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Public Meetings

The public meetings listed below are scheduled for **Monday, May 15, 2017, at 7:00 p.m.** during the Planning and Development Committee meeting.

Proposed rezoning to allow three single detached dwelling lots

File Number: ZBA2017-0010

Address: 849 Townline Road North, Clarington

George Lysyk (on behalf of Salvatore Risorto) has submitted an application to amend the Zoning By-law to permit the creation of three building lots for single detached dwellings. The land is currently vacant within the Rural Cluster Zone of the Zoning By-law.

A [Public Meeting](#) will be held on **Monday, May 15, 2017 at 7pm** in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

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





Temporary Rezoning and Site Plan Approval for Residential Sales Office

File Number: ZBA2017-0004 & SPA2017-0008

Address: Regional Road 17/Concession Road 3 Intersection – South of the Southeast Corner, Newcastle

On February 17, 2017, Brookfield Residential for Go Home Investments Inc. submitted temporary zoning by-law amendment and site plan approval applications for a Temporary Residential Sales Office in an 89 square metre prefabricated trailer, with 15 parking spaces and access off Regional Road 17.

A [Public Meeting](#) will be held on **Monday, May 15, 2017 at 7pm** in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.



For further information on these applications please contact Bob Russell at 905-623-3379, Ext. 2421 or brussell@clarington.net.

Increase the Height of an Approved, Mixed-Use Building from Five Storeys to Six Storeys

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

Address: 109 King Avenue East, Newcastle
(formerly 49 and 63,65 Beaver Street South)
65 Beaver Street South, Newcastle

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

At a Public Meeting on April 3, 2017, the Applicant presented a revised layout that would have moved the building away from Beaver Street and into the middle of the property.



Following the Public Meeting, the Applicant acquired an additional property (65 Beaver Street South) and has now realigned the mixed-use building along Beaver Street South. In addition, the Applicant has requested that the height of the building be increased from 5 storeys to 6 storeys.



Original building location (5 storeys) Proposed building location (6 storeys)

A [Public Meeting](#) will be held on **Monday, May 15, 2017 at 7pm** in the Council Chambers, Town Hall, 40 Temperance Street, Bowmanville.

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

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 Meeting](#) will be held on **Monday, May 15, 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 at 905-623-3379 Ext. 2414 or ataylorsscott@clarington.net.

New Applications

Proposal for agri-tourism uses including catered events and a nano-cidery

File Number: COPA2017-0008 and ZBA2017-0012

Address: 4704 Pollard Road, Clarke

Simon Gill and Janet Taylor Gill have submitted Official Plan Amendment and Rezoning applications to permit agri-tourism uses on their farm property known as "We're in the Hayfield Now Daylily Gardens" located at 4704 Pollard Road. The proposal includes using an existing barn, outdoor gardens and a temporary accessory tent to host a maximum of 13 private events for up to 140 guests during the summer season. In addition, the applicants are proposing a small cidery using apples grown on the farm to serve to guests on-site.



For further information on this application please contact David Addington at 905-623-3379, extension 2419 or at daddington@clarington.net.



Kaitlin – Development Block on Brookhill Boulevard in the Bowmanville West Town Centre

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

Address Brookhill Boulevard (south side) between Green Road and Boswell Drive, Bowmanville

Modo Bowmanville Urban Towns Limited has submitted rezoning and site plan applications to allow 167 units in a development block 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 Information Centre** will be held on Thursday, May 18, 2017 between 6 pm to 9 pm at The Church of Jesus Christ of Latter-Day Saints, 7 Pethick Street, Bowmanville.

A **Public Meeting** will be held on Monday, June 5, 2017 at 7pm in the Council Chambers, Municipal Administrative Centre, 40 Temperance Street, Bowmanville.



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



Recent Approvals

Lowes's Home Improvement Store

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

Address: 2383 Highway 2, Bowmanville

On May 1st, 2017 the Official Plan Amendment and Zoning By-Law Amendment to permit the redevelopment of a Lowes's home improvement store was approved by Council. The Hakim Optical and Payless Shoes building to the east will be demolished and redeveloped for a customer pick-up and loading area.



Next Steps: Staff will continue to work with the applicants on the site plan application. Construction is expected to begin Summer 2017.

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

Site Plan Approval in Courtice Industrial Park for Constructing a Recycling Depot to accept scrap metals from the public.

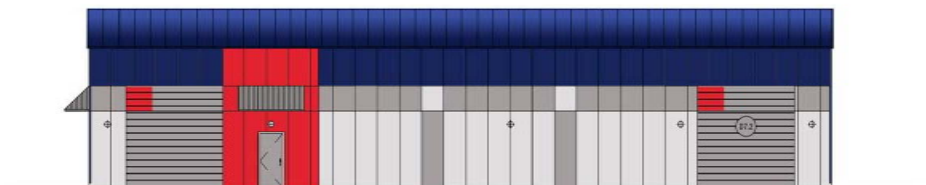
File Number: SPA 2016-0011

Address: 1726 Baseline Road, Courtice

In 2016, ANJ Recycling Inc. submitted a Site Plan Approval Application to develop a Recycling Depot to accept scrap metals from the public at 1726 Baseline Road in Courtice. The building is designed to allow the public to drive their vehicles into the 556.6 square metre depot building to unload their scrap metal. The metals will be sorted and bulked for transfer by tractor trailer trucks. The depot is proposed to operate in daylight only.

The Site Plan Amendment was approved April 24, 2017.

For more information on this application, please contact Bob Russell at 905-623-3379 Ext. 2421 or brussell@clarington.net





Zoning By-law Amendment Approval in Bowmanville for Permitting Three Single Detached Dwellings

File Number: ZBA 2016-0027

Address: 6 Mann Street, Bowmanville

In 2016, Application was made for a Rezoning an existing 0.438 acre property to facilitate the land division of it into three single detached lots fronting on Mann Street.

The Zoning By-law Amendment became final and binding on April 12, 2017.

For more information on this application, please contact Bob Russell at 905-623-3379 Ext. 2421 or brussell@clarington.net



Zoning By-law Amendment Approval in Courtice for Permitting 15 Single Detached Dwellings

File Number: ZBA 2016-0016

Address: East Side of Harry Gay Drive, Courtice

In 2016, Application was made for a Rezoning a former public elementary school block to facilitate the land division of it into 12 full single detached lots on Harry Gay Drive and for three full and three partial single detached lots fronting on a future internal street in a draft approved plan of subdivision to the east. The public school board determined a school is not required in this location.

The Zoning By-law Amendment became final and binding on May 3, 2017.

For more information on this application, please contact Bob Russell at 905-623-3379 Ext. 2421 or brussell@clarington.net

