

The Corporation of the Municipality of Clarington

Amendment Number 141 to the Municipality of Clarington Official Plan

Purpose: The purpose of this Amendment is to redesignate a portion of the Bowmanville West Town Centre Secondary Plan from Low Rise High Density Residential designation to Mid-Rise High Density Residential designation to permit apartment buildings of up to 12 storeys in the southern part of the site.

Location: This amendment to the Bowmanville West Town Centre Secondary Plan applies to the properties at 2050, 2078, 2098 Green Road and 279 Boswell Drive in Bowmanville.

Basis: This amendment is based on applications by Modo Bowmanville Urban Towns Ltd. and Modo Bowmanville Towns Ltd. (Kaitlin Group) to permit four apartment buildings ranging from 8 to 12 storeys in height, with 906 dwelling units and 61 townhouses in Bowmanville.

The amendment meets the review criteria for amendments to the Clarington Official Plan under section 23.2.6 of the Official Plan by: conforming to municipal goals and objectives of the Durham Region Official Plan and the Clarington Official Plan; contributing to the overall structure of the Municipality; being compatible with adjacent land uses; and being supported by infrastructure to service the development.

Actual Amendment:

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a strike-through.

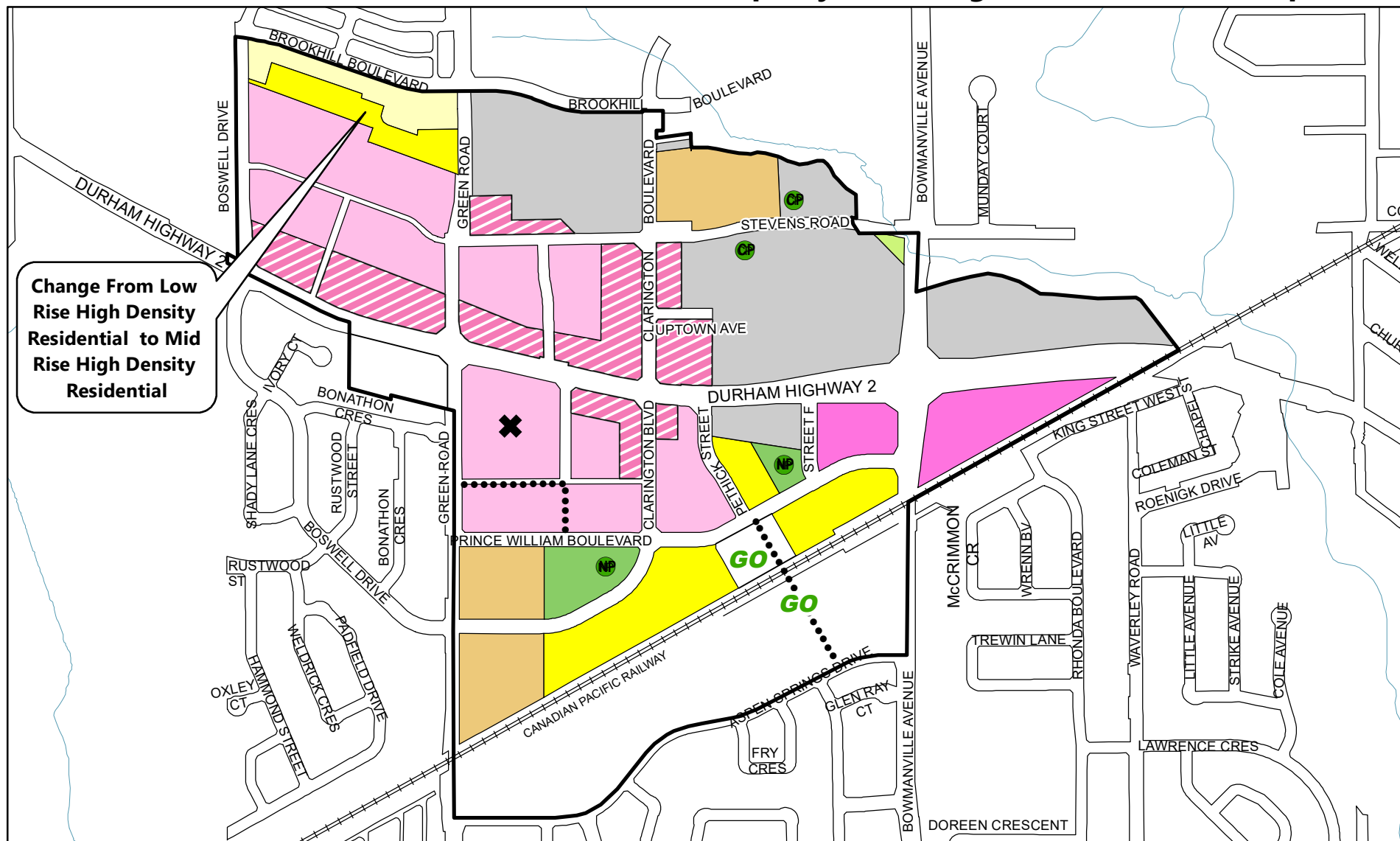
The Clarington Official Plan is hereby amended as follows:

1. Existing Bowmanville West Town Centre Secondary Plan Map A – Land Use, is amended by redesignating the southern blocks of the subject lands identified by Roll Numbers 18-17-010-020-18432, 18-17-010-030-02705, 18-17-010-030-02710, 18-17-010-030-02800 (2050, 2078, 2098 Green Road and 279 Boswell Drive in Bowmanville) from ‘Low Rise High Density Residential’ to ‘Mid-Rise High Density Residential’ as shown on Exhibit A and attached hereto and forming part of this amendment.

Implementation: The provisions outlined in the Clarington Official Plan and the Bowmanville West Town Centre Secondary Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment.

Interpretation: The provisions set forth in the Clarington Official Plan and the Bowmanville West Town Centre Secondary, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

Exhibit 'A', Amendment No. 141 To the Municipality of Clarington Official Plan, Map A.



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| West Town Centre Boundary | Office Commercial Area | Environmental Protection Area |
| Medium Density Residential | General Commercial Area | Future GO Station |
| Low Rise High Density Residential | Community Facility | Pedestrian Walkway |
| Mid Rise High Density Residential | Community Park | Contaminated Site |
| Street-Related Commercial Area | Neighbourhood Park | |

MAP A LAND USE

BOWMANVILLE
WEST TOWN CENTRE
SECONDARY PLAN

June, 2025