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Public Meetings

The public meeting listed below is scheduled for **Tuesday, March 13, 2017, at 7:00 p.m.** during the Planning and Development Committee meeting.

Modo - Proposed Developments in the Bowmanville West Town Centre

File Number: S-C-2016-0001 & ZBA 2016-0001

Address: 1535 & 1569 Green Road, Bowmanville

Modo Bowmanville Towns Ltd., Fifty Five Clarington Ltd. and Devon Daniell (Kaitlin Corporation) have submitted a proposed Draft Plan of Subdivision and Rezoning to allow the creation of 3 blocks (4.7 ha) for medium density (townhouse) development having a maximum density of up to 60 units per hectare (up to 284 units). The plan also includes a block for future high density development and the extension of Clarington Boulevard.

A **Public Meeting** will be held on Tuesday, March 13, 2017 at 7pm in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

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





The public meeting listed below is scheduled for **Tuesday, 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.



A **Public Meeting** will be held on Tuesday, April 3, 2017 at 7pm in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville. The public notice information can be found [here](#).

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

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

Amber Canada - Medical Marijuana Production Facility

File Number: SPA2017-0004

Address: 220 Lake Road, Bowmanville

A Site Plan application was submitted to build a 2,093 m² medical marijuana grow and production facility under license of Health Canada at 220 Lake Road, Bowmanville. A future 2,344 m² warehouse extension is proposed as a second phase to the project.

This site is currently vacant and is located to the south of Highway 401. The anticipated date of construction is Summer 2017.





For more information on this application(s), please contact David Addington at 905-623-3379 Ext. 2419 or daddington@clarington.net.

Kaitlin - Medium Density Block on Brookhill Boulevard in the Bowmanville West Town Centre

File Number: ZBA 2016-0031 and SPA 2017-0013

Location: Brookhill Boulevard between Green Road and Boswell Drive, Bowmanville

Proposed rezoning and site plan for a 167 unit medium density development including 56 stacked townhouses, 49 rear lane townhouses and 62 back to back townhouses. The site is located in the northwest corner of the Bowmanville West Town Centre immediately north of the Walmart and Canadian Tire stores. A 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.



Signum Wireless - Telecommunication Tower

File Number: SPA2017-0002

Address: 2647 Lambs Road, Clarington

Signum Wireless has submitted a site plan approval application to permit a 50 metre high monopole telecommunications tower located on the south-west portion of subject property located at 2647 Lambs Road.

For more information on this application, please contact Amanda Watson at 905-623-3379 Ext. 2420 or awatson@clarington.net.

Recent Approvals

Reid's Heritage Homes Apartment Building in Bowmanville

File No.: SPA 2016-0007

Property Address: 290 Liberty Street, North, Bowmanville

Site Plan approval was issued for a 4 storey apartment building containing 103 units in north Bowmanville. The building is located along Liberty Street, north of Longworth Avenue and will contribute to the objectives of the Local Corridor policies of the new Official Plan. The building is designed with good pedestrian connectivity to Liberty Street; located along a bus route; and served by nearby retail and commercial uses.



LIBERTY ST ENTRANCE SCHEMATIC DETAIL

The applicant indicates that construction is to begin in Spring/Early Summer 2017, with occupancy expected Summer 2018.

For more information on the recent approval of this application, please contact Anne Taylor-Scott at 905-623-3379 Ext. 2414 or ataylorsscott@clarington.net.





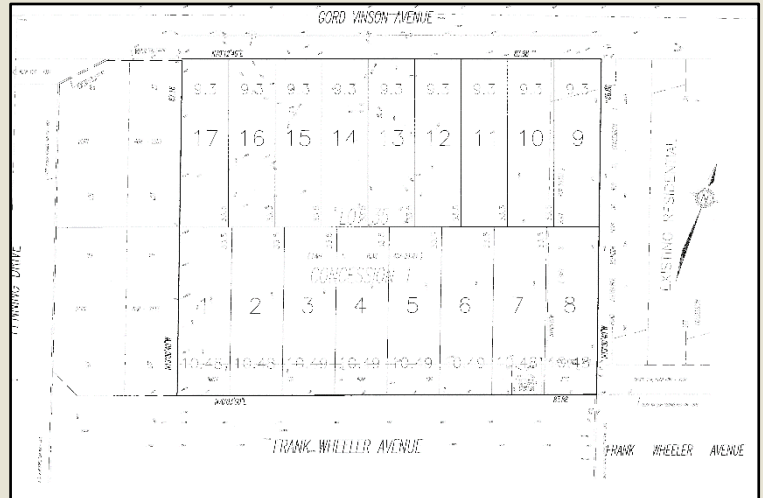
Matanda Homes – Draft Plan of Subdivision & Rezoning in Southwest Courtice

File No.: COPA 2016-0002, ZBA 2016-0013 & S-C-2016-0002

Property Address: 1445 Gord Vinson Ave, Courtice

On February 27, 2017 Council recommended approval of a Draft Plan of Subdivision and Rezoning for 21 single detached residential units along Gord Vinson Avenue and Frank Wheeler Avenue. The lots range in frontage from 9.3 metres to 10.49 metres.

For more information on this application, go to <http://www.clarington.net/en/do-business/gord-vinson-avenue.asp> or please contact Anne Taylor Scott at 905-623-3379 Extension 2414 or ataylorScott@clarington.net or <http://www.clarington.net/en/do-business/gord-vinson-avenue.asp>



Trees for Rural Roads Applications Due by March 31st

With the warm weather are you thinking about spring?

Established in 2012, the Trees for Rural Roads Program is delivered in partnership with Central Lake Ontario Region Conservation Authority and Ganaraska Region Conservation Authorities. Trees are offered free of charge to Clarington rural residents to be planted along municipal roadways on adjoining private land. Participants can choose from a number of native tree species.

The benefits of the program not only include increased tree canopy cover and wildlife habitat, but also climate change mitigation, local history preservation and community engagement through volunteerism. In essence the “Trees for Rural Roads” Program benefits the local environment, community and economy.

To date, more than 3900 trees have been planted through this program along municipal roadways in Clarington with involvement from 100 rural households who volunteered their property and efforts to the program. The program receives funding through Maple Leaves Forever Foundation (MLF).

For more information on the Trees for Rural Roads Program visit:

<http://www.clarington.net/en/live-here/trees-for-rural-roads-program.asp>



Did You Know?

About Minor Variances

A minor variance is a minor variation or change, from specific requirements of the Zoning By-law. The issue of “minor” is relative to the property, the abutting properties and the neighbourhood. Each application is heard on its own merit. Generally, no two applications are ever exactly the same – a different property may have a different lot size, different fencing, different surrounding uses, different landscaping, different neighbours etc. Many factors contribute to determining “minor” and desirable for a property.

In assessing a minor variance application, the Committee must satisfy themselves that an application meets the following four tests:

- It is desirable for the appropriate development or use of land, building or structure;
- It is minor in nature;
- It maintains the general intent of the Official Plan; and
- It maintains the general intent of the Zoning By-Law.

A meeting is held with the Committee of Adjustment and Planning to approve/deny or table the application(s).

Who is the Committee of Adjustment?

A Committee of Adjustment is a quasi-judicial body appointed by Council to consider requests for minor changes, or variances, to the Municipality’s Zoning By-laws. The purpose of the Committee is to provide a forum for the expeditious and practical consideration of minor variances to the Municipality’s Zoning By-laws.

The Committee of Adjustment meets on an as-needed basis. There is no summer recess or election recess.

Number of application heard in: 2014 - 47
2015 – 65
2016 - 75

Should you wish to apply for a minor variance please contact David Addington or Amanda Watson at 905-623-3379 or visit our website <http://www.clarington.net/en/do-business/minor-variance-to-zoning.asp>.