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Public Meetings

An application by Werrcroft Farms Ltd for a proposed Official Plan amendment and Zoning By-law amendment to allow a surplus farm dwelling severance

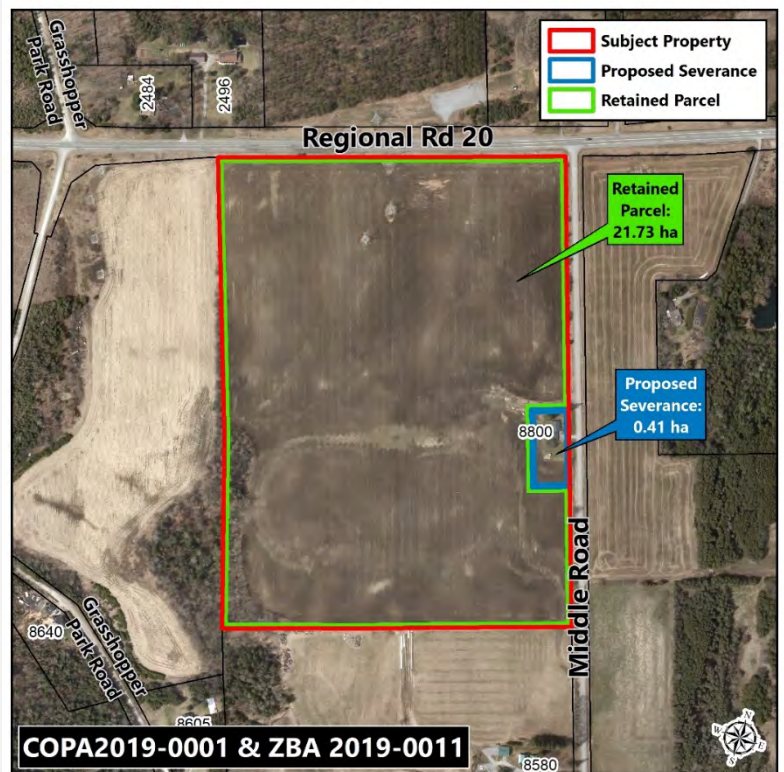
File Number: COPA2019-0001 & ZBA2019-0011

Address: 8800 Middle Road, Darlington

Werrcroft Farms Ltd. has submitted applications to amend the Clarington Official Plan and Zoning By-law 2005-109 to facilitate a surplus farm dwelling severance. The Official Plan amendment will permit the farm parcel to be less than 40 hectares. The Zoning By-law amendment will prohibit residential dwellings on the retained parcel.

A [Public Meeting](#) will be held on Monday, September 9, 2019 at **9:30am** in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

For more information on this application, please contact Isabel Lima, Planner I at 905-623-3379 Ext. 2428 or ILima@clarington.net





Recent Approvals

Tien Tao Sheng Xiu Temple Site Plan Approved

File Number: SPA2016-0001

Address: 3377 Lockhart Road, Clarke

The Tien Tao sheng Xiu Temple site located at 3377 Lockhart Road has been granted site plan approval. The site previously contained an abandoned public elementary school and has since been converted to a temple. The proposed changes to the site include, increase in parking surface, barrier free path of travel to the entrances of the building, improvements to vehicle entrances, and adding and removing some vegetation.

For more information on this application, please contact Nicole Zambri at 905-623-3379 Ext. 2422 or nzambri@clarington.net.

Site Plan Approved for an Industrial Building used for the Production and Distribution of Cannabis

File Number: SPA2018-0028

Address: 251 Simpson Avenue, Bowmanville

Mediwan Inc. has been granted site plan approval to permit a 393 Square metre addition to the existing industrial building on site. The industrial building is used for the production and distribution of cannabis. The proposed changes to the site include additional landscaped areas around the perimeter of the site and the removal of the existing asphalt parking area to the south.



For more information on this application, please contact Nicole Zambri at 905-623-3379 Ext. 2422 or nzambri@clarington.net.

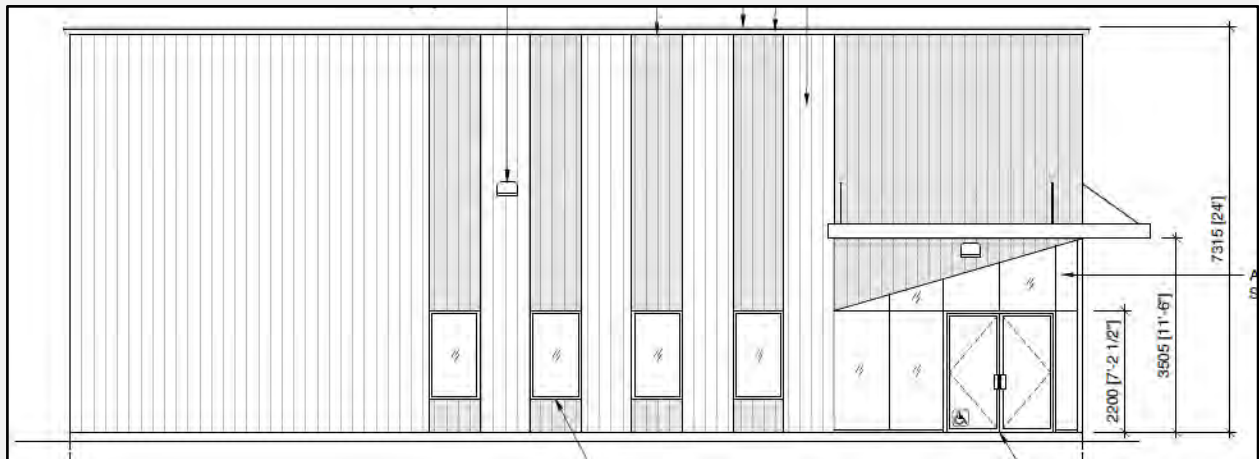


Site Plan Approved for Aurora Paving to permit a new industrial building in Courtice

File Number: SPA2018-0027

Address: 1706 Baseline Road, Courtice

Aurora Paving Ltd has been granted site plan approval to permit a 557 square meter industrial building on site. The site will be used for storing and minor repairs to trucks and paving equipment as well as office space.



For more information on this application, please contact Nicole Zambri at 905-623-3379 Ext. 2422 or nzambri@clarington.net.

Courtice Urban Centre – Mixed Use Development

File Number: SPA 2018-0008

Address: 1635 Highway 2, Courtice (southeast corner of Highway 2 and Trulls Road)

Site Plan approval has been granted for a mixed-use development at the southeast corner of Highway 2 and Trulls Road in Courtice. This project will include 9,243 square metres (99,494 square feet) of commercial floor space along with a six-storey apartment building (90 units).



Rendering of Food Basics supermarket viewed facing southwest from within the site.



Rendering of the mixed-use building viewed facing south from Highway 2.

Site preparation has begun with site servicing expected to begin shortly. The first phase of the development will include:

- Food Basics (3,153 square metres – 33,946 square feet);
- Shoppers Drugmart (1,454 square metres – 15,656 square feet);
- Dollarama (836 square metres – 9,000 square feet);
- The Beer Store (624 square metres – 6,717 square feet);
- Various restaurants and retail (2,858 square metres – 30,764 square feet);

The second phase of development will include a six-storey apartment building containing:

- 33 one-bedroom units
- 57 two-bedroom units
- 318 square metres (3,427 square feet) of commercial floor space on the ground floor.



As part of this development a new road will be constructed east from Trulls Road which will eventually connect to Avondale Road.

For more information on this application, please contact Paul Wirch or Carlos Salazar at 905-623-3379 extension 2418 or pwirch@clarington.net.

Bloor & Townline – Mixed Use Development

File Number: SPA 2016-0028

Address: 1405 Bloor Street, Courtice (se corner of Bloor Street & Townline Road)

Following Site Plan approval construction has now begun on a mixed-use project in southwest Courtice. This project will include 3,441 square metres (37,039 square feet) of commercial floor space along with an eight-storey apartment building (126 units).



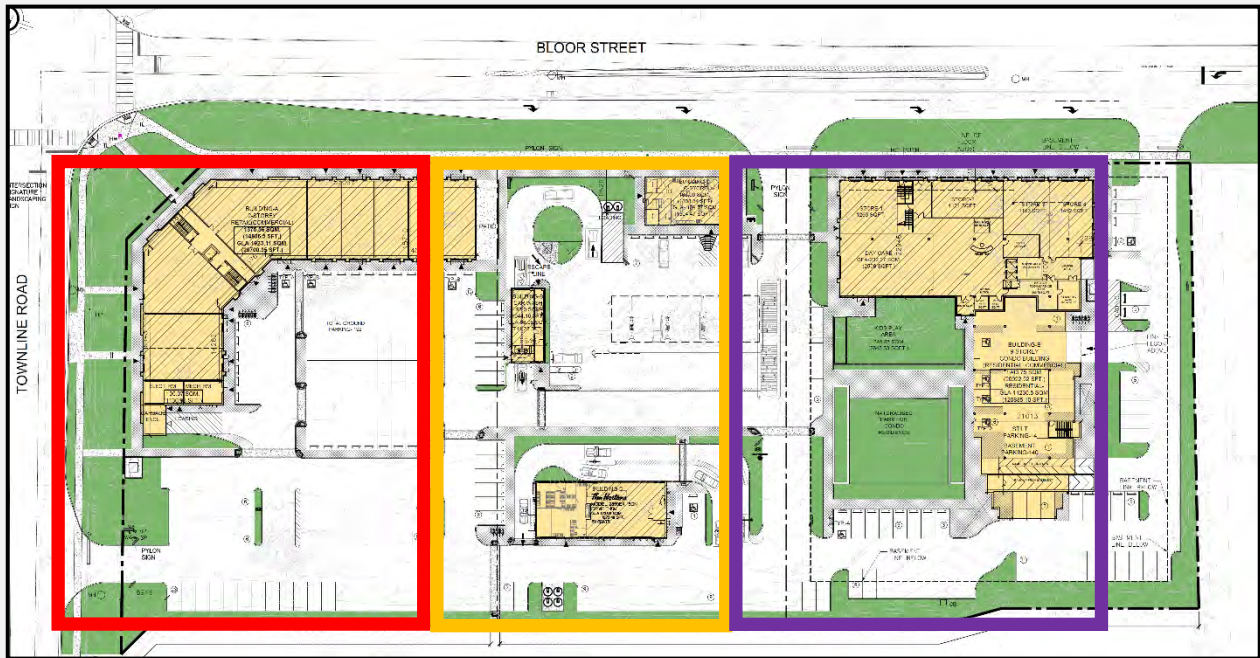
Rendering of project viewed facing southeast from Bloor and Townline.

The first phase of construction will include:

- A two-storey commercial plaza (2,178 sq.m. = 23,450 sq. ft.)
- A one-storey gas bar, convenience store and car wash
- A one-storey restaurant with a drive-through lane (285 sq. m. = 3,065 sq. ft.) (Tim Hortons)

The second phase of construction will be an eight-storey apartment building containing:

- 61 one-bedroom units
- 41 two-bedroom units
- 24 three-bedroom units
- 691 square metres (7,440 sq. ft.) commercial floor space on the ground floor.



Site drawing showing *two-storey plaza*, *gas bar and Tim Hortons*, and *8-storey mixed use building*.

For more information on this application, please contact Paul Wirch or Carlos Salazar at 905-623-3379 extension 2418 or pwirch@clarington.net.

In the News

ZONE Clarington at the Orono Fair This Weekend

Clarington's Zoning By-laws are being updated.

Planning Services Staff will be available this weekend at the Orono Fair to answer your questions. Look for us next to the Clarington Emergency & Fire Safety House:

- Thursday September 5 from 5 p.m. to 7 p.m.
- Friday September 6 from 11 a.m. to 4 p.m.
- Saturday September 7 from 11 a.m. to 4 p.m.

Learn more. Ask questions. Provide your input at www.clarington.net/ZoneClarington





Secondary Plan Updates

Brookhill Secondary Plan

On June 25, the Planning Services Department hosted the second Public Information Centre (PIC) for the **Brookhill Secondary Plan Update**. This meeting concluded Phase 1 of the Brookhill Secondary Plan update.

The meeting was well attended by approximately 30 people representing business owners, developers, and neighbours.



Phase 1 of the Brookhill Secondary Plan Update provided an overview of the existing conditions within the area and the policies guiding its future growth. Some of the key messages from the PIC were:

- Current and future traffic congestion and speeds in the area is a concern.
- Active transportation and pedestrian infrastructure generally should be a priority.
- Addressing climate change through design criteria in the Secondary Plan.
- Services such as schools, places of worship, and connections to sanitary sewers is a concern.
- The Secondary Plan should support the need for housing as well as variety.



For more information, the PIC #2 Summary Report is now available from the project webpage: www.clarington.net/Brookhill

If you have any questions or would like to share your ideas, please contact Greg Bunker or Carlos Salazar at Brookhill@clarington.net.

Bowmanville West Urban Centre Secondary Plan Update

On June 26, the Planning Services Department hosted the second Public Information Centre for the **Bowmanville West** Urban Centre Secondary Plan update. This meeting concluded Phase 1 of the Bowmanville West update.

The meeting was well attended by over 40 people representing business owners, developers and neighbours.



Phase 1 of the Bowmanville West update provided an overview of the existing conditions within Bowmanville West and the policies guiding its future growth. Some of the conclusions from Phase 1 are:

- Bowmanville West is a Priority Intensification area meaning that it is an area intended to receive higher density growth in years to come.
- If Bowmanville West is to have a future GO station it will need to provide opportunities for increased densities around the station site.
- The existing and planned water and sewers will be able to support this new growth.



- New growth needs to be supported by improvements to all forms of mobility as well as the appropriate amount of parks and greenspace.



The information presented at the meeting is available on the Municipal website: www.Clarington.net/BowmanvilleWest

If you have any questions or would like to share your ideas, please contact Paul Wirch or Carlos Salazar at [BowmanvilleWest@clarington.net](mailto: BowmanvilleWest@clarington.net).

Southwest Courtice Secondary Plan & Courtice Employment Lands Secondary Plan

Public Information Centre #1 – **Summary Report Now Available**

A summary report of the first Public Information Centre (PIC) for the Southwest Courtice and Courtice Employment Lands Secondary Plans is [now available](#).

This introductory PIC provided an overview of the existing conditions within the adjacent secondary plan areas as well as the policies guiding its future growth. Some of the key messages from the PIC were:

- There is a preference for flexibility in the land uses, especially in the area around the proposed future Courtice GO station.
- There is concern with the future of the Courtice GO station and how it would impact surrounding land uses and road congestion.
- Participants would like more trail connections and active transportation opportunities throughout the areas.



- Maintenance of and access to green spaces is a priority, especially along Robinson and Tooley Creeks. Improved access to Darlington Park and McLaughlin Bay is desirable as well.
- The need for municipal servicing was emphasized for new development, and reducing flooding potential in the area was an infrastructure concern as well.

More information is available on the project webpages: www.clarington.net/SouthwestCourtice and www.clarington.net/CourticeEmployment.

For more information contact Greg Bunker and Carlos Salazar at 905-623-3379 or by email at CourticeEmployment@clarington.net or SouthwestCourtice@clarington.net