



Volume 17, Issue 04, March 30, 2017

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Inside this issue

Page 1	Public Meetings
Page 3	New Applications
Page 5	Recent Approvals
Page 6	In the News
Page 6	Did You Know?

Public Meetings

The public meetings listed below is scheduled for **Monday, April 3, 2017, at 7:00 p.m.** during the Planning and Development Committee meeting.

Lowe's Home Improvement Store

File Number: COPA 2017-0003, ZBA 2017-0006, SPA 2017-0010

Address: 2383 Highway 2, Bowmanville

Valiant Property Management has submitted an Official Plan Amendment, Zoning By-law Amendment, and Site Plan application to redevelop the former Target store to a Lowe's home improvement store. The proposal also contains a Garden Centre, a trailer and shed display area and a seasonal garden area. The Hakim Optical and Payless Shoes building to the east will be demolished and redeveloped for a customer pick-up and loading area.



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



Proposed Relocation of an Approved Five-Storey, Mixed-Use Building

Address: 109 King Avenue East, Newcastle (formerly 49 and 63 Beaver Street South)

File Number: COPA 2017-0005 and ZBA 2017-0008

In December, 2015, Council approved applications to build a five-storey, mixed-use building south of the Massey Building, along Beaver Street South, in Newcastle.

The original building location would have required a reconfiguration of the existing parking lot that was shared with the Foodland supermarket and the Massey Building.

The Applicant was unable to reach an agreement with Foodland for a redesigned parking lot. As a result, the Applicant has requested permission to move the previously approved building away from Beaver Street South and into the middle of the property.



Original building location

Revised building location

No change in floor area or height is proposed by these applications.

A Public Meeting to consider these applications has been scheduled for April 3, 2017.

For further information on this application please contact Paul Wirch at 905-623-3379, ext 2418 or at pwirch@clarington.net.



New Applications

Kaitlin - Proposed Apartment Buildings in the Bowmanville West Town Centre

File Number: ZBA 2017-0003 & SPA 2017-0005

Address: 51 & 55 Clarington Boulevard, Bowmanville

Proposed Rezoning and Site Plan approval for two 6-storey apartment buildings, located at 51 and 55 Clarington Boulevard, containing a total of 201 units in Bowmanville West Town Centre.

The proposed building at 51 Clarington Boulevard contains a total of 136 residential units in a rental apartment building.

The proposed building at 55 Clarington Boulevard contains a total of 65 residential units with underground parking. The applicant indicates that this building would have condominium tenure.



A Public Information Centre and Public Meeting will be scheduled for Monday, April 24, 2017.

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

Proposed Subdivisions in the Worden East Neighbourhood of Courtice

File Number: S-C-2017-0002, S-C-2017-0003 and S-C-2017-0004

Location: West side of Tooley Road from Poppyfield Drive north to Springfield Lane.

Three proposed subdivision applications have been submitted containing a total of 29 single detached dwelling lots, each lot within the proposed development will have a minimum 15 metres



Planning eUpdate

lot frontage in compliance with the Urban Residential Type One (R1). Application for amendment to the Worden East Neighbourhood Design Plan has also been submitted.

A Public Information Centre and Public Meeting will be scheduled at a later date.

For more information on these applications, please contact Mitch Morawetz at 905-623-3379 Ext. 2411 or mmorawetz@clarington.net.

Kaitlin - Proposed Townhouse Units in the Port of Newcastle

File Number: ZBA 2017-0005 & SPA 2017-0009

Address: 65 Shipway Avenue, Port of Newcastle

Applications for a proposed Rezoning and Site Plan Approval have been received for lands on the south side of Shipway Avenue. The proposal is to allow the development of 27 three storey townhouse units fronting onto Shipway Avenue and an internal street. The site also includes an outdoor amenity area and visitor parking. The current zoning permits a four-storey apartment building on the property.



The applicant indicates that this building would have common elements condominium tenure.

A Public Meeting will be scheduled at a later date.

For more information on the application, please contact Cynthia Strike at 905-623-3379 Ext. 2410 or cstrike@clarington.net.



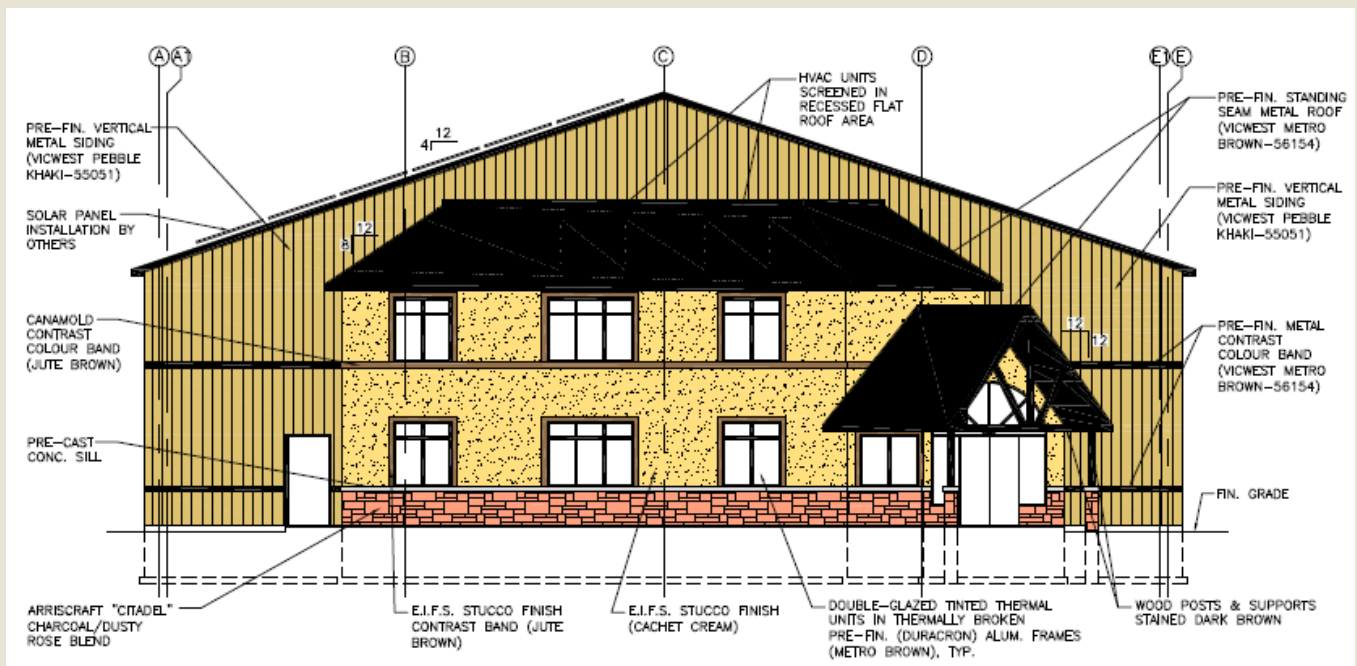
Recent Approvals

New Industrial Warehouse

File No.: SPA2016-0009

Property Address: 48 Britton Court, Bowmnville

Westmore Poleline & Electric have received site plan approval for a 1,120.18 m² warehouse and office to be used for the storage and general maintenance of hydro trucks with an associated 136 m² office and 1,104.55 m² of outdoor storage space. The proposed site at 48 Britton Court is vacant and is located to the south of the Detox Environmental warehouse.



For more information on the recent approval of this application, please contact David Addington at 905-623-3379 Ext. 2419 or daddington@clarington.net.



In the News

Jeffery Homes Cuts Ribbon on Clarington's First *Net Zero Ready* Home



March 28, 2017: Councillor Steven Cooke presents a certificate of recognition to Scott Jeffery and Eric Jeffery, marking completion of Clarington's first Net Zero Ready home (left); (right - top) exterior view of the home, located in Courtice; (right – bottom) ultra-compact high efficiency furnace and high efficiency, low leakage ducting system.

Did You Know?

About Site Plans

Site Plan approval involves the review and approval of detailed drawings in accordance with the provisions of the Official Plan, the Zoning By-law and other applicable regulations.

The site plan approval process involves the review of detailed drawings which illustrate the physical arrangement of property improvements such as buildings, driveways, parking areas, pedestrian sidewalks, landscaping fences, light fixtures, waste collections areas, drains and municipal services. The site plan approval process promotes functional and attractive development, while minimizing adverse impacts on surrounding land uses. Conditions will be imposed to ensure that development proceeds in accordance with the approved drawings.



The Municipality's Official Plan requires Site Plan approval for all new or expanding multi-residential, mixed-use institutional, commercial and industrial developments, as well as agricultural and residential developments on the Oak Ridged Moraine.

Number of applications received and approved from 2014 to 2016:

Site Plan Applications						
	Applications Received			Applications Approved		
	Year			Year		
	2016	2015	2014	2016	2015	2014
Total	35	22	35	20	20	38

In assessing a site plan application, municipal staff and commenting agencies must satisfy themselves that the proposed design and organization of the site and buildings:

- Implements the urban design policies of the Official Plan and any relevant Secondary Plan;
- In Town and Village Centers and in Residential Neighbourhoods, contributed to compact, urban and pedestrian-oriented form and function that enhances pedestrian and transit accessibility;
- Safely addresses vehicular traffic impacts;
- Implements sustainable development objectives;
- Protects, enhances or restores the Municipality's built heritage;
- Proves landscape areas and urban amenities;
- Makes appropriate provisions for sequential staging of services to the service site; and
- Implements any other applicable policy of the Official Plan.

A Site Plan Application takes on average four months to complete. Complex applications that require complete technical reports and studies can take longer. The time required for processing an application varies, depending on the completeness and accuracy of the submitted plans and complexity of the proposal. If the submission is complete and meets all the requirements identified at the pre-consultation meeting on the first submission, processing time will likely be shortened.

To gather a better understanding of the Site Plan process, please feel free to review the "Site Plan Approval Handbook". This Handbook outlines the site plan approval process, and what can be expected following the submission of a complete application. A copy of the "Site Plan Approval Handbook" can be found at the following link, <http://www.clarington.net/en/do-business/resources/Development-Guidelines/Site-Plan-Approval-Handbook.pdf>.

Should you wish to apply for a site plan application please contact the Planning Services Department to schedule a pre-consultation meeting at 905-623-3379.