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**New Application**

**Proposed Residential Development across from Bowmanville Mall**

**File Number:** SPA2019-0004  
**Address:** 280 King Street East, Bowmanville

Holland Homes has submitted a site plan application to permit a six storey apartment building containing 26 dwelling units. The proposal includes the demolition of the existing dwelling on the property. The existing access to the site would be maintained and widened for the proposal.

The proposed development is situated on an existing property having a total area of 1.2 hectares – approximately 70% of the site will be protected as open space.

For more information on this application(s), please contact Anne Taylor Scott at 905-623-3379 Ext. 2414 or [ataylorsscott@clarington.net](mailto:ataylorsscott@clarington.net).





## Recent Approvals

### Council Rolls Out Cannabis Store Policy

This past January, Clarington Council voted to “opt-in” to the Provincial plan to allow privately-owned cannabis retail stores in the Municipality. On March 18, Clarington Council passed a Municipal Cannabis Retail Store Siting Policy. This policy provides direction to staff when preparing written submission to the Alcohol and Gaming Commission of Ontario (AGCO) if a cannabis retail store is proposed to be located in the Municipality.

Highlights of the policy include recommending that cannabis retail stores:

- not be established in areas that are primarily residential but commercial uses are permitted;
- be located at least 150 metres from other cannabis retail stores and places that house the more vulnerable people in the Municipality; and
- be at least 500 metres from schools and other properties designed to serve youth (such as libraries, recreation centres, and youth drop-in centres).

Private cannabis retail stores are set to open across the Province on April 1, however Clarington has yet to receive an application for such a store. While the Province has permitted 25 stores to open initially, there have only been 23 approved applications. The remaining two are both for the GTA so Clarington may see a cannabis retail store this year. Stay tuned! The policy will be available on our website soon.

## In the News

**The Soper Hills Secondary Plan** process was launched at a drop in session at the G.B. Rickard Recreation Complex on March 6, 2019. The meeting was well attended by approximately 30 people including business owners, developers, residents and neighbours.



Guiding priorities for the project include:

- Sustainability
- Affordability
- Urban Design
- Community Engagement



Attendees were invited to share comments about things they would like to see or not see in Soper Hills. A popular topic of discussion was the need to conserve high quality farmland adjacent to the urban area by making Soper Hills the permanent eastern edge of Bowmanville. Participants also identified parks, trails, street trees, apartments and “live work” units as the top land uses they would like to see. They also identified trails, biking and walking as the preferred way to get around the community.

The project launch also introduced the community to the Integrated Environmental Assessment process for major roads and infrastructure, which will be undertaken simultaneously.

The information presented at the meeting is available on the Municipal website:

[www.Clarington.net/SoperHills](http://www.Clarington.net/SoperHills)

If you have any questions or would like to share your ideas, please contact Mitch Morawetz or Carlos Salazar at 905-623-3379 or by email: [SoperHills@clarington.net](mailto:SoperHills@clarington.net).



## Planning for the future: Envision Durham, 2041



In February, The Regional Municipality of Durham's Planning Division launched Envision Durham, the Municipal Comprehensive Review of the Durham Regional Official Plan. Over the next four years, the Region is reaching out to area municipalities, conservation authorities, the public, businesses and other stakeholders, including the agricultural community, to gather their views and opinions on a range of topics.

As part of Envision Durham, a Public Opinion Survey is available until April 6, and an Agriculture/Rural System Discussion Paper was recently released for public input on March 5. Further consultation will be taking place in conjunction with the update of the Region's Agricultural Strategy. To learn more, and to subscribe for project updates, visit [durham.ca/EnvisionDurham](http://durham.ca/EnvisionDurham).

## Durham Region studying water supply upgrades in Newcastle

Durham Region is hosting a public information open house to engage with residents about plans for additional water storage and a new pumping station in Newcastle.

**When:** Tuesday, April 9, from 2 to 4 p.m. and from 6 to 8 p.m.

**Where:** Newcastle Community Hall, 20 King Avenue West, Newcastle

**Why:** The Newcastle Urban Area Additional Water Storage and New Pumping Station study is required to identify an environmentally sound and sustainable municipal water supply solution that serves the existing population and forecasted growth in the Newcastle urban area through 2031. The project is following a Municipal Class Environmental Assessment process. At the public information open house, representatives from the study team will provide information and answer questions.



Note: Learn more about this project at [durham.ca/WorksProjects](http://durham.ca/WorksProjects)