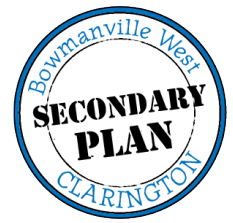


Bowmanville West Urban Centre and Major Transit Station Area Secondary Plan Update | Statutory Public Meeting

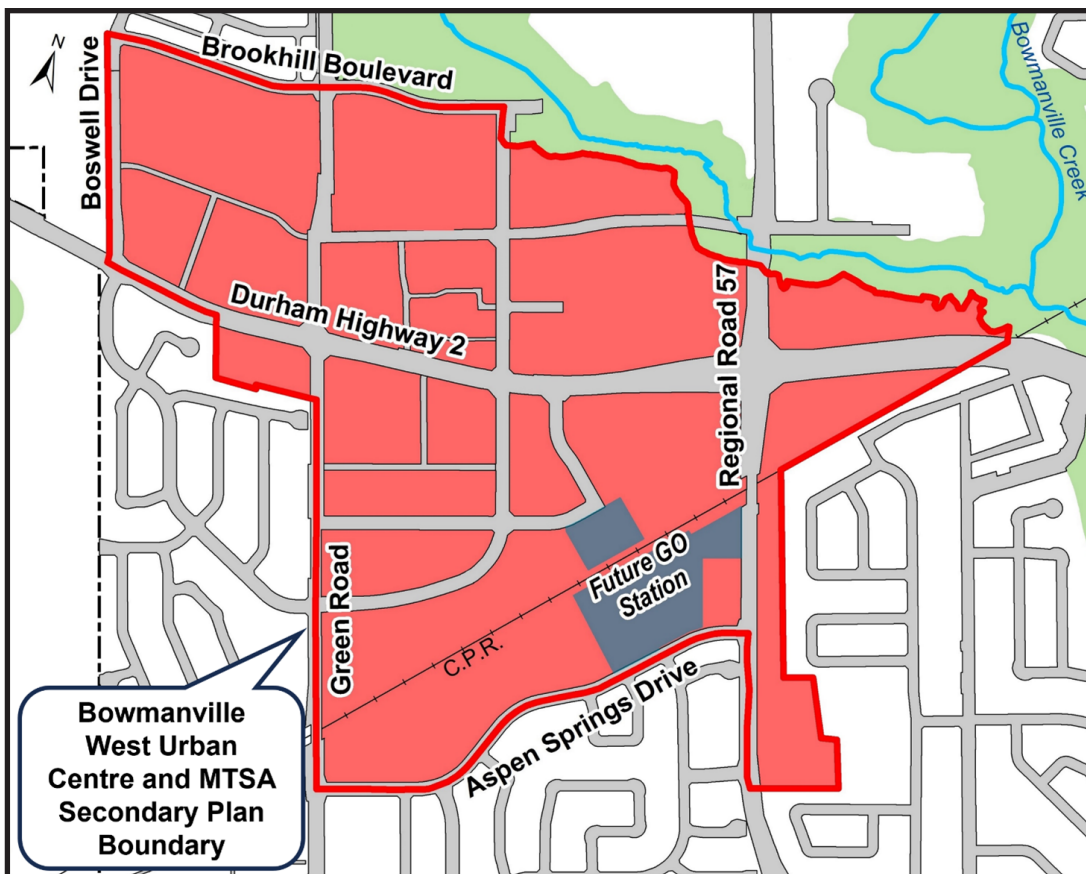


Join us online or in person on Monday, January 22, 2024, at 7:30 p.m.

After extensive consultation, the Municipality is ready to present and receive input on the draft Bowmanville West Urban Centre and Major Transit Station Area Secondary Plan Update (Secondary Plan), implementing Official Plan Amendment, and the accompanying Zoning at a Statutory Public Meeting. This Secondary Plan Update is a Municipality of Clarington project that will amend the existing Bowmanville West Urban Centre Secondary Plan and the Zoning By-law to implement the policies of the Clarington Official Plan.

The updated Secondary Plan is planned to facilitate and complement the future Bowmanville GO Transit station. It will transform this low-density, retail commercial shopping hub into a mixed-use, transit-oriented community. It will feature an active public realm, a full range of retail and services, and a variety of housing types that support people at all stages of life. A connected network of parks, greenspaces, and community amenities will serve existing and future residents, workers, and visitors.

Over the long term, the area is planned to accommodate approximately 9,600 units and 14,700 people, as part of a thriving, mixed-use neighbourhood where people can work, live, and play.



The Secondary Plan area is approximately 127 hectares in west Bowmanville, bounded generally by Aspen Springs Drive to the south, Bowmanville Creek to the north, Green Road and Boswell Drive to the west and parcels on the east side of Bowmanville Avenue and the Highway 2 rail crossing to the east.

To obtain this information in an alternate format, call 905-623-3379 ext. 2131, TTY: 1-844-790-1599.

Clarington

Your insights matter!

Join us at Council Chambers, Municipal Administrative Centre, 40 Temperance Street, Bowmanville or attend virtually by watching the live stream at www.clarington.net/Calendar.

Share your feedback

At the meeting

To provide comments electronically, please pre-register by completing the online form at www.clarington.net/delegations or contact the Clerk's Division at 905-623-3379 ext. 2109 or clerks@clarington.net by January 19, 2024 at 3:30 p.m. A link and telephone number will be provided to you once registered. You do not need to pre-register as a delegate in order to speak in person.

In writing

Please submit your written comments to Sarah Allin, at BowmanvilleWest@clarington.net or at 40 Temperance Street, Bowmanville, ON L1C 3A6 prior to the date of the public meeting.

Find out more

The proposed Secondary Plan, Official Plan Amendment, and accompanying Zoning will be available for review at www.clarington.net/BowmanvilleWest no later than January 2, 2024.

For more information about this matter, including appeal rights, contact Sarah Allin, Principal Planner, at 905-623-3379 ext. 2419 or BowmanvilleWest@clarington.net or Lisa Backus, Manager of Community Planning, at 905-623-3379 ext. 2413..

If you wish to be notified of the decision of Clarington Council on the proposed Official Plan or Zoning By-law Amendments, you must make a written request to the Municipal Clerk, 40 Temperance Street, Bowmanville.

File Numbers: COPA2021-0007; ZBA2023-0011; PLN41.2

Landlords

Please post a copy of this notice where your tenants can see it. We want to ensure everyone can take part in the process.

Right of Appeal - Official Plan Amendment

If a person or public body would otherwise have an ability to appeal the decision of Durham Region to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Clarington before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Municipality of Clarington before the proposed official plan amendment is adopted, the person or public body may not be added as

a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

Right of Appeal - Zoning By-law Amendment

If a person or public body would otherwise have an ability to appeal the decision of Clarington Council to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Clarington Council before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public

meeting, or make written submissions to the Municipality of Clarington before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Freedom of Information and Protection of Privacy Act

The personal information you submit will become part of the public record and may be released to the public. Questions about the information we collect can be directed to the Clerk's Department at 905- 623-3379 ext. 2109.