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Report To:	Council		
Date of Meeting:	January 27, 2025	Report Number:	PDS-006-25
Authored By:	Sylvia Jennings, Planner II, Community Planning		
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure		
Reviewed By:	Trevor Pinn, Deputy CAO/Treasurer, Finance and Technology		
By-law Number:		Resolution Number:	
File Number:	COPA2023-0002 (PLN 41.3)		
Report Subject:	Bowmanville East Urban Centre Secondary Plan Recommendation Report Addendum		

Recommendations:

1. That Report PDS-033-024, and any related delegations or communication items, be received;
2. That Report PDS-006-25 (Addendum to Report PDS-033-24), and any related delegations or communication items, be received;
3. That Official Plan Amendment 136 (OPA 136), attached to Report PDS-006-25, to update the Bowmanville East Urban Centre Secondary Plan in the Clarington Official Plan be approved;
4. That upon approval by Council, the recommended Secondary Plan, attached to Report PDS-006-25, be implemented by staff as Council's policy on land use and planning matters and through the capital budget program;
5. That the recommended Urban Design Guidelines, attached to Report PDS-006-25, be approved and be used by staff to guide development applications and public projects;
6. That the Deputy CAO, Planning and Infrastructure Services be authorized to execute any agreements to implement the Secondary Plan once approved by Council; and
7. That all interested parties listed in Report PDS-006-25, and any delegations be advised of Council's decision.

Report Overview

Since the Bowmanville East Secondary Plan was first recommended to Council on September 16, 2024, staff have been working with a landowner to resolve outstanding concerns with the Plan. This report provides an overview of the changes staff have made to the Secondary Plan to address the landowner's concerns in a new recommended Secondary Plan. Changes include a new site-specific policy, minor mapping changes, minor policy amendments, and an updated policy to protect the future heliport planned for the new Lakeridge Health Bowmanville Hospital.

1. Background

- 1.1 The Bowmanville East Secondary Plan was recommended to Council through Staff Report [PDS-033-24](#) on September 16, 2024. At the September 23, 2024, Council meeting, Council referred the report to a future meeting so that Staff could work with a landowner to resolve outstanding concerns with the Secondary Plan.
- 1.2 Staff prepared [Memo-013-24](#) for the December 9, 2024 Planning and Development Committee meeting, providing an update. Staff and the landowner had reached a solution to all but one concern. As of January 1, 2025, the Region of Durham is no longer the approval authority for the Bowmanville East Urban Centre Secondary Plan. To simplify the approval process, and to provide time to resolve the remaining landowner concern, staff recommended that the Secondary Plan be referred to the January 27, 2025, Council meeting.

2. Revisions to the Secondary Plan since September 2024 Recommendation

- 2.1 As directed, staff have continued to collaborate with the landowner since reporting to Council in December. Staff have made the following changes to the recommended Secondary Plan.

Site-Specific Policy and Mapping Changes

- 2.2 In December, Staff resolved many of the landowner's concerns regarding a collection of parcels he owns in the northwest corner of the Secondary Plan. The new recommended Secondary Plan adds the following policy 12.1.17 to add clarity around density permissions on his parcels:

12.1.17: Notwithstanding any other policy in this Plan to the contrary, inclusive of Section 5.3.3, on those lands with municipal addresses of 139 and 151 Wellington Street, 194-196, 198, 200, 204, 208, and 210-212 Church Street, and 35, 37- 39 Scugog Street, having an area of approximately 1.28 hectares, development shall achieve an overall minimum density of 150 units per net hectare.

- 2.3 The new recommended Secondary Plan also modified a portion of one of the landowner's parcels on Schedules A and B such that additional lands are shown as being within the "Downtown Corridor" Character Area and designated "Mixed Use Area" as per **Figures 1 and 2** respectively. The Urban Design Guidelines have also been updated to reflect this mapping.



Figure 1: Changes to Schedule A – Community Structure and Character Areas

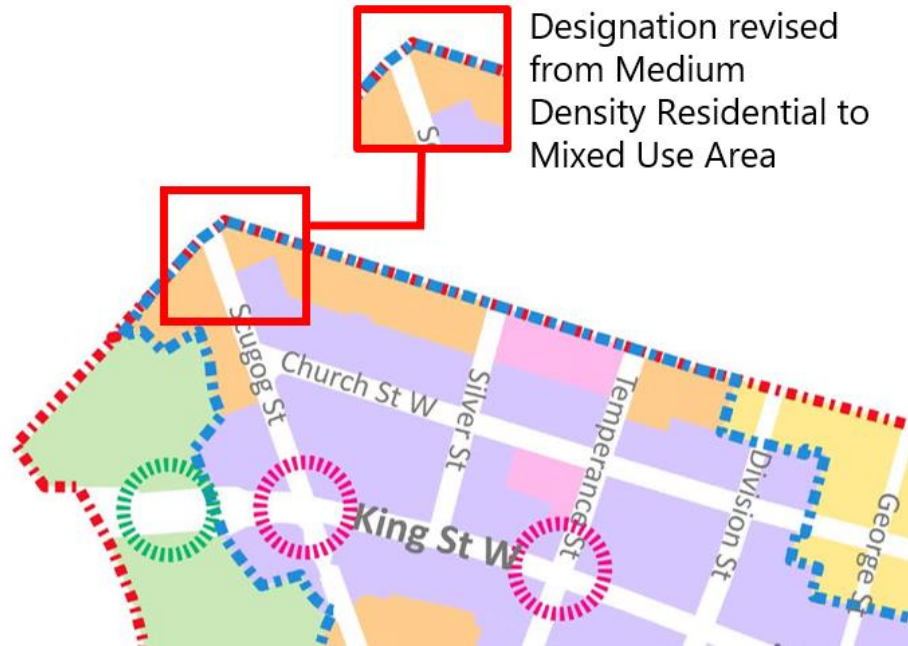


Figure 2: Changes to Schedule B – Land Use

Other Minor Policy Modifications

2.4 Throughout January, the landowner has expressed additional concerns on several policies. In response, the following changes have been made:

- Policy 6.8.4 was revised to add 6.8.4 e):

Notwithstanding policies 6.8.4 (a) and (b), on those lands with municipal addresses 194-196, 198, 200, 204, 208, and 210-212 Church Street, and 35 Scugog Street, building heights shall be permitted to a minimum of 8 storeys and a maximum of 10 storeys.

- Policy 8.3.3 was revised to:

Where redevelopment proposes to remove existing affordable housing units, the Municipality encourages their replacement within the new development.

- Policy 12.1.16 was revised to:

Development applications which require an archaeological study are required to engage First Nations in the Stage One Archaeological Assessment process and to notify First Nations expediently if archaeological artifacts are discovered.

2.5 Policy 12.1.16 was first added to the Secondary Plan after the Statutory Public Meeting in response to Alderville First Nation requesting engagement at Stage One

Archaeological Assessments. After the landowner's concern was raised, Staff compared the drafted policy to the new Provincial Planning Statement that came into effect on October 20, 2024 and revised the original policy accordingly.

Heliport Policy

- 2.6 The new recommended Secondary Plan revises policy 12.1.8 regarding the future heliport at the redeveloped Lakeridge Health Bowmanville Hospital and adds a new policy 12.1.9:

12.1.8: Any proposed development with a building height taller than 9 storeys within the 1000 metres of the Lakeridge Health Bowmanville Hospital may be required to demonstrate, to the satisfaction of the Municipality in consultation with Lakeridge Health, that there will be no negative impacts on the long-term function of the heliport.

12.1.9: Once the flight path for the heliport has been determined, only proposed development within the flight path will be subject to policy 12.1.8.

- 2.7 The revised policy is aligned with the Provincial Planning Statement on protecting infrastructure and facilities from incompatible uses. Policy 12.1.9 was added to avoid adverse impacts on development once there is sufficient information. Once the flight path for the heliport has been established, the revised policy automatically would focus the protection area without requiring an Official Plan Amendment process.
- 2.8 Staff will also develop a heliport policy as part of the Official Plan review and will ensure that impacts to the heliport are considered through the development process.
- 2.9 Lakeridge Health has been consulted on this policy and has confirmed that it will provide adequate protection. Staff had also requested clarity from Lakeridge Health regarding the timing of determining the flight path and were advised that they will expedite the study and are targeting completion within a year.
- 2.10 The landowner continues to have concern with the proposed revised policy.

3. Financial Considerations

- 3.1 The proposed changes to the Secondary Plan are not expected to have financial implications. Financial Considerations for the Secondary Plan are described in Staff Report [PDS-033-24](#).

4. Strategic Plan

- 4.1 Strategic Plan priorities have been described in Staff Report PDS-033-24.

5. Climate Change

5.1 Not Applicable.

6. Concurrence

6.1 Not Applicable.

7. Conclusion

It is respectfully recommended that Council approve Official Plan Amendment 136 to include the updated Bowmanville East Urban Centre Secondary Plan and Urban Design Guidelines in the Clarington Official Plan.

Staff Contact: Sylvia Jennings, Planner II, 905-623-3379 ext. 2335 or sjennings@clarington.net or Lisa Backus, Manager of Community Planning, 905-623-3379 ext. 2409 or lbackus@clarington.net.

Attachments:

Attachment 1a – OPA 136

Attachment 1b – Bowmanville East Urban Centre Secondary Plan

Attachment 1c – Urban Design Guidelines

Attachment 2 – Sequence of Events

Interested Parties:

List of Interested Parties available from Department.