha) of land within the approved urban boundary expansion area, see attached map.

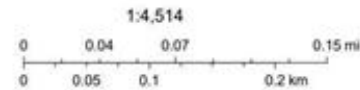
For further information regarding this submission, please contact: Richard Rekker, Rekker Gardens Ltd., Tel: 905-623-0286 ext. 223, richard@rekkergardens.com; or Carlos Salazar, RPP, MCIP, tel: 905-809-1798, carlos@planningcanada.com.

Property Search Map Schedule A-1 Submission to the Clarington Growth Management Study (RFP 2025-13)



3/18/2026, 1:35:55 AM

- Zoning By-Law 84-63 (South of Oak Ridges Moraine)
- Lot and Concession
- Roads
- Assessment Parcels
- Ownership Parcels
- Address Points
- Urban and Hamlet Areas**
- Hamlet
- Urban



© Teranet Enterprise Inc. and its suppliers. All rights reserved. Not a Plan of Survey, Durham Region, 2025., Ontario Ministry of Natural Resources, © King's Printer for Ontario, 2025., GRCA, GLOCA, Kawartha Conservation Authority

Municipality of Clarington
 © Teranet Enterprise Inc. and its suppliers. All rights reserved. Not a Plan of Survey, Durham Region, 2025., Ontario Ministry of Natural Resources, © King's Printer for Ontario, 2025., GRCA, GLOCA, Kawartha