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Minutes of a meeting of the Planning and Development Committee held on Monday, May 13, 2019 at 7:00 PM in the Council Chambers.

Present Were: Mayor A. Foster, Councillor G. Anderson, Councillor R. Hooper, Councillor J. Jones, Councillor J. Neal, Councillor C. Traill, Councillor M. Zwart

Staff Present: A. Allison, M. Seaman, F. Langmaid, C. Pellarin, C. Salazar, K. Richardson, J. Gallagher, S. Gray

1 Call to Order

Councillor Neal called the meeting to order at 7:00 PM.

2 New Business – Introduction

Mayor Foster added a new business item, regarding Provincial Flooding Task Force, to the New Business – Consideration section of the agenda.

3 Adopt the Agenda

Resolution #PD-067-19

Moved by Mayor Foster, seconded by Councillor Jones

That the Agenda for the Planning and Development Committee meeting of May 13, 2019 be adopted as presented, with the addition of the new business item regarding the Provincial Flooding Task Force.

Carried

4 Declarations of Interest

There were no disclosures of interest stated at this meeting.

5 Announcements

Members of Committee announced upcoming community events and matters of community interest.

6 Adoption of Minutes of Previous Meeting

Resolution #PD-068-19

Moved by Councillor Hooper, seconded by Councillor Trill

That the minutes of the regular meeting of the Planning and Development Committee, held on April 23, 2019, be approved.

Carried

7 Public Meetings

7.1 Application for a Proposed Zoning By-law Amendment

Applicant: Lindvest Properties (Clarington) Ltd.
Report: PSD-026-19
Location: Aldridge Lane, Newcastle, off Donald Powell Crescent

Nicole Zambri, Planner, made a verbal and electronic presentation to the Committee regarding the application.

No one was present to speak in opposition to, or in support of, the application.

Frank Palombi, Lindvest Properties, was present on behalf of the applicant. He stated that he was available to answer questions from the Committee.

8 Delegations

8.1 Jennifer Savini, Templeman LLP, regarding Growth Plan Proposed Transition Regulation- OPA 107

Jennifer Savini, Templeman LLP, was present regarding Growth Plan Proposed Transition Regulation- OPA 107. Ms. Savini explained that she is present on behalf of her client Fourteen Estates. She noted that her client owns property in Hampton which is subject to the rounding out of hamlets, as approved through the Clarington Official Plan Amendment 107 (OPA 107). Ms. Savini stated that she was present at the February 25, 2019 Council meeting and requested that the Municipality of Clarington make a submission to the Province on the proposed changes to the Growth Plan and Transition Regulations. She advised the Committee that the Growth Plan 2019 has been released and there is an opportunity to provide further submissions by June 1, 2019. Ms. Savini explained that the transition regulations did not include her previous requests to allow for the minor rounding out of Hamlet boundaries. She continued by asking the Committee to make a further submission to the Province requesting that the minor rounding of hamlet boundaries be "grandfathered in" as it was approved prior to the effective date of the 2017 Growth Plan. Ms. Savini concluded by asking the Committee

to consider their request, and for it to be submitted to the Province by June 1, 2019. Ms. Savini answered questions from the Committee.

The Committee considered Ms. Savini's request following Ms. Molinari's delegation.

8.2 Carolyn Molinari, CM Planning Inc., regarding Growth Plan Proposed Transition Regulation- OPA 107

Carolyn Molinari, CM Planning Inc., was present regarding Growth Plan Proposed Transition Regulation- OPA 107. She displayed Map A from OPA 107, outlining three of the hamlets in Clarington that have been adopted. Ms. Molinari explained that the Municipality of Clarington adopted OPA 107 in November 2016, which provided for hamlet expansions. She noted that the Region of Durham approved OPA 107 in June 2017 but deferred the rounding out pending further studies. Ms. Molinari advised the Committee that the Growth Plan came into effect in July 2017, but did not allow for hamlet expansions in the Greenbelt area. She requested that the Committee submit a second request to include OPA 107 to the list of exemptions in the Transition Regulation and that OPA 107 be subject to the 2006 Growth Plan in terms of Hamlet expansion. Ms. Molinari explained that, without this exemption, the hamlet expansions in Hampton, Solina, Leskard, Kendal and Newtonville will not be allowed. Ms Molinari answered questions from the Committee.

Resolution #PD-069-19

Moved by Mayor Foster, seconded by Councillor Traill

That Staff make written submission with respect to OPA 107 to the Ministry of Municipal Affairs and Housing to request that the transition regulation for the Growth Plan 2019, and the Greenbelt Plan be reviewed and amended to accommodate settlement boundary expansions in the hamlets in appropriate circumstances.

Carried as Amended
(See following motion)

Resolution #PD-070-19

Moved by Councillor Traill, seconded by Mayor Foster

That the foregoing Resolution #PD-069-19 be amended by deleting the words "settlement boundary expansions" and replacing them with the words "minor rounding out".

Carried

The foregoing Resolution #PD-069-19 was then put to a vote and carried as amended.

9 Communications - Receive for Information

There were no Communications to be received for information.

10 Communications – Direction

10.1 Dale Gibbons, Chair, Courtice Family Concerts in the Park – Request for Exemption to Sign By-law

Resolution #PD-071-19

Moved by Mayor Foster, seconded by Councillor Hooper

That the request of Dale Gibbons, Chair, Courtice Family Concerts in the Park for an exemption to Municipality's Sign By-law 2009-123 for a two month period commencing June 12, 2019 for the property at 1463 Regional Highway No. 2, be approved.

Carried

11 Presentation(s)

11.1 Brandon Weiler, Planner II and Paul Wirch, Senior Planner, Regarding Courtice Main Street

Brandon Weiler, Planner II and Paul Wirch, Senior Planner, were present regarding an update on Courtice Main Street. They made a verbal presentation to accompany an electronic presentation. Mr. Wirch stated that the planning for Courtice is based on the policies contained in the Official Plan. He explained that the Official Plan guides and manages development to create complete communities that foster economic, environmental, cultural, physical, and social well-being for all residents and business owners. Mr. Wirch noted that the Courtice Main Street Secondary Plan is an area identified for growth and development. He explained that this planning area follows Durham Highway 2 through Courtice, with an emphasis on the future Courtice Urban Centre located east of Trulls Road. Mr. Wirch advised the Committee that the Courtice Secondary Plan was designed to create a focal point for community and economic development within the second largest community in Clarington. He noted that the planning for the Courtice Secondary Plan was included as part of the update to the Official Plan. Mr. Wirch explained that the guiding principles for the creation of the Courtice Secondary Plan were to reflect the Regional Corridor along Highway 2, recognize a regional centre east of Trulls Road, and to create a mix of land uses with higher density, supported by enhanced transit service and attractive streetscapes. He stated that the Regional Corridor and Regional Centre are priority intensification areas, as identified in the Official Plan. Mr. Wirch advised the Committee that the Courtice Main Street objectives are: intensification; a mix of land uses; attractive streetscapes; and high quality urban design. He noted that the Courtice Secondary Plan includes a list of tools to support the implementation the Secondary Plan's policies, which include updating the zoning by-law, community improvement plan and urban design plan. Mr. Wirch highlighted the timeline for the Courtice Main Street.

Mr. Weiler explained that the Courtice Community Improvement Plan had to overcome challenges including property consolidation, redevelopment, intensification and servicing. He noted that the Community Improvement Plan is a tool that can be used to respond to the challenges to allow the Municipality of Clarington to provide incentives to the community which help and assist in the intensification and performance goals. Mr. Weiler explained that, through public consultation, the community would like to see high quality architecture, pedestrian friendly and transit-supportive, housing choice and affordability, and sustainable development. He outlined the Community Improvement Plan evaluation criteria, created from the Green Development Framework. Mr. Weiler provided an outline of the two grants offered: the Development Charge Grant and the Property Tax Increment Grant.

Mr. Wirch explained that the Urban Centre is intended to be the future heart of the Courtice Main Street area. He noted that it was created to provide a masterplan for the area, containing a full range of uses designed to generate greater connectivity and opportunities for residents to live and work. Mr. Wirch provided an overview of the development applications currently being reviewed in the area. He advised the Committee that they were available to answer questions.

Resolution #PD-072-19

Moved by Mayor Foster, seconded by Councillor Jones

That the presentation by Brandon Weiler, Planner II and Paul Wirch, Senior Planner, regarding Courtice Main Street, be received for information; and

That Staff be thanked for their work on the Courtice Main Street project.

Carried

12 Planning Services Department Reports

12.1 PSD-026-19 An Application by Lindvest Properties (Clarington) Ltd. To Create a Common Elements Plan of Condominium at Aldridge Lane, Newcastle

Resolution #PD-073-19

Moved by Councillor Zwart, seconded by Councillor Anderson

That Report PSD-026-19 be received;

That the Draft Plan of Condominium application submitted by Lindvest Properties (Clarington) Ltd. be supported, subject to the conditions substantially as contained in Attachment 1 to Report PSD-026-19;

That the Durham Region Planning and Economic Development Department and Municipal Property Assessment Corporation be forwarded a copy of Report PSD-026-19 and Council's decision; and

That all interested parties listed in Report PSD-026-19 and any delegations be advised of Council's decision.

Carried

13 New Business – Consideration

13.1 Lakeshore East GO Train Extension Resolution

Resolution #PD-074-19

Moved by Mayor Foster, seconded by Councillor Anderson

Whereas in 2011 Metrolinx completed a comprehensive and objective Environmental Assessment (E.A.) for the recommended extension of GO Train Service through Oshawa to Courtice and Bowmanville;

And whereas the E.A. considered a number of route options and through public input concluded that the extension along the CP Rail line through Oshawa to Courtice and Bowmanville was the preferred route for both Metrolinx and the local communities;

And whereas since 2011, based on the commitment of Metrolinx and the Province to advance the recommended 2011 E.A. route along the CP Rail line, the Region of Durham, the Municipality of Clarington, the City of Oshawa, and the Town of Whitby have undertaken a number of actions such as:

- Including the recommended route and complementary land use policies in the Official Plans and zoning by-laws;
- Advancing development charges, capital expenditures and capital budgets to accommodate the extension; and
- Advancing transit considerations to service the route and proposed stations;

And whereas Metrolinx completed a justified business case in 2015 confirming the CP Rail alignment as recommended by the E.A. utilizing their internal business case criteria;

And whereas residents and developers have made substantial investments in growth areas identified near the proposed station sites in anticipation that the extension would be delivered along the announced preferred CP Rail line route;

And whereas at a May 2, 2019 Town Hall meeting Metrolinx senior staff stated that they had explored four potential extension options as part of an update to the original 2015 business case and that these options would be reviewed with the Region and local communities;

And whereas the Region of Durham, Municipality of Clarington, City of Oshawa and the Town of Whitby became aware that new route options were being considered by Metrolinx, other than those that were reviewed in the 2011 E.A. and 2015 business case;

And whereas the Council of the Municipality of Clarington continues to support the 2011 E.A. approved route through Oshawa to Courtice and Bowmanville along the CP Rail line as it would result in the following benefits:

- The greatest long term community and economic development benefit;
- The creation of jobs and increased assessment growth;
- Connectivity, walkability and opportunities for transit oriented development;
- Development on and around the Courtice and Bowmanville station sites;

And whereas it is important that any option other than the preferred CP Rail line route be subject to an open and transparent review process where municipal and public input can be provided before any decision is made by Metrolinx;

And whereas the Council of the Municipality of Clarington is committed to continuing to work together with Metrolinx and the Province to support the Lakeshore East GO Train Extension;

Now therefore be it resolved that:

1. Metrolinx explain the criteria and metrics being used for the updated business case and include the Region and local municipalities in that process;
2. Metrolinx act on the requests set out in the April 29, 2019 letter from Clarington Council;
3. Metrolinx be requested to undertake an open and transparent process to inform local and regional government staff, residents, and businesses related to any potential changes to the alignment and business case;
4. A copy of this resolution be forwarded to the Region of Durham, the City of Oshawa, the Town of Whitby, all Durham MPP's, all Durham MP's, and all affected business and post-secondary partners.

Carried on the following recorded vote:

Council Member	Yes	No	Declaration of Interest	Absent
Councillor Neal	X			
Councillor Traill	X			
Councillor Zwart	X			
Councillor Anderson	X			
Councillor Hooper	X			
Councillor Jones	X			
Mayor Foster	X			

13.2 Provincial Flood Task Force

Resolution #PD-075-19

Moved by Mayor Foster, seconded by Councillor Traill

Whereas the Province of Ontario has announced the initiation of an internal task force that will consult with municipalities on ways to improve flood resiliency;

And whereas the federal, provincial and municipal governments have a joint interest in natural disaster mitigation, climate change adaptation, and the reduction of risks to public safety and infrastructure;

And whereas on June 19, 2017, Clarington Council resolved that “the provincial and federal governments be requested to strike a committee to review mitigation and safety plans for the communities fronting the Great Lakes and St. Lawrence Seaway” and that “Clarington be invited to participate on the committee”;

And whereas the Municipality of Clarington experienced first-hand in 2017 the devastating effects of flooding, and in 2019 is again being impacted by recent and on-going flooding conditions;

And whereas the flooding experienced by Clarington residents has resulted in impacts to their private property and presented safety concerns;

And whereas the Municipality of Clarington has expended significant staff and financial resources in aiding area residents, ensuring their safety;

And whereas the Municipality of Clarington and impacted residents have worked together to learn from past experience and strengthen flood response and resilience, resulting in the development of a flood preparedness guide, as well as the adoption of a Clarington Flood Response Plan and a municipal standard for response during flooding that has been effective during recent flooding events;

And whereas climate change modelling done by the Regional Municipality of Durham projects a wetter future climate for Durham Region, and accordingly it is conceivable and reasonable to anticipate future flooding in the community;

Now therefore be it resolved that:

1. The Municipality of Clarington Council thanks the provincial government for taking action to better plan for and reduce the impacts of flooding;
2. The provincial task force consider, as part of their work plan, the provision of adequate funding to support the mitigation of flooding and safety planning for flood vulnerable areas of communities;
3. The Municipality of Clarington be invited to participate in the work of the task force to allow for input on what is needed to make our communities more resilient to increasingly frequent flood events;

4. The province’s internal task force undertake an engagement session in the Municipality of Clarington to hear directly from local residents impacted by flooding in 2017 and now in 2019; and
5. This resolution be distributed to the Premier, Minister of Natural Resources and Forestry, Ministry of Municipal Affairs and Housing, our local MPPs and MPs, Central Lake Ontario Conservation Authority, Ganaraska Region Conservation Authority, and the Regional Municipality of Durham for their endorsement and support.

Carried on the following recorded vote:

Council Member	Yes	No	Declaration of Interest	Absent
Councillor Neal	X			
Councillor Traill	X			
Councillor Zwart	X			
Councillor Anderson	X			
Councillor Hooper	X			
Councillor Jones	X			
Mayor Foster	X			

14 Unfinished Business

14.1 Matter Regarding Townhouse/Condominium Air Conditioning Units and other Condensing Units [Referred from the April 29, 2019 Council Meeting]

Resolution #PD-076-19

Moved by Mayor Foster, seconded by Councillor Anderson

That staff be directed to make it a condition of site plan approval that, where appropriate, air conditioning units and other condensing units not be placed in the street facing side of townhouses/condominiums.

Motion Withdrawn Later in the Meeting

Recess

Resolution #PD-077-19

Moved by Councillor Hooper, seconded by Councillor Jones

That the Committee recess for 5 minutes.

Carried

The meeting reconvened at 8:03 AM with Councillor Neal in the Chair.

Resolution #PD-078-19

Moved by Councillor Jones, seconded by Councillor Traill

That staff be directed to make it a condition of site plan approval that air conditioning units and other condensing units not be placed in the public street facing side of townhouses, wherever possible.

Carried

15 Confidential Reports

There were no Confidential Reports scheduled under this Section of the Agenda.

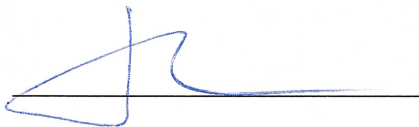
16 Adjournment

Resolution #PD-079-19

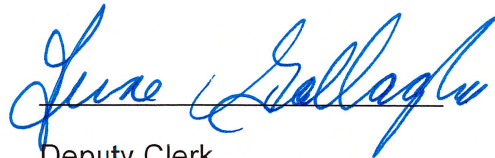
Moved by Councillor Traill, seconded by Councillor Jones

That the meeting adjourn at 8:05 PM.

Carried



Chair



Deputy Clerk