



Public Meeting Report

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Report To: Joint Committees

Date of Meeting: October 25, 2021

Report Number: PDS-052-21

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

File Number: COPA2021-0005 (PLN 41.1)

Resolution#:

Report Subject: Wilmot Creek Neighbourhood Secondary Plan

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-052-21 be received;
2. That the proposed Secondary Plan and Official Plan Amendment (COPA 2021- 0005) continue to be reviewed and processed;
3. That staff report back to Council with a Recommendation Report; and
4. That all interested parties listed in Report PDS-052-21 and any delegations be advised of Council's direction regarding this Public Meeting report.

- 2.2 Wilmot Creek Drive, the road into the existing Wilmot Creek Neighbourhood traverses the Secondary Plan Area. There are three landowners in the Secondary Plan Area; two have developable lands, Rice Development Corporation and Douglas Humphrey, who are represented by Rice Development Corporation. The third landowner is Hydro One Networks Inc. (Figure 1).



Figure 1: Wilmot Creek Neighbourhood Secondary Plan Area

- 2.3 The Secondary Plan area consists of: Wilmot Creek Drive, agricultural fields, a baseball diamond [used by the Wilmot Creek Adult Lifestyle Community (Wilmot Creek Community)], the Wilmot Creek Community sales office and the access gate to the Wilmot Creek Community.

3. Initiation of the Secondary Plan

Original Application (2003)

- 3.1 In 2002, a Durham Regional Official Plan Amendment application was submitted to incorporate the subject lands into the Newcastle Village Urban Area in order to develop the next phase of the Wilmot Creek Adult Lifestyle Community.
- 3.2 In October 2003, a corresponding application was submitted to amend the Clarington Official Plan to incorporate the subject lands into the Newcastle Village Urban Area. Since a local (Clarington) Official Plan Amendment cannot proceed ahead of an upper tier (Region of Durham) Official Plan Amendment, the Clarington application was put on hold.
- 3.3 Further consideration of the Regional Official Plan Amendment application was put on hold following the introduction of the Provincial Growth Plan in 2005, and the beginning of the Region of Durham's Official Plan Review.

3.4 In June of 2009, Regional Official Plan Amendment 128 adopted changes to the Durham Regional Official Plan which incorporated the subject lands into the Newcastle Village Urban Area. Amendment 128 was subsequently approved by the Ontario Municipal Board (OMB) in January of 2013.

Application Restart (2014)

3.5 In 2014, Rice Development Group restarted their 2003 Official Plan Amendment application for the expansion of the Newcastle Village Urban Boundary. By January 2015, an application, including numerous supporting studies, was submitted. A statutory public meeting was held in March 2015. This was followed by numerous meetings between Staff, the developer (Rice Development Group), owner/operator of Wilmot Creek Lifestyle Community (CapREIT), Douglas Humphrey, the Wilmot Creek Homeowners Association and Wilmot Creek residents. The Wilmot Creek Homeowners Association made a submission to the Official Plan Amendment application outlining their concerns with the development proposal.

3.6 In June 2016, Rice Development Group appealed the Official Plan Amendment application to the OMB in respect to Clarington Council's failure to decide on the application. A settlement was reached regarding the Official Plan Amendment which was approved by the OMB in 2017. Of particular note is that both parties agreed to advance the Secondary Planning process as set out in Official Plan Amendment 107 once the amendment was approved by the Region of Durham.

3.7 On November 9th, 2017, Planning and Development Services received a letter from Rice Development Group. The letter requested initiation of the Wilmot Creek Neighbourhood Secondary Plan process and committed to funding the entirety of the project. Staff Report [PSD-086-17](#) outlining the proposed planning process, Terms of Reference, and the composition of the steering committee then proceeded to a Special Planning and Development Committee Meeting on December 4th, 2017. The report was ratified by Council on December 11th, 2017.

3.8 Although the Municipality ultimately manages and directs the Secondary Plan process, the Terms of Reference included a Steering Committee to provide overall guidance and feedback to Municipal Staff. The Steering Committee includes Municipal, Region of Durham, and Central Lake Ontario Conservation Authority (CLOCA) Staff, a representative from the Wilmot Creek Homeowner's Association, a landowner representative, and the lead Consultant for the Municipality. Unique to this Secondary Plan project is a third-party facilitator, Swerhun & Associates, to lead the public consultation process.

3.9 As noted in the Terms of Reference for the Secondary Plan, the goal is to address these five Council priorities:

Sustainability and Climate Change

3.9.1 Sustainable development principles and practices will be incorporated into every part of the Secondary Plan, including the design of neighbourhoods and the allocation of

land uses. The Secondary Plan, Sustainable Development Guidelines, Zoning By-law and related studies will include measurable targets to move towards a net zero community.

Excellence in Urban Design

3.9.2 New neighborhoods should be designed to enhance the history and character of Clarington. New neighbourhoods are to be created with a sense of place and all development should result in a high-quality aesthetic and design. Excellence in urban design will consider elements like building design, complete streets, views, park connectivity, sun and shadow impacts, and active transportation as well as the integration of green infrastructure into neighborhood design.

Affordable Housing

3.9.3 Through Official Plan policy, Clarington Council supports the provision of a variety of housing types, tenure and costs for people of all ages, abilities and income groups. This Secondary Plan reflects this policy as well as recommendations found in Clarington's Affordable Housing Toolkit. Through this policy this Plan demonstrates how it contributes to meeting Council's affordable housing target.

Community Engagement

3.9.4 Clarington Council is committed to community consultation and engagement beyond the statutory requirements. The preparation of this Secondary Plan was and continues to be supported by a thorough public engagement strategy which includes a range of public consultation initiatives in order to share, consult, deliberate and collaborate with all stakeholders. These efforts are in addition to any statutory meeting requirements.

Coordination of Initiatives

3.9.5 In recently initiated Secondary Plans, the coordination of initiatives has been identified as a Council Priority that is to be addressed. This usually includes coordination with an Environmental Assessment or a Subwatershed Study, however there are no other initiatives for this project to coordinate with.

4. The Secondary Plan Planning Process – Three Phases

4.1 There are three stages to the Wilmot Creek Neighbourhood Secondary Plan process (Figure 2). As provided in the draft Terms of Reference and further refined through the tender and award process, our lead Consultant, The Planning Partnership has summarized the planning process for this Secondary Plan into three phases.

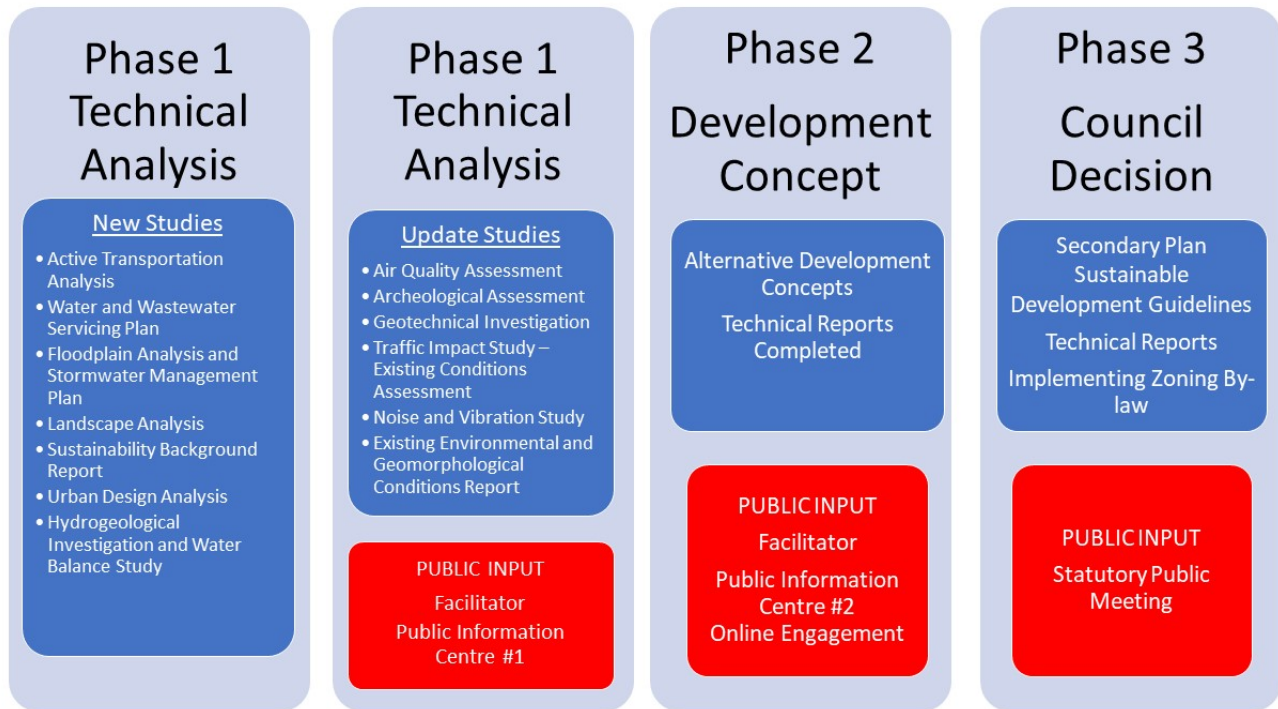


Figure 2: Three Stages of the Wilmot Creek Neighbourhood Secondary Plan Process

Phase 1: Analysis of Background Information and Preliminary Development Proposals

4.2 The initial phase involved a detailed technical analysis of background information and creating a preliminary development proposal.

Phase 2: Proposed Development Concept

4.3 Based upon the results of Phase 1, the consulting team prepared a development concept with a demonstration plan.

Phase 3: Proposed Secondary Plan and Zoning By-Law Amendment for Statutory Public Meeting and Council Approval

4.4 The project is currently in Phase three of the project.

4.5 The following sections will generally describe the process that was undertaken to develop the Wilmot Creek Neighbourhood Secondary Plan. This process is in addition to the process already described in Section 3 during the initiation of the project. A sequence of events summary table is provided in **Attachment 1** for reference.

Phase 1 - Analysis of Background Information and Preliminary Development Proposal

4.6 The initial phase of the project involved a detailed technical analysis of background information, initial public participation, and a preliminary development proposal.

Public Information Centre – PIC #1

- 4.7 The first Public Information Centre (PIC) was held July 26th, 2018. The initial PIC was to introduce the public to the re-initiated project by defining the study area, the projects process, and the study priorities. Approximately 400 people attended the meeting which included landowners, individuals who expressed interest in the project, Council members, and the steering committee members.
- 4.8 The PIC was advertised in the Orono Times and Clarington This Week in the two weeks preceding the meeting, a notice was also posted on the Municipality's website. All residents within the existing Wilmot Creek Adult Lifestyle Community received a copy of the PIC notice as well as all landowners within 120 metres of the Secondary Plan area.
- 4.9 The PIC attendees were interested in learning how the development of a new community would be integrated with the existing community. There was significant concern as the population growth within that area may place an even greater stress on already strained programs and facilities, if integration was to take place.
- 4.10 [A PIC #1 summary report](#) was prepared, and it is available on the project webpage.

Background Studies

- 4.11 Detailed background studies were also completed during Phase 1 of the study. These studies included the following:
- Existing Environmental and Geomorphological Conditions Report;
 - Air Quality Assessment;
 - Archaeological Assessment;
 - Geotechnical Investigation;
 - Traffic Impact Study – Existing Conditions Assessment;
 - Noise and Vibration Study;
 - Active Transportation Analysis;
 - Water and Wastewater Servicing Plan;
 - Floodplain Analysis and Stormwater Management Plan;
 - Landscape Analysis;
 - Sustainability Background Report;
 - Urban Design Analysis; and a
 - Hydrogeological Investigation and Water Balance Study.
- 4.12 In keeping with Council's Priority for the Co-ordination of Initiatives, management of the consulting teams and the background studies that the landowner had already undertaken in support of their private Official Plan Amendment Application (described in Sections 3.5-3.8) was taken over by the Municipality's consulting team. This approach was beneficial as we were able to use the information that had already been collected instead of duplicating

