

Notice of Public Meeting and Recommendation Report

A land use change has been proposed, we want to hear from you!

The Planning and Infrastructure Services Department invites you to attend a Statutory Public Meeting to discuss a proposed application for a Zoning By-law Amendment.

Proposal

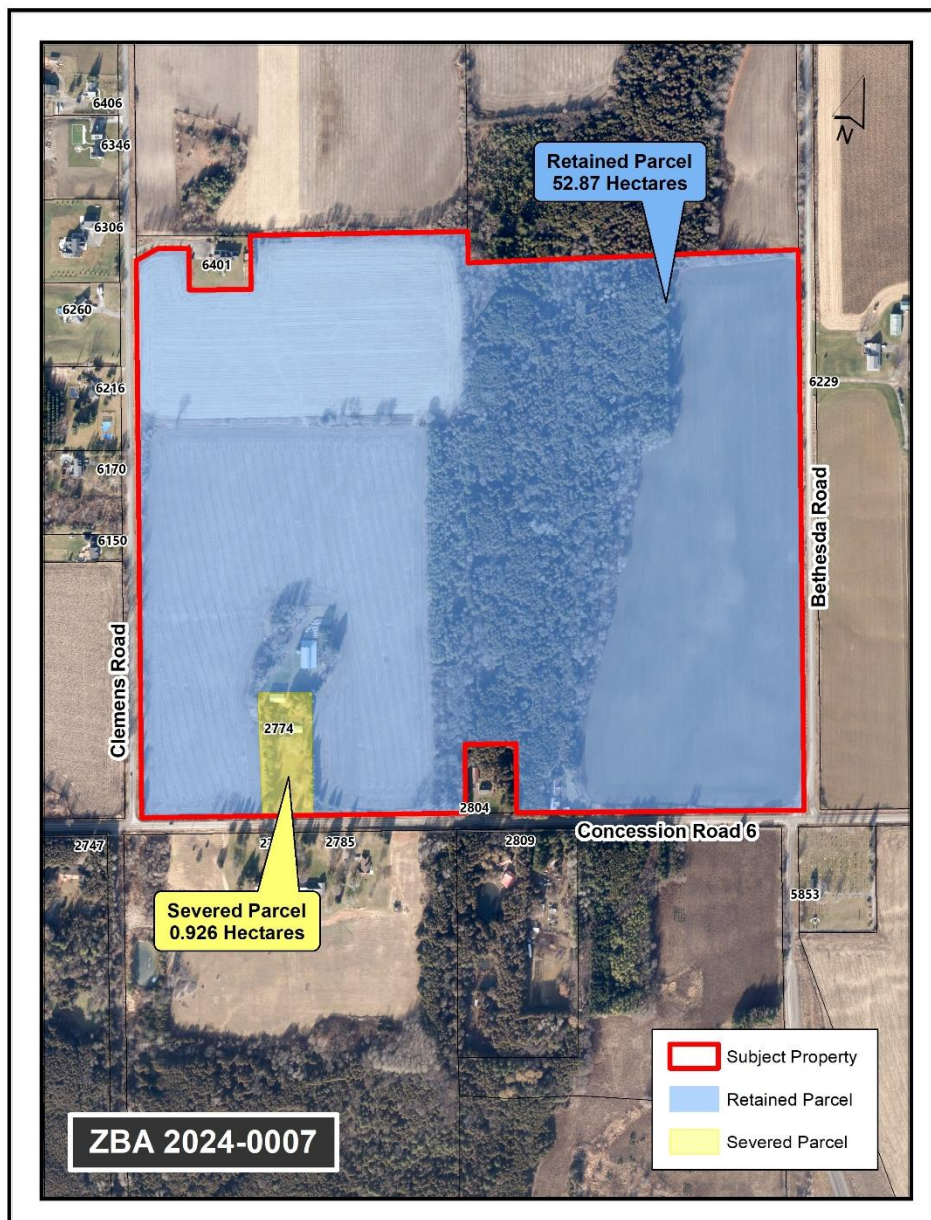
Bethesda Ridge Farms has submitted an application for a Zoning By-law Amendment to facilitate the severance of a surplus farm dwelling as a result of a non-abutting farm consolidation at 2774 Concession Road 6 in Darlington. The Zoning By-law Amendment would prohibit future severances and residential development on the larger retained parcel, prohibit the housing of livestock in the existing farm buildings as required by the Minimum Distance Separation (MDS) formulae, and legalize the heights and total accessory floor area of three existing accessory structures on the proposed farm surplus dwelling lot. The application is deemed complete.

On April 23, 2024, Amendment #197 to the Durham Regional Official Plan (associated file: ROPA2023-001), by By-law 2024-008 was final and binding, and the decision final and in full force from Regional Council.

On July 25th, 2024, the Municipality of Clarington's Committee of Adjustment gave provisional approval to consent application B-2024-0019. One of the conditions of approval included obtaining approval from municipal council on a successful Zoning By-law Amendment.

Property

2774 Concession Road 6, Darlington



Find Out More

Information and materials submitted in support of this application are identified and/or available for viewing at the following website: <https://www.clarington.net/en/business-and-development/Current-Development-Proposals.aspx>

or at the Planning and Infrastructure Services desk located at 40 Temperance Street, Bowmanville ON L1C 3A6; between the hours of 8:30 a.m. – 4:30 p.m. during regular business days.

For more information about this matter, including information about appeal rights, contact Jacob Circo, Planner II, Development Review Division at 905-623-3379, extension, 2425 or by email at jcirco@clarington.net.

Public Meeting Information

A Public Meeting has been scheduled for this application. Written comments are encouraged to be submitted prior to the Public Meeting. You can also request to be added to the interested party list to receive updates regarding this application.

Public Meeting Date: Monday, September 16th, 2024

Time: 6:30 p.m.

How to Attend the Meeting

You may provide comments at the Statutory Public Meeting either in person or electronically.

In Person:

Council Chambers
Municipal Administrative Centre
40 Temperance Street,
Bowmanville, ON L1C 3A6

Virtually:

To participate electronically, please pre-register by completing the online form at <http://www.clarington.net/delegations> or contact the Clerk's Division at 905-623-3379 ext. 2109 or clerks@clarington.net by Friday, September 13, 2024, at 3:30 p.m. A link will be provided to you once registered. This meeting will also be live streamed for public viewing at <https://www.clarington.net/en/town-hall/council-meeting-calendar.aspx>

You do not need to pre-register as a delegate in order to speak in person.

Please submit your written comments on the proposed application to **Jacob Circo** at jcirco@clarington.net or by mail to 40 Temperance Street, Bowmanville, ON L1C 3A6 prior to the date of the public meeting.

File Number: ZBA2024-0007

Freedom of Information and Protection of Privacy Act

The personal information you submit will become part of the public record and may be released to the public. Questions about the information we collect can be directed to the Clerk's Department at 905-623-3379, extension 2102.

Accessibility

If you have accessibility needs and require alternate formats of this document or other accommodations, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131.

Appeal Requirements

In accordance with Section 34(19) of the *Planning Act*, an appeal may only be filed by the applicant, the registered owner, Minister of Municipal Affairs and Housing, or a specified person or public body that has interest in the matter.

A specified person means, (a) a corporation operating an electric utility in the local municipality or planning area to which the relevant planning matter would apply, (b) Ontario Power Generation Inc., (c) Hydro One Inc., (d) a company operating a natural gas utility in the local municipality or planning area to which the relevant planning matter would apply, (e) a company operating an oil or natural gas pipeline in the local municipality or planning area to which the relevant planning matter would apply, (f) a person required to prepare a risk and safety management plan in respect of an operation under Ontario Regulation 211/01 (Propane Storage and Handling) made under the Technical Standards and Safety Act, 2000, if any part of the distance established as the hazard distance applicable to the operation and referenced in the risk and safety management plan is within the area to which the relevant planning matter would apply, (g) a company operating a

railway line any part of which is located within 300 metres of any part of the area to which the relevant planning matter would apply, (h) a company operating as a telecommunication infrastructure provider in the area to which the relevant planning matter would apply; (“personne précisée”), (i) NAV Canada, (j) the owner or operator of an airport as defined in subsection 3 (1) of the *Aeronautics Act* (Canada) if a zoning regulation under section 5.4 of that Act has been made with respect to lands adjacent to or in the vicinity of the airport and if any part of those lands is within the area to which the relevant planning matter would apply, (k) a licensee or permittee in respect of a site, as those terms are defined in subsection 1 (1) of the *Aggregate Resources Act*, if any part of the site is within 300 metres of any part of the area to which the relevant planning matter would apply, (l) the holder of an environmental compliance approval to engage in an activity mentioned in subsection 9 (1) of the *Environmental Protection Act* if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the holder of the approval intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, (m) a person who has registered an activity on the Environmental Activity and Sector Registry that would, but for being prescribed for the purposes of subsection 20.21 (1) of the *Environmental Protection Act*, require an environmental compliance approval in accordance with subsection 9 (1) of that Act if any of the lands on which the activity is undertaken are within an area of employment and are within 300 metres of any part of the area to which the relevant planning matter would apply, but only if the person intends to appeal the relevant decision or conditions, as the case may be, on the basis of inconsistency with land use compatibility policies in any policy statements issued under section 3 of this Act, or (n) the owner of any land described in clause (k), (l) or (m).

A “public body” means a municipality, a local board, a hospital as defined in section 1 of the *Public Hospitals Act*, a ministry, department, board, commission, agency or official of a provincial or federal government or a First Nation; (“organisme public”).



Carlos Salazar, MCIP, RPP
Deputy CAO, Planning and Infrastructure Services