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June 4, 2021

Brian Bridgeman, Commissioner of Planning and Economic Development  
The Regional Municipality of Durham

\*\*VIA Email: [planning@durham.ca](mailto:planning@durham.ca)\*\*

Dear Mr. Bridgeman:

**Re:** Brookhill Neighbourhood Secondary Plan Update

**File Number:** PG.25.06

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Please be advised you are receiving this notice from the Municipality because you own land within the Brookhill Neighbourhood Secondary Plan, or you have requested to be added to the interest parties list so you can continue to receive information about this project.

The below Resolution and the Notice of Adoption (on the reverse) mean that Clarington Council has adopted the Brookhill Neighbourhood Secondary Plan and will now be forwarded to the Region of Durham for final approval.

At a meeting held on May 25, 2021, the Council of the Municipality of Clarington approved the following Resolution #PD-164-21:

That [Report PDS-028-21](#) be received;

That Official Plan Amendment 126 to include the updated Brookhill Neighbourhood Secondary Plan in the Clarington Official Plan be adopted;

That upon adoption by Council, the updated Brookhill Neighbourhood Secondary Plan be implemented by Staff as Council's policy on land use and planning matters and through the capital budget program;

That the Director of Planning and Development Services be authorized to finalize the form and content of OPA 126, the Secondary Plan, and the Sustainable Urban Design Guidelines resulting from Council's consideration, public participation, agency comments, and technical considerations;

That the Sustainable Urban Design Guidelines appended to the updated Secondary Plan be approved and used by Staff to guide development applications and public projects;

That the Director of Planning and Development Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council;

That OPA 126 be forwarded to the Region of Durham for approval;

That the lands shown in the Block Master Plan and applicable land policies and designations be deferred to allow the applicable landowners to apply for an Official Plan Amendment prior to the 2-year moratorium; and

That all interested parties listed in Report PDS-028-21 and any delegations be advised of Council's decision regarding the adoption of the Secondary Plan.

If you have questions about the Brookhill Neighbourhood Secondary Plan, please do not hesitate to contact Mark Jull at [mjull@clarington.net](mailto:mjull@clarington.net) or (905) 623-3379 extension 2426.

Yours sincerely,



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John Paul Newman  
Deputy Clerk

JPN/lp

- c: List of Interested Parties Available with Planning and Development Services  
S. Brake, Director of Public Works  
R. Maciver, Director of Legislative Services/Municipal Solicitor  
T. Pinn, Director of Financial Services  
R. Windle, Director of Planning and Development Services  
M. Jull, Planner II  
C. Salazar, Manager of Community Development



**NOTICE OF ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. 126  
TO THE CLARINGTON OFFICIAL PLAN**

TAKE NOTICE that taking into consideration any oral and written submissions, the Council of the Municipality of Clarington passed **By-law 2021-050**, on **May 25, 2021** under Section 17 of the Planning Act, R.S.O. as amended, to adopt Amendment No. 126 to the Municipality of Clarington Official Plan.

An explanation of the purpose and effect of the Official Plan Amendment is attached hereto and marked as Schedule "A". A copy of the Official Plan Amendment and any background material will be made available to the public for inspection in both the Legislative Services - Clerk's Division and the Planning and Development Services Departments, Municipal Administrative Centre, 40 Temperance Street, Bowmanville, Ontario, 8:30 a.m. to 4:30 p.m., Monday to Friday.

AND TAKE NOTICE that the Official Plan Amendment has been forwarded to the Regional Municipality of Durham for approval. The Regional Municipality of Durham may propose to approve, modify and approve as modified, or refuse all or part of the amendment. Any person or body having an interest in the amendment is entitled to receive notice of the proposed decision of the Region of Durham by filing written request for such notice with the following:

Mr. Brian Bridgeman, Commissioner of Planning and Economic Development  
Planning Department  
Regional Municipality of Durham  
P.O. Box 623  
605 Rossland Road East  
Whitby, ON L1N 6A3

A handwritten signature in cursive script that reads "June Gallagher".

June Gallagher, B.A., Dipl. M.A.  
Municipal Clerk

June 4, 2021

## SCHEDULE "A"

### Purpose and Effect of Official Plan Amendment Number 126 to the Clarington Official Plan

**PURPOSE:** The purpose of this Amendment is to create a planning framework that will facilitate the development of a complete community in the Brookhill Secondary Plan area, both in the neighbourhood to the south, and in the greenfield area to the north.

This initiative complements the Official Plan principles of promoting higher densities, mix of land uses, a diversity of housing types and tenures, and sustainable design throughout the Secondary Plan area.

**BASIS:** In 2008, the Brookhill Secondary Plan was originally adopted by Council. Policies and guidelines related to land uses, built form and densities for the entire secondary plan area were developed and described. The goals of the secondary plan were to design a community based on: (1) New Urbanism design principles; (2) a total of 2,800 units at full build out; (3) a net density of 50 residents and jobs per ha; (4) high quality design and energy conservation and sustainability; and (5) natural features as a key contributor to the quality of life of residents. The update of this secondary plan maintains these goals, however, the total number of units has been reduced to 2,700 to reflect the existing and planned build-out in the southern area of the Secondary Plan. There have been changes to Municipal, Regional, and Provincial policies since its original adoption which requires the update of this Secondary Plan.

In 2018, the Brookhill North Landowners Group (which represents most of the currently undeveloped lands in the northern half of the secondary plan area), committed to covering 100% of the costs of the update. In June 2018, Staff recommended that the Municipality proceed with updating the Brookhill Secondary Plan. The recommendation was approved by Council, and the Brookhill Secondary Plan Update was initiated with the engagement of The Planning Partnership in November 2018. The original Brookhill Secondary Plan was developed by The Planning Partnership.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included open-house-style Public Information Centres in November 2018 and June 2019, two stakeholder workshops that included all landowners and agencies in December 2019, and a third Public Information Centre held online later in May 2020, which was followed up by an online survey from the end of May and into June 2020.

The background reports below highlighted key challenges and

opportunities for the north and east portions of the Brookhill Secondary Plan area, and provided some direction to the policies. The list of reports is as follows:

- Peer Review of Market Demand Study for Neighbourhood
- Centre Natural Heritage Report;
- Brookhill Tributary Erosion Report;
- Floodplain Impact Analysis;
- Slope Stability Study;
- Landscape Analysis;
- Planning Rationale Report;
- Master Servicing and Stormwater Management Report;
- Sustainability and Urban Design Report;
- Transportation – Existing Conditions Report;
- Transportation Review Memo;
- Transportation Study;
- Alternative Land Use Plans Report;
- What We Heard Summaries of PICs #1, #2, #3 and Survey; and Landowner Workshop Summary.

**EFFECT:** The effect of this Amendment is to add the Brookhill Neighbourhood Secondary Plan to the Clarington Official Plan. The Secondary Plan area is entirely within the Bowmanville urban area. The easterly boundary is the Bowmanville Creek valley and the historic community of Bowmanville. Its westerly boundary is the limit of the Urban Area for Bowmanville. This update replaces the previous Brookhill Neighbourhood Secondary Plan and Urban Design Guidelines that were originally approved in 2008.

File Number: COPA 2020-0004