



Public Meeting Report

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Report To: Planning and Development Committee

Date of Meeting: June 7, 2021 **Report Number:** PDS-033-21

Submitted By: Ryan Windle, Director of Planning and Development Services

File Number: ZBA2021-0008 **Resolution#:** PD-185-21

Report Subject: Rezoning application to permit commercial uses on a residential property within the Hamlet of 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-033-21 be received for information only;
2. That staff receive and consider comments from the public and Council with respect to the above referenced application; and
3. That all interested parties listed in Report PDS-033-21 and any delegations be advised of Council's decision.

Report Overview

The Municipality is seeking public input on an application to amend the Zoning By-law to establish commercial uses including a general store and an eating establishment within a proposed addition to the existing single detached dwelling on the property located at 4504 Regional Highway 2 in Newtonville. The site plan details will be addressed concurrently through the ongoing Site Plan application. The Zoning By-law Amendment has been deemed complete.

1. Application Details

- 1.1 Owner/applicant: Darryl Kerswell
- 1.2 Proposal: Zoning By-law 84-63 Amendment

To rezone the lands to permit commercial uses including a general store and an eating establishment within a proposed addition to the existing single detached dwelling.

- 1.3 Area: 0.1 hectares
- 1.4 Location: 4504 Highway 2, Newtonville
- 1.5 Within Built Boundary: Yes

2. Background

- 2.1 On May 5, 2021, Darryl Kerswell submitted an application to amend the Zoning By-law to permit commercial uses including a general store and an eating establishment within a proposed addition to an existing single detached dwelling. On May 17, 2021, the rezoning application was deemed complete.

3. Land Characteristics and Surrounding Uses

- 3.1 The site is located on the north side of Regional Highway 2, just east of Newtonville Road (**Figure 1**). 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.



Figure 1: Site Location Map

- 3.2 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 Cafe

- 3.3 The Zoning By-Law Amendment has been deemed complete. A corresponding Site Plan Application has been deemed incomplete at this time as Staff await additional materials.

4. Provincial Policy

Provincial Policy Statement

- 4.1 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. Recent changes to the PPS policies state that planning authorities shall also consider market demands when evaluating proposals.
- 4.2 The site is located within the Settlement Area of Newtonville. New development is to use existing infrastructure and public services appropriately, having regard for the site's surroundings.

Growth Plan for the Greater Golden Horseshoe (Growth Plan)

- 4.3 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. The objective 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.
- 4.4 The site is located within the Settlement Area of Newtonville. The policies within the Growth Plan encourage complete communities that offer an appropriate mix of employment opportunities, local stores, and different services.

The Greenbelt Plan

- 4.5 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. Settlement Areas, identified as Towns/Villages and Hamlets, are areas identified for development.
- 4.6 This site is located within the Settlement Area of Newtonville. 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.

5. Official Plans

Durham Region Official Plan

- 5.1 The Durham Region Official Plan designates the subject lands as “Hamlet”. Hamlets shall be the predominant location for residential and social, commercial and employment development serving the needs of the surrounding rural area.

Clarington Official Plan

- 5.2 The Clarington Official Plan designates the subject lands as “Hamlet”. The policies permit, 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.

6. Zoning By-law

- 6.1 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 limited commercial uses (retail and restaurant) on the subject property.

7. Public Notice and Submissions

- 7.1 On May 18, 2021, public notice was mailed to each landowner within 120 metres of the subject lands. In addition, a Public Notice sign was installed on the property.
- 7.2 At the time of writing this report, Staff had received one written piece of correspondence supporting the rezoning application. **Attachment 1** provides a detailed collection of the submitted support. Generally, the support revolved around the proposal to provide an accessible commercial space within the Hamlet of Newtonville.

- 7.3 At the time of writing this report, Staff had received 66 written pieces of correspondence objecting to the rezoning application. **Attachment 1** provides a detailed collection of the submitted objections. Generally, the concerns from the public are as follows:
- Potential road congestion along Regional Highway 2 in Newtonville;
 - Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;
 - Ability for the site to provide sufficient parking for both the commercial and residential uses;
 - Ability of the site to meet the accessibility standards set by the Province;
 - Reduced landscaping that will adversely impact the public realm;
 - Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan;
 - Adverse effects on surrounding properties;
 - Limited parking, accessibility, and safety of loading spaces in right of way;
 - Overflow of parking onto existing commercial property and not meeting parking requirements;
 - Lack of parking causing traffic issues and potential for accidents; and
 - Concerns with two convenience stores side by side.
- 7.4 Comments received from the public at the Public Meeting and during the review of the application will be considered and included in a future report.

8. Agency and Departmental Comments

- 8.1 At the time of writing this report, the applications have not been circulated to the applicable commenting agencies as Staff are awaiting the submission of a complete Site Plan Application. At the time a complete Site Plan Application is received, Staff will circulate the applications concurrently to the appropriate internal and external agencies.

9. Discussion

- 9.1 As detailed in Section 7 of this report, at the time of writing this report, staff had received 67 written pieces of correspondence regarding this proposal. 66 in objection and one in support. The comments are detailed in **Attachment 1**.
- 9.2 At this time, the corresponding Site Plan Application has not been deemed complete. As a result, Staff are not satisfied that the site is appropriate for the proposed uses. Until such time that a complete Site Plan Application has been received and circulated for comments, it is premature to proceed with a recommendation report to Council.

- 9.3 Staff will continue to review the application. Comments from external Agencies and other Departments, along with concerns from the public, will be addressed in a subsequent report.

10. Concurrence

Not Applicable.

11. Conclusion

The purpose of this report is to provide background information on the proposal to amend the Zoning By-law for the Public Meeting under the *Planning Act*. It is recommended that staff continue to review and process the application and prepare a subsequent report for Council's consideration. Comments received at this public meeting will be considered and included in the future report.

Staff Contacts: Amanda Tapp, Planner II, 905-623-3379 ext. 2427 or atapp@clarington.net
Carlos Salazar, Manager, 905-623-3379 ext. 2409 or cshalazar@clarington.net

Attachments:

Attachment 1 – Comment Summary Table

Interested Parties:

List of Interested Parties available from Department.

#	Name Date Format Received	Comment Summary	Support	Object
1	Frederick Menezes May 19, 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"> 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. 		X
2	Joseph Menezes May 19, 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"> 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 		X

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		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
3	Jus Rolle May 18, 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.		X
4	Preston Joseph May 19, 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;		X

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		<ul style="list-style-type: none"> 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. 		
5	Sara Bachan-Thomas May 19, 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"> 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. 		X
6	Serena Rolle May 18, 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"> 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; 		X

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7	Stella Menezes May 19, 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"> 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. 		X
8	Todd Barrett May 18, 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"> 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; 		X

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9	Samantha Joseph May 19, 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"> 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. 		X
10	Dora Lassalle May 19, 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"> a) Potential road congestion along Regional Highway 2 in Newtonville; 		X

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11	Rizmina Samarasekera May 19, 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"> 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. 		X
12	Jennifer Alvarado May 19, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:		X

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13	Amanda Cilla May 19, 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"> 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. 		X

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14	John Lewis May 19, 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"> 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. 		X
15	Cassandra Sheppard May 19, 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"> 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 		X

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16	Sandra Davis-Cyril May 19, 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.		X
17	Melissa Menezes May 20, 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;		X

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18	Franceska Medina May 20, 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"> 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. 		X
19	Sabrina Coults May 19, 2021	<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"> 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; 		X

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20	Megan Ratcliffe May 19, 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"> 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. 		X
21	Rebecca Lovelace May 19, 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"> 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; 		X

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22	Mark Lathangue May 19, 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"> 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. 		X
23	Jamie Lunan-King May 20, 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"> a) Potential road congestion along Regional Highway 2 in Newtonville; 		X

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24	Cheryl Boe May 20, 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"> 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. 		X
25	Tanya Gonzalez May 20, 2021 Email	<p>Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:</p>		X

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26	Domenique Gibson May 20, 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"> 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. 		X

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27	Krystal Menezes May 20, 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"> 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. 		X
28	Maira Jacob May 20, 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"> 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 		X

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29	Ivin Benedict May 20, 2021	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.		X
30	Kathleen Nicoll May 21, 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;		X

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		<ul style="list-style-type: none"> 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. 		
31	Daniel Melendez May 21, 2021	<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"> 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. 		X
32	Jacqueline Melendez May 21, 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"> 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; 		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
33	Irene Quon May 21, 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"> 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. 		X
34	Kaiser Thomas May 20, 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"> 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; 		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
35	Robert Gibson May 20, 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"> 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. 		X
36	KB Paulino May 20, 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"> a) Potential road congestion along Regional Highway 2 in Newtonville; 		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
37	Unknown May 20, 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"> 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. 		X
38	Unknown May 20, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
39	Jomo Richardson May 20, 2021	<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"> 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. 		X

#	Name Date Format Received	Comment Summary	Support	Object
40	Edwin Berroa May 20, 2021	<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"> 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. 		X
41	Geri-Lee Chung May 20, 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"> 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 		X

#	Name Date Format Received	Comment Summary	Support	Object
		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
42	Lisa Rolle-Burch May 20, 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.		X
43	Mellinda Pinto May 20, 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;		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
44	Lisa Scarogni May 20, 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"> 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. 		X
45	Fay Goveas May 20, 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"> 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; 		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
46	Michelle Hardy May 20, 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"> 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. 		X
47	Daphne Benedict May 20, 2021	<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"> 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; 		X

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		<ul style="list-style-type: none"> 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. 		
48	Raphael Menezes May 20, 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"> 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. 		X
49	Jose Reynoso May 20, 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"> a) Potential road congestion along Regional Highway 2 in Newtonville; 		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
50	Ken Payne May 20, 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"> 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. 		X
51	Cheryl Nobile May 20, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:		X

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		<ul style="list-style-type: none"> 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. 		
52	Ti Long May 20, 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"> 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. 		X

#	Name Date Format Received	Comment Summary	Support	Object
53	Dbey1321 May 20, 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"> 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. 		X
54	Maisie Menezes May 20, 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"> 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 		X

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		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
55	Frank and Anetta Hill May 21, 2021 Email	<p>Letter in objection from the new tenants of the existing Newtonville General Store located at 2053 Newtonville Road, Clarington.</p> <ul style="list-style-type: none"> • Having two convenience stores side by side will create problems for both the community and our business; • The subject property does not meet commercial parking requirements .Potential that their parking will overflow onto existing commercial property; • This lack of parking can cause traffic issues and an increased potential for accidents. 		X
56	Samantha Smith May 21, 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"> 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. 		X

#	Name Date Format Received	Comment Summary	Support	Object
57	Crystal Martinez May 21, 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"> 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. 		X
58	Sonja Johnson May 21, 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"> 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 		X

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		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
59	Danielle Kane May 21, 2021 Email d	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.		X
60	Ani Nersessian May 21, 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;		X

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none"> 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. 		
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 is not appropriate.		X
62	Dedra Cunningham May 21, 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"> 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. 		X

#	Name Date Format Received	Comment Summary	Support	Object
63	Selean Jones May 23, 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"> 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. 		X
64	Isaiah Primus May 24, 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"> 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 		X

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		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
65	Howard Barton May 25, 2021 Email	Letter in support of the rezoning proposal. The new store will have an accessible street level entrance, washroom and parking. This will provide services to the existing population in Newtonville. There are several handicap people living in Newtonville.	X	
66	Christine Stewart May 25, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <ul style="list-style-type: none">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		X
67	Jessica Ennis May 26, 2021 Email	Correspondence from a neighbouring property owner requesting additional information regarding the proposed location of parking and the proposed eating establishment. Expressed concerns with the proposed rezoning and how this may adversely affect the surrounding properties.		X
68	Karen Pais and Dwayne DeSa May 26, 2021	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:		X

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	Email	<ul style="list-style-type: none"> 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. 		

Attachment 1A of PDS-032-21

Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
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">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		X
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">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;		X

Attachment 1A of PDS-032-21

Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		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.		
71	Maria Spathis 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.		X
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;		X

Attachment 1A of PDS-032-21

Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		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	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008. Did not understand the need for two stores side by side. Concerns with potential hazards including congestion and parking.		X
74	Susanne and Michael McEvoy May 27, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008. Comments and concerns related to the proposed eating establishment and the potential negative impacts on the neighbouring properties (outdoor storage, noise, parking, etc.)		X
75	Debra & Nestor Silveira 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.		X
76	Deanna Reesor May 27, 2021	Requested details on how to attend the online meeting.		

Attachment 1A of PDS-032-21

Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
	Email			
77	Dustin Petherick 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. g) Potential sight lines and safety issue with the location of the loading space.		X
78	Sharon Graveran 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.		X

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#	Name Date Format Received	Comment Summary	Support	Object
		g) Potential sight lines and safety issue with the location of the loading space.		
79	Chris Kaunch 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. g) Potential sight lines and safety issue with the location of the loading space.		
80	Stephanie Marino 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		X

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		f) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
81	Antonio Cassone May 28, 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.		X
82	Tessa Trueman May 28, 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. g) Potential sight lines and safety issue with the location of the loading space.		X
83	Jon Labalestra May 28, 2021	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons:		X

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
	Email	<ul style="list-style-type: none">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.g) Potential sight lines and safety issue with the location of the loading space.		
84	Robyn Bakerman May 30, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <ul style="list-style-type: none">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		X
85	Ramon Kumar May 30, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <ul style="list-style-type: none">a) Potential road congestion along Regional Highway 2 in Newtonville;		X

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		<p>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</p> <p>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</p> <p>d) Ability of the site to meet the accessibility standards set by the Province;</p> <p>e) Reduced landscaping that will adversely impact the public realm; and</p> <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>		
86	Lilly Singh May 30, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <p>a) Potential road congestion along Regional Highway 2 in Newtonville;</p> <p>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</p> <p>c) Ability for the site to provide sufficient parking for both the commercial and residential uses;</p> <p>d) Ability of the site to meet the accessibility standards set by the Province;</p> <p>e) Reduced landscaping that will adversely impact the public realm; and</p> <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>		X
87	Abhishek Sahi May 30, 2021 Email	Concerned about the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <p>a) Potential road congestion along Regional Highway 2 in Newtonville;</p> <p>b) Pedestrian hazard as a result of increased traffic with limited space and parking on the subject property;</p>		X

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		<ul style="list-style-type: none">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.		
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">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; andf) Altering the historic façade is not in keeping with the intent of developing a heritage district as per the Clarington Official Plan.g) Potential sight lines and safety issue with the location of the loading space.		X
89	Greg Lewis May 28, 2021 Email	In opposition to the rezoning application for 4504 Highway 2, Newtonville, Ontario file number ZBA 2021-0008 for the following reasons: <ul style="list-style-type: none">a) Potential road congestion; andb) Ability for the site to provide sufficient parking for both the commercial and residential uses.		X

Attachment 1A of PDS-032-21

Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
90	Mike Gimblett May 31, 2021 Phone Call	Supportive of the Application. Is registering to speak as a delegate at the Public Meeting.	X	
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.		X
92	Jon Hebert June 1, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
93	Cinette Ricketts June 1, 2021 Email	General support for the application.	X	
94	Jamie Stewart & Stephan Lott June 1, 2021 Email	General support for the application.	X	

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
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; 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.		X
96	Crystal Howell June 2, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
97	Denika Jones June 2, 2021 Email	General support for the application.	X	
98	John and Lilian Bouma June 2, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
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	X	

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Comments received since finalization of Report PDS-032-21 to June 4, 2021

#	Name Date Format Received	Comment Summary	Support	Object
		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	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.		x

Attachment 1B of PDS-032-21

Comments received from June 4, 2021 to June 7 at 3 p.m.

#	Name Date Format Received	Comment Summary	Support	Object
101	Bridget June 4, 2021	General support for the application.	X	
102	Melanie Antaya June 4, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
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: <ul style="list-style-type: none">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.		X
104	Lydia Wilson June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
105	Joanne Gillan June 6, 2021 Email	General support for the application. Small, local businesses are needed in Clarington.	X	
106	Jenna Thompson June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
107	Mike and Sarah Cowley June 6, 2021	General support for Darryl Kerswell and his presence in the Newtonville community.	X	

Attachment 1B of PDS-032-21

Comments received from June 4, 2021 to June 7 at 3 p.m.

#	Name Date Format Received	Comment Summary	Support	Object
	Email			
108	Shelley Allin June 6, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
109	Hollie Spratley June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
110	Stephanie Dvernichuk June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
111	Viviana and Kimberley Marinacci June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
112	Dianne Phillips June 7, 2021 Email	General support for Darryl Kerswell and his presence in the Newtonville community.	X	
113	Dana Severn June 6, 2021 Email	General support for the application.	X	

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Comments received from June 4, 2021 to June 7 at 3 p.m.

#	Name Date Format Received	Comment Summary	Support	Object
114	Sandy Wiseman Colleen Hamilton Liam Wiseman Madeleine Wiseman June 7, 2021 Email	General support for the application.	X	
115	Karen Saltmarsh June 7, 2021 Email	General support for the application.	X	