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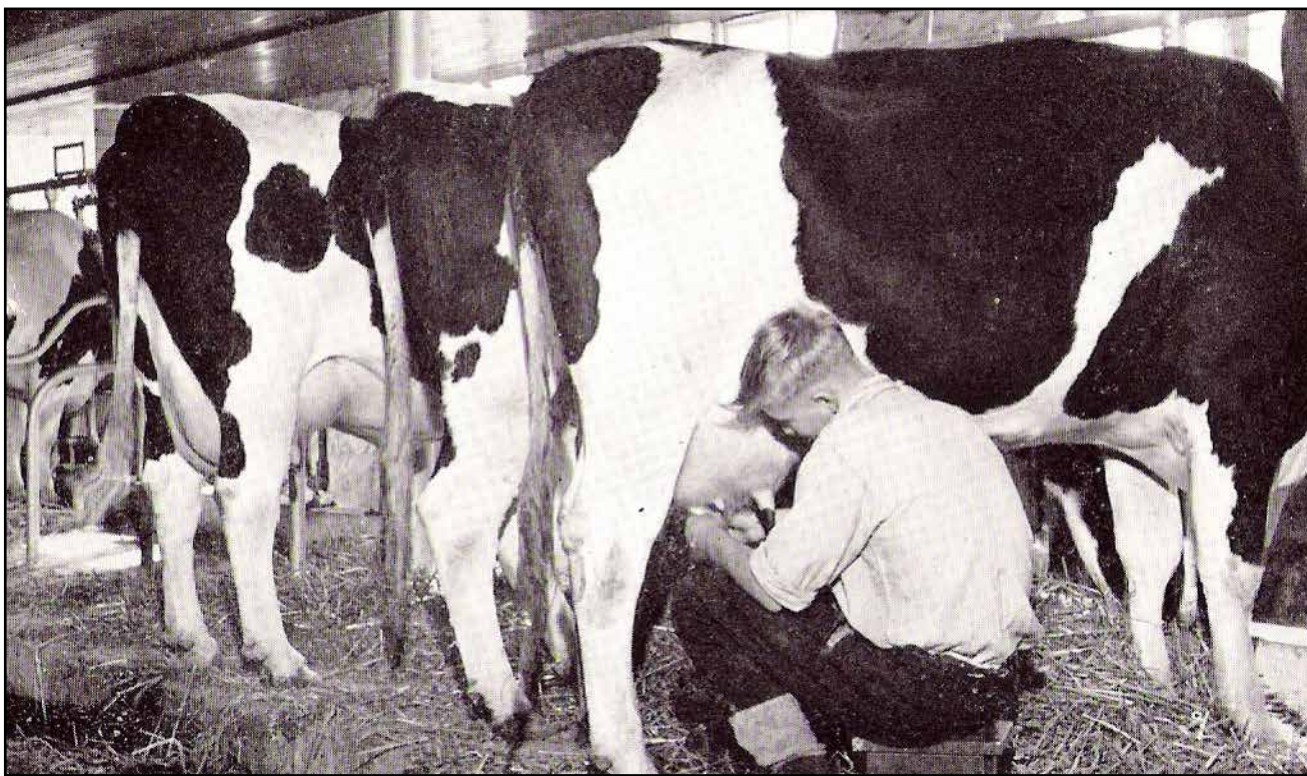
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Residents of Boys Training school in Bowmanville learned how to milk cows.

## THE TRAINING SCHOOL



by Myno Van Dyke

**NEWCASTLE HISTORICAL SOCIETY**

Street and as we approached the front of the McDonald Ford lot we saw a car flying out of there at high speed. It was a black four door 1969 Dodge Polara. The first thing I noticed was that it looked like a former O.P.P. cruiser. It had no license plates, no hub caps, no headlights or tail lights. And, three small heads inside the car, two in the front and one in the back. The chase began and they roared east on King, pedal to the metal. You could tell pretty quickly that it had the 440 V8 "Police Special" engine that put out 375 horsepower.

The young fellow in the back decided to see if he could stop us. Suddenly, a large air cleaner that usually covered the four barrel carb flew out the back window towards us. Luckily it missed, but then

It was a hot summer night in Bowmanville. Constable Doug Park and I were in a "two man car" working the midnight shift. We had just picked up a couple of coffees at the "5th Wheel"; a 24 hour truck stop on the 401 at Waverly Road. We were in a yellow 1977 Chevrolet police cruiser. The one with the 350 cubic inch Corvette V8.

We went north on Liberty Street and turned east on King



Constable Myno Van Dyke in police cruiser (circa 1973)

came the four missing hub caps and a variety of other car parts that were lying in the back of the car. He ran out of things to throw at us and we continued at high speed as they turned onto Bennett Road and headed south towards the 401 highway.

Then the Dodge headed east on the 401 and we soon realized they were going well over 160 km per hour and we were having trouble keeping up. . We radioed to see if someone on the OPP could help out but there wasn't anyone around.

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# THE TRAINING SCHOOL

Continued from Page 1

It was the truckers that helped us out. They obviously were talking on their CB radios and soon three transport trucks blocked them in near Wesleyville Road. The boys tried to swerve around them and ended up in the centre median burying all four wheels in mud.



The Jury Lands were originally known as the "Darch Farm"  
Photo courtesy of Clarington Museum & Archive

They got out and ran north but during the night all three were eventually captured. In the meantime though they stole two other vehicles at a farm and totaled them both. No surprise to us, they were from Pine Ridge Training School.

In 1922, after hearing a speech about delinquent boys, Bowmanville resident John H.H. Jury, a horticulturist and pharmacist decided to do something. He donated 150 acres of his farm known as the "Darch Farm" to the Provincial Government.

He asked them to build a Training School using the model discussed in the speech by Alex Edmison. The "Boy's Training School" officially opened in August of 1925 and various buildings were constructed over the next 15 years. The school was one of many set up in the Province of Ontario. There were about a dozen Training Schools for both boys and girls in Ontario.

As well, there were training schools specifically for Catholics in Uxbridge and Toronto. The children were usually sent there by the courts for various reasons. Some were sent there for "truancy" and



Administration Building at Bowmanville Boy's School.  
Photo courtesy of Clarington Museum & Archive

many were considered "unmanageable" or "incorrigible".

After they were interviewed, observed and assessed, they were assigned to what was considered the appropriate school. They were all under 16 years of age when sent there. Some were apparently as young as 8 years of age. All had to be released before their 18th birthday. They started out in 1925 with 16 students but later the Bowmanville Boys School could house up to 300.

During World War 2, the School was closed from 1941 to 1945 and used as a German prisoner of war camp. The Canadian Government decided that this was the perfect location as it could be easily changed into a prison camp. A double-wire perimeter fence was installed with gates and guard towers. It took about 7 months to fully convert the school into a prison for German officers.

As many as 800 prisoners were housed here at once. The most famous story about this time is the three day "Battle of Bowmanville" which took place in October of 1942. This was the only known war time battle fought on Canadian soil during World War 2. Although there were hundreds of attempts, there were no successful escapes.

The Training School was moved to "Rathskamoray" which is now the "Beech Centre" on Beech Street in Bowmanville. This was a much smaller facility so most of the boys were apparently sent home or directed to other schools or billets. After the war ended in 1945, the Boy's Training School re-opened.

The Bowmanville Boy's Training School stressed occupational training. By the 1950's, the boys were taught sheet metal, welding, carpentry and building construction. They also had a mechanical shop where no doubt the three boys that stole the car from McDonald Ford learned some "hot-wiring" skills. There was an academic program but only at the elementary school level.

The Bowmanville site had a beautiful indoor swimming pool



German Officers - POWs pose for photo  
at Camp 30, Bowmanville.

Photo courtesy of Clarington Museum & Archive

that was also utilized by the local community. Bowmanville Rotary Club of Bowmanville gifted a gymnasium and swimming pool to the school and it was opened in 1929. Other sports were in the large gymnasium. They even had a festival where local elementary and secondary school students participated in various events. The Junior Police Games were held at the school as well with local police departments participating by sponsoring and giving out awards.

Later, the "Cold Springs Camp" was administered by the Super-



The Rotary Gymnasium and Swimming Pool  
Photo courtesy of Clarington Museum & Archive

intendent of Pine Ridge School. This was in the Ganaraska Forest and here the boys received training in forestry and academics. Here they worked at reforestation and were also trained in fire-fighting. One year, they released 1000 pheasants into the forest and also had a pond that was stocked with speckled trout.



Greg Muscat, trained  
"Supervisor of Juvenile  
Delinquents" at Pine Ridge  
Training School

was laid off in 1969.

He saw an advertisement in the local newspaper for a "Supervisor" at the Boys Training School in Bowmanville. He got the job and then took a Supervisory Course at Guelph Correctional Centre and Centennial College. He graduated as a "Supervisor of Juvenile Delinquents". On his first day of work in Bowmanville, co-worker Stan Smith said to him; "the kids are here for your care, not for your abuse". Greg said he never forgot that.

Greg travelled all over Ontario picking up "runaways" from the school. He advised that he would often stand on the bridge over the CPR tracks on Providence Road to look for boys who ran away. He said they called them "fox trots". If the corn was high, you could see the corn stalks moving as they ran through. They would usually let the boys run until they got tired and then catch them. Once, Greg chased a boy to Prospect and Horsey Streets in Bowmanville, right beside the railway tracks. The boy was hiding under a bridge. Greg had hold of him and was walking with him beside the tracks when a freight train came along beside them. Suddenly, the boy broke free, ran across the railway tracks and almost pulled Greg into the moving train.

Greg was a qualified "Life Guard" and often travelled with the boys to the Haliburton Scout Reserve on Doe Island. He advised that the kids would spend two weeks there in tents and loved it. They would "trail blaze" to Wilberforce. He had to censor their letters back home.

At Bowmanville, the medical doctor was Dr. Austin. He would come to the school using a special room in "Victoria House", also referred to as The Infirmary" and later as "The Generals House" during Camp 30 days. Mrs. Hannah was the nurse and she would assist him. Dr. Angus Blair, a controversial dentist from Bowmanville, looked after the boy's teeth. Many of the boys went to school in Bowmanville, however, those who did not had to work on the farm. The Bowmanville site specialized in agricultural work. They had a Holstein dairy herd and enough chickens to produce 400 eggs daily according to a 1967 report. They raised various crops, garden vegetables and had an apple orchard.

Greg Muscat left Pine Ridge School in 1977 and the school was officially closed in 1979. Many of the youths were moved to "Brookside School" in Cobourg. Subsequently the buildings were first used as a school for Malaysian students and also became the campus of St. Stephens Catholic School. Later, it became an Islamic University which closed in 2008. Recently, a class action lawsuit has been filed against the Ontario Government for alleged sexual and physical abuse at Provincial Training Schools, including Pine Ridge School in Bowmanville. Today the property is in a derelict state.

In April, 2013, the property was designated as a "National Historic Site". That same year it was on Heritage Canada's Top 10 Endangered Places List. The Architectural Conservancy of Ontario's Clarington Branch and The Jury Lands Foundation have been working hard to protect and save this landmark. See their website for more information or how you can help. <https://jurylandsfoundation.com>

The National Historic Site designation helps to focus public attention on a particular site, it does not affect ownership of the site or provide protection against destruction. In Canada, protection of heritage property not owned by the federal government is the responsibility of each provincial government under its respective legislation.

The federal government does not have the legal authority to impose on the property owner the conservation of the site. The site may, however, be removed from the Canadian Register of Historic Places list of designated sites if its integrity is compromised.

Sadly, the buildings have been left derelict for more than a decade. Most of the buildings have deteriorated flat roofs. Allowing an unrepaired flat roof to be exposed to Canadian weather extremes result in extensive water damage reducing the integrity of a building, and causing structural deficiencies within the building.

The current property owner is a major land developer and home builder in Clarington. Since purchasing the property in 2005, the owner's position has always been never to restore the buildings claiming they were well beyond their economic life in 2005, and restoring them is too cost prohibitive.

Clarington Municipal Staff are scheduled to present a Staff Report to Members of Council for approval on September 30, 2019. The report is expected to contain the recommendation Clarington Council approve a plan to acquire the central campus lands from the current property owner. Then move forward with an Urban Design Master Plan with the focal point of the neighbourhood being the central campus/municipal-wide park and its historic buildings. The Urban Design Master Plan outlines adaptive re-use suggestions for each of the buildings with complimentary exterior garden spaces to reinforce the re-use of the buildings.

The municipality retained the consulting services of DTAH for this study which recommends mothballing six (6) historically designated buildings until funding is obtained to preserve and restore them. This could result in further deterioration of the buildings.

It is not known if the Staff Report scheduled to come before Council in late September for approval will contain any current updates on the integrity of the buildings or financial projections related to the cost to acquire the lands, plus timelines and the cost to restore and maintain these historically designated buildings.

The total square footage of the six buildings is estimated to be about 50,000 square feet.





## Opinions and Views

# AUDIO TAPE IS “SMOKING GUN” EVIDENCE MAYOR FOSTER & COUNCIL VOTE TO...NOT NOTIFY PROPERTY OWNERS



by Jim Abernethy, Publisher  
jim@claringtonpromoter.ca

Today, Clarington taxpayers are paying the price for a decision made by the Mayor and Council, almost 3 years ago.

On October 3, 2016, Mayor Foster and some Members of Council voted “No” on a motion, introduced by Councillors Joe Neal and Ron Hooper, that would have directed Clarington Staff to provide notification to all property owners affected by the expansion of the Environmental Protection (EP) designated lands in the Clarington Official Plan.

An audio tape of that meeting reveals a comprehensive 10 minute public debate took place ahead of Councillor Woo calling for the vote on the motion.

In the audio tape Councillor Neal stated: “seems to me we should be letting people know.... If you look on the map there is a significant shift in the EP boundaries going on.....”

Councillor Neal went on to say: “..... people have their property that they think they are going to do something with.... and all of a sudden there is this designation coming down..... shouldn't they get something in the mail? It (the EP) is going to be there for a long time, presumably..... and it is going to be expensive for people to do something about it afterwards..... so at the very least you (Council and Staff) can say you (the affected property owners) got a notice.”



Councillor Ron Hooper

Councillor Hooper supported those comments by adding: “Councillor Neal is correct.... a lot of people still don't know.... I recently had the same issue (with a resident) that they (Clarington Staff) moved the boundary lines and the residents did not know they were in the now new EP lands. So I guess we are not getting the message out there strong enough.”

At that time, the Director of Planning told Council Members that only 700 - 1,000 Clarington properties were affected by the expansion of the EP designation and the majority of Members of Council must have been satisfied with the explanation provided by the Director of Planning who explained his department had done an adequate job of notifying the public, however he would follow the direction of Council to do more should they give him that direction.

They did not. Only Councillors Neal, Hooper and Traill voted in support of the motion, they were one vote short of the four votes required to approve the motion!

Subsequently, the Official Plan was approved a few weeks later at the Planning and Development meeting on October 24, 2016 and ratified by Clarington Council on November 1, 2016.

So, if you are one of the affected property owners wonder-

ing why you did not receive notification, the answer to that question is clear..... Clarington Council decided not to inform you. Not just a farming/ agricultural issue!

During a public meeting on June 3, 2019, the Mayor and Acting Director of Planning suggested that this issue was a farming/ agricultural matter only.

Commenting on the article that broke the EP story, Mayor Foster stated: “I think the fear is someone is going to wake in the morning and that some farmlands that are under protection or under production for example ..... will continue to be under production..... so if a property owner has a concern let me know as part of the ongoing consultation..... the world has not changed overnight.”

Acting Director Ms Langmaid added: actually the Mayor hit it.... on it.... that if it is currently in agricultural production and it is designated as EP you can continue to have it in agriculture production.....”

The fact is many of the affected rural properties are not farms. Not everyone living in the rural areas are farmers. My understanding is the Provincial Policy Statement that Clarington Staff used to define the expansion of EP lands do not discriminate between rural and urban properties.

**Fast Forward to..... June 24, 2019.... In a public meeting the Acting Director of Planning informed Council that 6,400 rural properties in Clarington are affected by the changes in the Clarington Official Plan.**

This number is significantly higher than the 700-1000 properties quoted by the Director of Planning almost 3 years earlier.

I predict the 6,400 number of affected property owners will rise to in excess of 8,000 properties once Clarington Staff release the refined mapping for the urban centres of Courtice, Bowmanville, Newcastle and Orono.

The whole EP matter is quite complicated and frustrating for the average person.

**In my opinion, the recorded minutes of the October 3, 2016 meeting combined with the audio clip is “Smoking Gun” evidence that ALL Members of Council were fully aware of the consequences of not notifying the affected property owners, but chose to do nothing about it.**

We now have a shemuzzle on our hands which could have been avoided, and what will probably cost in staff time - a lot more than sending notification to 1,000 property owners.

Councillors Neal and Hooper deserve a lot of credit for attempting, way back in October 2016,

to do the right thing by notifying the affected property owners. Councillor Corinna Trail Councillor Traill has been diligent in taking the lead in crafting the motion, unanimously

approved by all Members of Council, which gave Clarington Staff direction to start fixing the problems created almost 3 years ago.

If you want to check if your property has been affected

by the expansion of the EP lands, visit or call the Planning Department at the Municipality of Clarington located at 40 Temperance Street, Bowmanville or telephone 905-623-3379.

As an alternative, there is a growing organization of affected property who will assist you.

Known as Rezoning Clarington, they have opened the website: RezoningClarington.ca

Their goal is to build public awareness about this EP issue and to work with the our two local MPPs, Clarington Council & Staff to force the municipality to push back on this aggressive expansion of EP lands.

To date they have held 2 very informative town hall meetings, and anticipate holding more in the future. Surprisingly, the Mayor has not attended any of the two town hall meetings organized by the Rezoning Clarington group of affected land owners, while many Council Members have been very supportive of this group.

If you are concerned, I recommend you :

1. Contact the municipality to make an appointment to have the staff visit your property to analyze the EP (natural heritage) features of your property, and
2. Register with the organization of property owners to receive updates on their progress.

Go online to [www.RezoningClarington.ca](http://www.RezoningClarington.ca) to learn more about this organization and register to receive current information and timely updates.

Let's hope this new Council takes a different approach in governance.

A copy of all of the documents referenced in this editorial is available online at [www.ClaringtonPromoter.ca](http://www.ClaringtonPromoter.ca)

The audio recording of the meeting mentioned earlier in this article is available online in the Municipal archives of the Planning & Development Committee meeting held on October 3, 2016.

Go to: <https://weblink.clarington.net/weblink/Browse.aspx?startid=9239>

Listen to the discussion and subsequent vote which takes place between minutes 3:00 and 14:00 of the audio clip: 2016-10-03 Audio 4 of 4.mp3

If you have difficulty accessing it, a clip of audio recording is also available online at: [www.ClaringtonPromoter.ca](http://www.ClaringtonPromoter.ca)

Here is the wording of the failed motion as recorded in the written Minutes of the Planning & Development meeting held October 3, 2016:

**Resolution #PD-150-16 Moved by Councillor Neal, seconded by Councillor Hooper that all property owners, whose property will be receiving an Environmentally Protected (EP) designation as a result of the Official Plan Amendment No. 107 on any part of their property, be notified prior to the next meeting where the Official Plan Amendment is being considered by Council or Committee.**

- Motion Lost -



Councillor Corinna Trail



Councillor Joe Neal



## SEE JIM ABERNETHY EDITORIALS ON PAGE 4

### Opinions and Views

# EDITORIAL BY THE HONOURABLE ERIN O'TOOLE - DURHAM



Hon. MP Erin O'Toole -  
Durham

In 2015, Justin Trudeau ran on “sunny ways” and making promises to everybody without blinking an eye. He promised to change our electoral system to woo voters on the left and promised to restore Veteran pensions to woo voters on the right. He told Canadians that he was Canada’s first feminist prime minister and promised a government focus on respect and reconciliation with Indigenous Canadians. He promised to be all things to all people, but ended up letting everyone down.

Nothing symbolizes the phoniness of Justin Trudeau more than the SNC-Lavalin scandal. Canadians witnessed how the Prime Minister and his inner circle pressured the Attorney General to help a corporation with close ties to the Liberal Party.

When he was first confronted by the scandal, Trudeau claimed the newspaper story was false, but in the months that followed it was demonstrated in painstaking detail that he had lied to Canadians. In the end, the fact that the SNC-Lavalin scandal featured a pattern of disrespectful conduct towards Jody Wilson-Raybould – the senior ranking Indigenous Canadian in the Trudeau cabinet – showed how Justin Trudeau is nothing like he claims to be.

By the end of the SNC-Lavalin Affair, three women had resigned from the Liberal caucus to sit as independents because they had lost all respect for his leadership. It seems that even Liberal Members of Parliament feel that Justin Trudeau is not as advertised.

In the meantime, the Trudeau government has racked up huge deficits and raised taxes countless times on families, seniors, small businesses and everyone in the form of a carbon tax. In good economic times, Trudeau is running \$20 Billion deficits in the year he “promised” to post a balanced budget.

He has collected more than \$60 Billion in unexpected government revenues because of positive US growth, yet he still cannot keep his promise to balance the budget.

Small businesses and farming families felt under attack from the Liberal government and larger businesses have been losing confidence in the Canadian economy. We saw this firsthand in Durham when General Motors chose assembly plants in the US and Mexico over Canada.

All Canadians also felt this in the pocketbook when the Trudeau government spent \$4.5 Billion of taxpayer’s money for a pipeline that only a few years earlier was being expanded without any government handouts.

Canada is losing its competitive edge under the Liberals and this is a very worrying trend.

Canadians cannot afford another four years of the Trudeau Liberals and that is what this election is all about. Our Prime Minister and the government of Canada must be more than carefully staged photo-ops, slogans and social media tweets.

The government needs to serve the people and prepare our country for the future. The leader of the Conservative Party, Andrew Scheer, knows this and is in politics for all the right reasons. Rather than feeling he was born with the right to lead the country, Andrew came from humble means and earned his way to Parliament. He and his wife Jill are raising a large family and can relate to the struggles and aspirations like those families here in Durham. He plans to make life more affordable for families and seniors and will end the Liberal war against small businesses.

We can and must get back to basics and I hope Canadians see how important this election is to our future.

I am proud to represent my hometown in Parliament. Every day, I try to be a strong voice for our region and the things we cherish. I also try to be an informed and respectful voice in national politics and that has allowed me to draw attention to investment to our region.

The Durham Region always had two cabinet ministers under the previous Conservative government, including the late Finance Minister Jim Flaherty. Durham has been neglected by the Trudeau government. From the GM closure, to the stalled airport lands in Pickering to eliminating the Oshawa Port Authority, the Liberals have done nothing to support our region.

The next decade is posed to be Durham’s decade to tap the amazing talents of our people and our community. I hope to continue to serve as your voice and as a champion for our communities.

*Hon. MP Erin O'Toole has represented the Riding of Durham since elected to the House of Commons in November 2012. His Constituency Office is located at 54 King Street East Suite 103 Bowmanville, Ontario L1C 1N3. Contact: Telephone: 905-697-1699 Fax: 905-697-1678 Email: Erin.OTOOLE@parl.gc.ca Website: www.erinotoolemp.ca*



2019-20 BOARD OF DIRECTORS

Pictured at Newcastle Community Hall

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# Opinions and Views

## IN FOR A PENNY... IN FOR A POUND



by Jim Abernethy, Publisher

jim@claringtonpromoter.ca

The Cambridge Dictionary defines this old British saying as: something you say that means that since you have started something or are involved in it, you should complete the work although it has become more difficult or complicated than you had expected. I believe it is time our community engaged in frank discussions about the future of the former Training School lands, also known Camp 30 or the Jury Lands.

The buildings are an eye-sore, a genuine concern for the parents of children living in the area, and a liability to the private owner of the property.

Should Clarington Council spend \$25-50 Million of your tax dollars on a project to acquire, save and restore the six historically

designated buildings which have been boarded up and slowly deteriorating over the past 12 years? How informed are you?

Did you know Clarington Council is making plans to acquire the former Training School/Jury Lands to save, restore and repurpose six heritage buildings to form the centre piece of a municipal wide park?

The acquisition of this property will mark the beginning of the long awaited restoration of the six historically designated buildings located on the Jury Lands

The current property owners are successful land developer/builders, whose interest in developing the property is with new structures. The property owners have never shown an interest in saving or restoring the buildings during the more than 10 years of their ownership, claiming restoration is too cost prohibitive.

The municipality arranged for the heritage designations to be placed on the six deteriorating buildings as a means to protect and restrict the property owners from demolishing the buildings.

In the absence of a detailed Business Plan, I am curious to know how the Mayor and Members of Council can

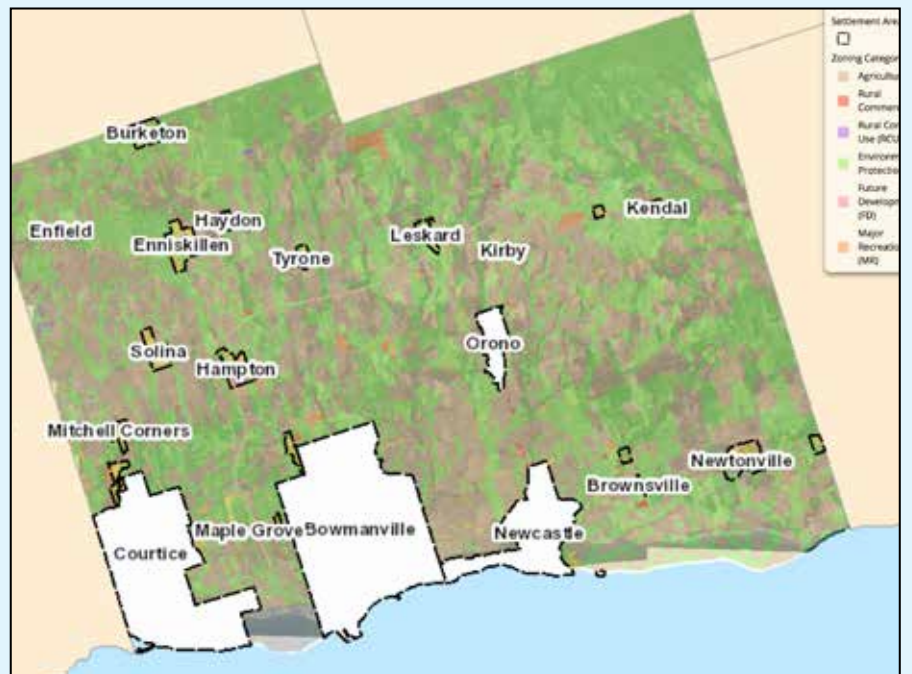


1 of 6 historically designated buildings (photo taken August 14, 2019)

Continued on Page 27

## FORMER CLARINGTON DIRECTOR OF PLANNING SUGGESTS ARTICLE IN CLARINGTON PROMOTER JUNE EDITION CONTAINED MISLEADING & INACCURATE INFORMATION

Clarington Promoter invited Mr. Andy Allison (CAO) an opportunity to comment on the article "Durham Landowners Upset 50% of Clarington to Become Environmental Protection (EP)."



Proposed draft rezoning map.

In an email to the Clarington Promoter Mr. Allison responded to that invitation as follows:

"In terms of the misleading and inaccurate information in your article, please see the attached memorandum dated June 4, 2019 from Michael Seaman to the Mayor and Members of Council. This memorandum refers to the Municipality's legal obligation to bring its zoning by-laws into conformity with Provincial plans and Official Plan policies. Attached is a memorandum dated August 9, 2019 from Ms. Langmaid to the Mayor and Members of Council which sets out the policies relating to buffers."

Mr. Allison went on to say: "I am also attaching a copy of the PowerPoint presentation made by staff to Planning and Development Committee on June 24, 2019. Many of the slides in this presentation address the same issues discussed in Mr. Seaman's memorandum dated June 4, 2019, in particular several of the slides in the section titled "Addressing Public Concerns about the First Draft Zoning By-law". At that same meeting, Ms. Langmaid also made it clear that while the land use maps were updated in the 2017 Official Plan, the wording of the 1996 Official Plan already designated the features Environmental Protection. The provincial Greenbelt Plan (2004), the Oak Ridges Moraine Conservation Plan (2001) and the Oak Ridges Moraine Zoning By-law 2005-109 all contain policies that require protection of features. Therefore the headline of your article is somewhat misleading because it suggests that much of the rural land base was "to Become Environmental Protection" when in fact that designation was already in most planning documents and others had clear policy support requiring environmental protection." End of quote.

To read all memorandums and PowerPoint presentation in their entirety, go to: [www.ClaringtonPromoter.ca](http://www.ClaringtonPromoter.ca)

Clarington Promoter also put questions to Mr. Andy Allison (CAO) regarding a statement made by Ms Langmaid (Acting Director of Planning) during the June 24, 2019 Planning & Development Committee meeting that stated 6,400 properties are affected by the EP designation.

Continued on Page 24



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# IN FOR A PENNY... IN FOR A POUND

Continued from Page 4



by **Jim Abernethy**, Publisher  
jim@claringtonpromoter.ca

restore and convert these six buildings into a viable commercial complex when the current owner/developer/builder claims it is not financially feasible to do so.

Perhaps the goal of Council is to protect the architecture and preserve some of our history, but at what cost to the Clarington taxpayer? Goals should be realistic, achievable and measurable. Is this one?

Clarington Council is at a Crossroads

Clarington Planning Staff are scheduled to submit a Recommendation Report to the Clarington Planning and Development Committee on September 30, 2019. I predict it will recommend Council moves forward with acquiring the Jury Lands and reno-

vate the six historically designated buildings.

The last Planning Staff Report PSD-029-19 dated June 3, 2019 on this matter contained well documented background information on the history of the lands and was long on vision, but short on budgets and projected costs to restore these six historically designated buildings.

Perhaps the September report will contain comments from the Clarington Finance Department.

I am curious to hear comments from the Clarington Director of Finance explaining how we are going to pay for this project.

Where is the Business Plan ?

In fairness to the Clarington taxpayers, the Mayor and Council should present to the public a sound Business Plan for consideration and feedback ahead of acquiring these six historically designated buildings.

If we have learned anything from the recent Official Plan approval process, Council must make a greater effort in being transparent and encourage engagement with stakeholders and Clarington taxpayers.

Where is the current detailed engineering report on the structural stability of the buildings?

What is the project timeline to completion?

What are the costs associated with renovating historically designated buildings verse non-historically heritage buildings?

My understanding is that only contractors specializing in heritage building renovations are allowed to complete work on historically designated buildings.

The cost to a historically designated building could be as high as two or three times the cost of renovating a non-heritage building. Are we looking at \$200/s.f. or \$500/s.f ?

These six buildings total about 50,000 square feet. Do the math. We could be looking at \$10-25 million.

How far would \$25 Million go in providing the badly needed replacement for the Newcastle arena, additional ice pads in Courtice and Bowmanville, a northern east-west traffic by-pass in Bowmanville, upgraded rural roads, or providing additional funds to help move along construction of our new hospital?

What is the source of funding that will pay for the project, is it Federal and Provincial grants, or the Clarington taxpayer?

If so, is the funding in place? If Council plans to rely on Federal and Provincial funding, at what point in the project timeline will the guarantee of that government funding be in place?

What guarantee does the Clarington taxpayer have as protection from cost over runs? Renovation projects often turn into money pits due to unexpected surprises that just seem to crop up after the job has started, and that is when you justify spending the additional "non-budgeted" funds because you are..... in for a penny, in for a pound.

What is the return on investment (ROI) with respect to revenues from the commercial leases?

Will it be a taxpayer funded project with no Return on Investment effectively saddling the municipality with subsidized lease costs to commercial tenants?

In my opinion, to date this acquisition of Jury Lands project is moving forward in a manner very reminiscent of the wasteful spending by Clarington Council for the Total Hockey experience our municipality went thru back in 2005-2007.

If you are a newcomer to Clarington, you may not be aware Clarington Council took the "if you build it they will come" approach in spending millions of dollars to buy a collection of NHL hockey memorabilia and building a shrine to house it.

In the end, people did not come, and it was a disastrous flop. The hockey memorabilia collection went into storage and Council approved the spending of additional taxpayers funds to re-purpose the Total Hockey "museum" for use by a very worthy non-profit community organization, however at a very subsidized lease rate.

The Total Hockey Business Plan was written after the memorabilia collection was purchased and construction funds were allocated to build the building.

Unfortunately for us, we may all still be paying for that blunder.

Our current Mayor Foster, a Councillor at the time, supported this fiasco.

Let's avoid history repeating itself.

Our parks and history are important

There is no question the diverse uses of the Jury Lands have added to the history of our community.

The Municipality of Clarington is rich in heritage, historical anecdotes and interesting family trees.

This publication is dedicated to uncovering, sharing and recording that history.

For those of you who are interested in our local history, or are new to our community, you can read more than 40 editions of the Clarington Promoter online at <https://claringtonpromoter.ca/>

Parks are an important component to every healthy community. I support the concept of integrating a network of parks and trails throughout our municipality. I support the Greenbelt and the Oak Ridges Moraine Acts. I even support the idea of Environmental Protection for of our lands, but not 50% of our municipality.

## Jim Abernethy | BROKER



C: 905.261.7788

O: 905.697.1900

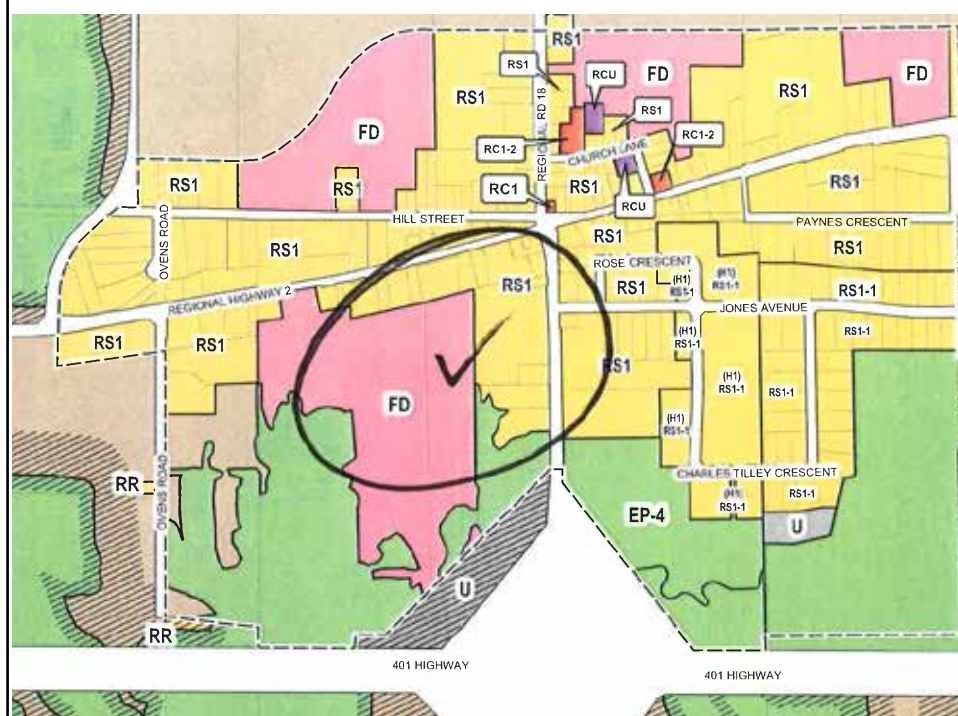
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## 17 ACRES DESIGNATED HAMLET - IN THE CLARINGTON OFFICIAL PLAN



PROPOSED ZONING MAP FOR HAMLET OF NEWTONVILLE

- Designated Future Development in the Clarington Draft Zoning By-law.
- Potential (estimate) for development of 14 one half acre estate lots.
- Clean century home is legal non-conforming Duplex.
- Potential net income \$26,000 - \$30,000 annually.
- House has frontage on Highway 2 in Hamlet of Newtonville.
- Road access to Newtonville Rd available (ask for details).
- Upon approval of plan of subdivision - severance of existing house could generate approximately \$390k based on August 2019 fair market value.
- < 2 minutes to Highway 401 interchange at Newtonville Road.
- This property offered at \$1,400,000.

Contact Jim Abernethy for more details 905-261-7788

I trust this new Council will take a new approach to governance by giving Clarington Staff direction rather than waiting to receive direction from Clarington Staff.

Sir John A. Macdonald, Canada's first prime minister, coined the phrase the Senate was to be a place of "sober second thought" so that legislation would receive proper, careful consideration before finally becoming law. Our municipality does not have a Senate. However, we do have a new Council with fresh eyes.

Perhaps it is time for a "sober second thought" by this new Council to ask some tough questions of our Clarington Staff in both the Finance and Planning Departments before they raise their hand in support of taking us so far down the road on this project we start saying..... oh well, we are "in for a penny, in for a pound".



Sir John A. Macdonald

# Former Clarington Director of Planning Suggests Article in Clarington Promoter June Edition Contained Misleading & Inaccurate Information

Continued from Page 4

*Here are those Questions & Answers regarding the number of affected properties:*

**Question # 1:** Does this 6,400 number include properties located within the urban boundaries of Courtice, Bowmanville, Newcastle and Orono?

**ANSWER:** During the presentation to Planning and Development Committee meeting on June 24, 2019, Planning Staff stated there are approximately 6,400 rural properties. This number does not include properties within the urban boundaries. Over half of the properties in the rural area are not proposed to have any Environmental Protection zoning. 500 that do not have EP zoning may be affected by buffers.

**Question # 2:** If this 6,400 number does not include the affected urban properties, how many additional properties located [in] those urban boundaries are affected by the EP designation?

**ANSWER:** The total number of properties in the Municipality of Clarington is approximately 36,000. A count has not been carried out in the urban areas as we are in the process of working on the regulations and mapping in the urban areas.

During the July 2, 2019 Clarington Council meeting, Council gave Staff the following direction:

- i) "That Clarington Staff afford any owners of a property affected by the proposed zoning changes the opportunity to have their properties inspected to verify any Environmental Protection features;"
- ii) "That every landowner materially affected by the Zoning By-Law Amendment be notified of the proposed change in

zoning in writing where there is an expansion of EP lands, and be invited to provide input, either through a representative or personally, regarding the proposed re-designation;"

**Question # 3:** Will all 6,400 property owners be included in this notification process?

**Question # 4:** Will all affected urban property owners be included in this notification process?

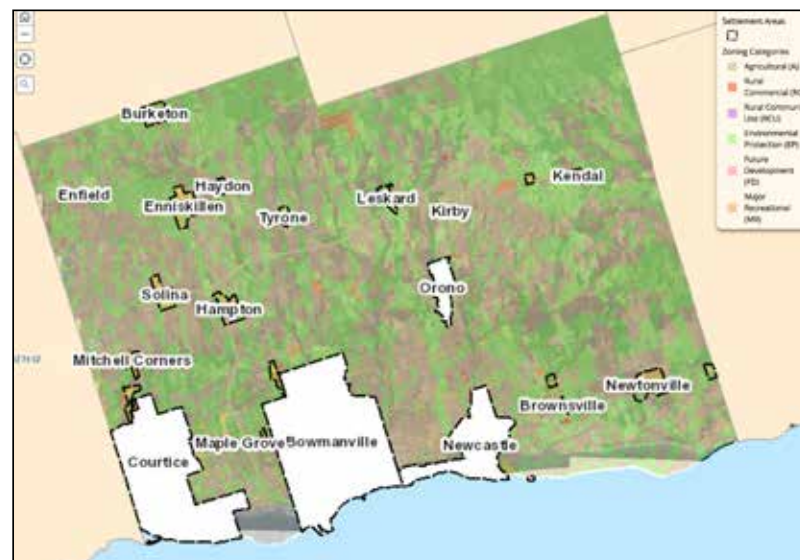
**Question # 4 (sic):** How will all of these affected property owners be notified?

**Question # 5:** When will all of these affected property owners be notified?

**Question # 6:** When did the notification process start, and when do you expect you will have completed the notification process?

**ANSWER:** Council requested a report from Staff in September. The questions you have outlined above will be addressed in that Report. Council will be provided with options of how the notification process can occur. It will only be after Council makes a decision on the options that your questions can be answered. However, I can advise you of some of the things that staff have done in terms of engaging the public. Attached is a memorandum dated July 12, 2019 from Ms. Langmaid to the Mayor and Members of Council which explains some of the things that staff have been doing in this regard.

*End of Questions & Answers.*



Proposed draft rezoning map.

To read the article "Durham Landowners Upset 50% of Clarington to Become Environmental Protection (EP)." Go online to: <https://ClaringtonPromoter.ca> Click on "Past Issues" then scroll down and click on the June 2019. You will find the article on page 24 of the June 2019 edition.



## September is BIG BROTHERS BIG SISTERS Month!

### THANK YOU

Throughout September, all agencies across Canada are celebrating the power and impact that mentorship has in the lives of young people. **Big Brothers Big Sisters of Clarington** would like to thank our volunteers, donors and supporters that make a difference in our community everyday.

### Do you want to make a difference?

#### VOLUNTEER

Are you looking to make an impact on the life of a young person? Do you enjoy working in a team environment and assisting at events or need to complete your high school hours?

We will be hosting two volunteer evening recruitment sessions on October 2 and 3, 2019. Attend one of our sessions to learn more about the benefits of volunteering.

For more information on attending a recruitment session, please email, Chantal Penrose at [chantal.penrose@bigbrothersbigsisters.ca](mailto:chantal.penrose@bigbrothersbigsisters.ca) or call our office at (905) 623-6646.

#### DONATE

To donate or become a monthly donor, please visit: <https://clarington.bigbrothersbigsisters.ca/donate/>

Proudly supported by:



**Big Brothers Big Sisters of Clarington** | 23 Scugog Street, Bowmanville | (905) 623-6646

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# Results of Survey of Local Realtors Indicate Environmental Protection (EP) Designation Reduces Property Values

More than 20 Members of the Durham Region Association of Realtors and registered Mortgage Brokers who regularly work in the Clarington marketplace were asked to participate in a survey giving their professional opinion on the effects, if any, the Environmental Protection (EP) zoning classification has on the "fair market value" of property. This survey was conducted by Jim Abernethy on behalf of Rezoning Clarington, a growing group of Clarington property owners whose goal is to work with Clarington Council and the Province of Ontario to educate the public and reduce the amount of Environmental Protection (EP) zoned lands in Clarington – which is expected to cover approximately 50% of all lands within Clarington once the urban mapping for the current Clarington Zoning By-law is revised.

Here are the Survey Questions in "BLUE" & Survey Answers in "RED"

**1. Do you agree with the Ontario Municipal Property Corporation (MPAC) definition of fair market value of a property as: "fair market value" which is the price that an educated, willing, and unpressured buyer is prepared to pay for a property that an educated, willing, and unpressured seller is willing to accept for his property on the open market with no undue influence.**

Yes - 23 No - 0

**2. How long have you been a registered real estate agent/mortgage broker by the Province of Ontario?**

1-5 years - 3 6-10 years - 2 10-20 years - 7  
greater than 20 years - 11

**3. How long have you been a Member of the Durham Region Association of Realtors ?**

1-5 years - 3 6-10 years - 3 10-20 years - 7  
greater than 20 years - 7 N/A - 3

**4. Is it normal practice for a Realtor to confirm the zoning of a property for their client ?**

Yes - 23 No - 0

**5. Are you familiar with the following zoning classification terms: Residential, Industrial, Commercial, Agricultural and Environmental Protection (EP)?**

Yes - 23 No - 0

**6. Assume you are offering two properties for sale. Each property is identical in every way to the other, except Property #1 is zoned "Environmental Protection" (EP) and Property #2 is not zoned Environmental Protection (EP). Will the "fair market value" selling price of these two properties be the same?**

Yes - 0 No - 23

**7. If you answered "No" to Question No. 6 – in your opinion which property will sell for a higher "fair market value" ?**

Property #1 - with EP zoning will sell for a higher fair market value. Yes - 0  
Property #2 – without EP zoning will sell for a higher fair market value. Yes - 23

**8. Do your clients experience a higher degree of difficulty in obtaining financing approvals for properties with the Environmental Protection zoning classification verses properties without ?**

Yes - 22 N/A - 1

Consider asking your Realtor these same questions and compare your results.

## REZONING Clarington

**Our land. Our families. Our future.**

Are you one of the Clarington property owners whose property will be affected by new zoning proposals?

To find out and get more information sign up for updates at

**RezoningClarington.ca**

The Municipality's proposal to rezone 50% of Clarington's urban and rural land to be protected could lower your property's value, future land usage and determine what you can and cannot build on your property.

It's your land and your future!

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