

## The Corporation of the Municipality of Clarington

### Amendment Number 142 to the Municipality of Clarington Official Plan

- Purpose:** To purpose of this amendment is to add a site-specific exception in order to permit a supermarket or grocery store use on the subject lands within the applicable Gateway Commercial Centres designation.
- Location:** The subject lands are located at 91 and 95 Baseline Road West in Bowmanville and have a total area of 2.25 hectares with 125 metres of frontage along Baseline Road West.
- Basis:** This amendment is based on an application for an Official Plan Amendment Number COPA-2025-0014, submitted by Peavey Management Inc. C/O Loblaw Companies Ltd., to permit a supermarket or grocery store use within the existing vacant building. This application was supported by a Planning Justification Report and has been reviewed by public agencies and municipal staff.

#### **Actual**

**Amendment:** The Clarington Official Plan is hereby amended by adding a Commercial exception Section 23.19.2 as follows:

1. Section 23.19.2
  - x. “Notwithstanding Section 10.9.1 and Section 10.9.2, in addition to the permitted Gateway Commercial Centres use permitted, on the identified lands by Assessment Role Number 1817-020-120-04900 and municipally addressed as 91 and 95 Baseline Road West, a supermarket or grocery store use shall also be permitted.”

**Implementation:** The provisions set forth in the Municipality of Clarington Official Plan, regarding the implementation of the Plan, shall apply in regard to this Amendment’

**Interpretation:** The provisions set forth in the Municipality of Clarington Official Plan, regarding the interpretation of the Plan, shall apply in regard to this Amendment.

File Number: COPA-2025-0014