

RECOMMENDED AMENDMENT NO. 107 TO THE CLARINGTON OFFICIAL PLAN

OCTOBER 24, 2016

Purpose

The purpose and effect of the Recommended Official Plan Amendment No. 107 is to bring the Clarington Official Plan into conformity with the Province's Growth Plan, the Greenbelt Plan, as well as the Region of Durham's Official Plan. The comprehensive review of the Official Plan has been undertaken by the Municipality as required by Section 26 of the *Planning Act*.

Location

The amendment to the Official Plan applies to all lands within the Municipality of Clarington.

Basis

This amendment outlines proposed changes to the policies and maps of the Municipality's Official Plan in all chapters.

The Basis of the Amendment began with defining the main issues of importance to the community through two separate surveys, one for the residents and one for the businesses in the community. Stakeholder meetings were also held to discuss some of the main issues. 460 people and businesses participated in the process through community surveys, and over 600 people attended workshops, public information centres, and statutory public meetings. The major themes that emerged from the public consultation process were presented in a number of Discussion Papers and reports.

The Discussion Papers and reports highlighted key challenges and opportunities for Clarington and provided some direction to the policies. Each one focused on a different theme. The list of discussion papers and reports are as follow:

- An Introduction Discussion Paper
- Let's have a Discussion...Improving our Built Environment and the Planning Process
- Courtice Main Street Study Issues Review Paper
- Economic Base and Employment Lands Discussion Paper
- The updated 'Economic Base and Employment Lands Analysis' report
- Intensification Discussion Paper
- Growth Management Discussion Paper
- Countryside Discussion Paper

- Growth Management and Draft Land Budget Report
- Clarington Community Forecast Population and Employment Projections
- Updated Clarington Community Population and Household Forecast
- Commercial Market Analysis, Municipality of Clarington
- Robinson/Tooley Creeks Watershed Management Plan
- Natural Heritage Discussion Paper
- Parks, Open Space and Trails Discussion Paper

The recommended changes implement and conform to the policies of the Provincial Policy Statement, the Provincial Growth and Greenbelt Plans, as well as other provincial statutes and the Durham Region Official Plan. The proposed policies also address community priorities such as the protection of the natural environment and agriculture, economic development, and maintaining the community's character. Other issues of importance to the community in the areas of climate change, green development and transit oriented developments are addressed in the proposed policies.

The recommended amendments do not include Secondary Plans, the review of Secondary Plans will be undertaken once Council makes a decision on the recommended.

The Actual Amendment

This Amendment sets out a series of changes to the Schedules and Text of the Municipality of Clarington. New text is shown underlined and deleted text is shown with a ~~strikethrough~~.

1. Existing Section 1.1 Introduction is hereby amended as follows:

After nearly 6,000 years of intermittent habitation by First Nations peoples, Europeans began to settle in Clarington in the ~~1790's~~ late 18th century. They found a land abundant with dense forests, rich soils, and varied topography stretching from the Lake Ontario shoreline to the Oak Ridges Moraine.

In 1792 Lieutenant Governor Simcoe established the original townships of Clarke and Darlington. Through time, the larger settlements were incorporated as autonomous municipalities. Regional government was introduced in 1974 to meet the increasing demands of growth. This included the creation of the Town of Newcastle through the amalgamation of the former Town of Bowmanville, the Village of Newcastle and the Townships of Clarke and Darlington. In 1993, the Municipality was renamed Clarington, a blending of the names of the original Townships of Clarke and Darlington.

The changes ~~of~~ in Clarington over the past 200 years have been profound. Lands were cleared, harbours were built, farms were established and small settlements formed. Merchants established businesses and built factories. The construction of

transportation infrastructure beginning with Kingston Road, a grid system of township roads, several railway lines and much later Highway 401, led to periods of growth and prosperity. However this has put stress on the natural systems that have permitted and sustained this growth.

Over the past few decades, Clarington has also become more fully integrated into the Greater Toronto Area, which is one of the fastest growing regions in North America. Being part of the GTA's economic and demographic growth has presented Clarington with many opportunities and challenges. The first Clarington Official Plan, which was adopted in 1996, provided the Municipality with its first detailed framework to guide and manage development in Clarington.

A number of changes have occurred since that time that affect how the Municipality deals with the economic, community and environmental pressures created by growth. These include significant changes to the local, national and global economies, increasing urban densities, and the emergence of climate change as a new environmental challenge. The Municipality is also required to bring its Official Plan into conformity with new Provincial legislation affecting the land use planning process.

~~Over the years, local government has been reshaped periodically to administer development. In 1792 Lieutenant Governor Simcoe established the original townships of Clarke and Darlington. Through time, the larger settlements were incorporated as autonomous municipalities. Regional government was introduced in 1974 to meet the increasing demands of growth. This included the creation of the Town of Newcastle through the amalgamation of the former Town of Bowmanville, the Village of Newcastle and the Townships of Clarke and Darlington. In 1993, the Municipality was renamed Clarington, a blending of the names of the original Townships of Clarke and Darlington.~~

~~Over the centuries, the pressure of growth has put stress on the natural support systems – air, soil and water. The loss of the salmon fishery in the 1800's and the degradation of the fragile soils of the Oak Ridges Moraine early in the 1900's are examples of both environmental destruction and human restoration efforts. These events serve as useful signposts of the need for sustainable settlement patterns.~~

~~Late in the 20th century, the economic influence of neighbouring municipalities is continuing to affect land use and settlement in Clarington. The increasing rate of residential growth in the absence of balanced economic growth is placing greater burdens on local government to provide services and to ensure the well-being and health of the community.~~

~~At the beginning of the 21st century, Clarington is preparing for change and urbanization. This Official Plan is prepared in the context of our history, our current needs and the challenges of the future.~~

2. Existing Section 1.2 Purpose is hereby amended as follows:

This document constitutes the Official Plan (the “Plan”) of the Municipality of Clarington (the “Municipality”), and has been prepared in accordance with the Planning Act.

~~This Official Plan, consisting of the text and maps, provides a structural framework for future growth and development in the Municipality of Clarington to 2016.~~

The main purposes of this Plan are to guide and manage development in the Municipality of Clarington to the year 2031. In so doing, it will:

- ~~To~~ foster the economic, environmental, cultural, physical and social well-being of the residents of Clarington;
- ~~To~~ guide the future form of physical development of the Municipality with respect to land use and transportation;
- ~~To~~ assist in the prevention and resolution of land use conflicts;
- ~~To~~ provide a framework for identifying and evaluating land use opportunities;
- ~~To~~ provide the basis for other municipal plans, public works and actions; and
- ~~To~~ inform the public, business and other levels of government of Council's intentions for the physical development of the Municipality.

The Municipality was also directed to incorporate legislation and regulations adopted by senior levels of government, in particular the Provincial Policy Statement as amended, the Provincial Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan. The policy guidance provided by these documents include:

- forecasts of approximately 140,300 residents and 38,400 jobs by the year 2031;
- new development will be directed to Urban Areas with firmly defined boundaries;
- new development will support a pedestrian-friendly and transit-friendly urban form;
- a variety of housing types will be provided; and
- the natural heritage system and natural resources, including agricultural lands and mineral aggregate resources, will be protected.

3. Existing Section 1.3 Plan Preparation Process is hereby removed:
4. Existing Section 1.4 Organization of the Plan is amended as follows:

4.4.1.3 Organization of the Plan

The Official Plan consists of six parts as follows:

Part I: Introduction (Chapters 1-2)

The Introduction provides the context in which the Plan was prepared, the basis for its policies and the main principles which underlie the policies of the Plan.

Part II: Strategic Directions (Chapters 3-8)

This section provides the principles, direction and policies regardless of land use designation, unless otherwise indicated.

Part III: Land Use Policies (Chapters 9-17)

The goals, objectives and policies for designated land use areas are articulated in this Section.

Part IV: Infrastructure and Services Policies (Chapters 18-22)

This section establishes policy for the physical *infrastructure* and human services which support land use activities including parks, schools, community facilities, institutions, transportation, stormwater management, utilities and community improvement policies.

Part V: Implementation and Interpretation (Chapters 23-24)

These policies outline procedural and implementation requirements for the use and *development* of lands, the monitoring of development to ensure compliance with the stated objectives, and the means to interpret the policies and maps contained in this Plan.

Definitions of specific words or phrases are provided for ease of interpretation.

Appendices:

Appendix A – General Description of Reports, Studies and Plans.

Appendix B – Unit Targets by Neighbourhood

Appendix C – Road Classifications

Official Plan Maps:

A Land Use

B ~~Transportation~~ Urban Structure

C ~~Natural Heritage System~~ Secondary Plan Areas

D ~~Oak Ridges Moraine Natural Heritage System~~ Natural Environment –
Natural Heritage System

E ~~Oak Ridges Moraine Landforms and Aquifer Vulnerability~~ Natural
Environment – Aquifer Vulnerability and Oak Ridges Moraine Landforms

F	Natural Hazards and Land Characteristics <u>Natural Environment – Natural Hazards and Waste Disposal Assessment Areas</u>
G	Potential Aggregate Resource Areas
H	Neighbourhood Planning Units <u>Greenbelt and Oak Ridges Moraine</u>
I	Community Improvement <u>Project</u> Areas
J	<u>Transportation Network – Roads and Transit</u>
K	<u>Trails</u>

Part VI: Secondary Plans

This section contains various secondary plans for specified areas identified in this Plan.

- Existing Chapter 2 Basis of the Plan is hereby removed.
- Existing Chapter 3 and all subsequent subsections are hereby renumbered and amended to read Chapter 2 Vision and Principles as follows:

Chapter ~~3~~ 2

Vision and Principles of the Plan

~~3.2.~~ 2. Vision and Principles of the Plan

- Existing Section 3.1 is hereby renumbered and amended as follows:

~~3.1~~ 2.1 Vision

The This Plan seeks to achieve a vision for Clarington as a:

- ~~a~~-place where each community can build on its individual character, ~~but~~ shares a common economic base and a distinct collective image;
- ~~a~~-place for people to live, work and play in a safe, vibrant, healthy and prosperous environment;
- ~~a~~-place where people, businesses and governments collectively balance ~~structured~~-growth with the protection, management and enhancement of rural landscapes, cultural heritage, natural resources and the natural environment; and
- place where the built environment emphasizes high quality design and integrates nature in the design process.

- Existing Section 3.2.1 is hereby renumbered and amended as follows:

~~3.2.1~~2.2.1 Sustainable Development

The future development of Clarington will be pursued in a manner that ensures current needs can be met without compromising the ability of future generations to meet their own needs. This Plan seeks to implement the following directions:

- Thinking Globally; Acting Locally

~~Global~~ Climate change, threats to air quality and other environmental concerns will be considered and acted upon in a local context.

- Ecosystem Integrity

Planning and development will be undertaken in a context which recognizes the interaction of all parts of ecosystems and protects the integrity and vitality of natural systems and processes.

- Cumulative Impacts

Future development will recognize cumulative impacts by not exceeding the carrying capacity of air, land and water to absorb the impact of human use.

- Remediation and Regeneration

Past environmental degradation will be remediated and natural systems regenerated.

- Energy and Water Conservation

Future development will contribute to the reduction of per capita energy and water consumption.

- Shared ~~Land~~ Stewardship

The stewardship of our natural resources, including land and resources, water and air will be a shared responsibility of governments, ~~corporations~~ business and property owners.

- Sustainable Design

Development and built form will be of the highest possible quality, with consideration for sense of place, resilience and sustainability.

9. Existing Section 3.2.2 is hereby renumbered and amended as follows:

~~3.2.2~~ 2.2.2 Healthy Communities

A healthy community will nurture the ~~collective~~ health and well-being of residents to provide for a high quality of life. This Plan seeks to implement the following directions:

- Personal Well-being

Opportunities and services will be provided for employment, learning, culture, recreation and the emotional, physical and social well-being of residents.

- Urban Design Excellence

Excellence in urban design will be pursued to contribute to a sense of place, ensure physical safety, ~~promote social interaction and enjoyment~~, provide human scale to the urban environment, and promote healthy and active lifestyles through the integration of land uses and active transportation modes like walking and cycling.

- Economic Vitality

A competitive, adaptable economic environment will be promoted to encourage investment and diversity of employment opportunities.

- Community Identity

A sense of place and identity will be fostered to reinforce neighbourhood and community life and to contribute to civic identity and pride.

- Public Involvement

The participation of all residents will be encouraged in the process of decision-making and community-building which affect their lives.

- Arts, Culture and Heritage

The arts, culture and heritage of the community are one of the foundations of a creative society. This Plan supports the provision of arts, culture and heritage programs, events and facilities in private and public developments.

- Housing Diversity

Improve the range of housing opportunities and offer a diversity of dwelling types, densities, tenure and cost to meet the needs of existing and future residents throughout all stages of their lives.

10. Existing Section 3.2.3 is hereby renumbered and amended as follows:

~~3.2.3~~ 2.2.3 Growth Management

~~During the period of this Plan, Clarington will continue to experience growth pressures characteristic of the fringe communities of the Greater Toronto Area. Recognizing Smart Growth recognizes the importance of pursuing the principles of sustainable development and the collective health and well-being of Clarington residents healthy communities through the land development process., this~~ This Plan seeks to implement the following directions for managing growth:

- Protected Natural Heritage

A—The natural heritage system and natural resource areas, including agricultural lands, will be protected. Where there is a conflict between a proposed land use and the protection of the natural heritage system, the latter will prevail.

- Firmly Defined Firm Settlement Boundaries

Urban and hamlet growth will take place in the context of clear within clearly defined boundaries to prevent urban sprawl and to protect the agricultural system.

- *Compact Urban Form*

Compact urban form that supports transit, walking and cycling will be achieved with an emphasis on infill and *redevelopment*, higher densities and a mix of uses.

- Structural Growth

Growth will be balanced between greenfield lands and infill lands with priority to be given to projects that support intensification. Growth will be directed to urban areas and will occur in proportion to the urban population targets with Bowmanville continuing to grow as the dominant urban centre.

- Balanced Growth

Job creation will continue to be a priority to complement residential growth. Residential growth will complement employment growth.

- *Phased Development*

Urban growth will be phased in order to encourage *compact urban form*, promote an efficient settlement pattern, and will be scheduled to match the Municipality's financial resources.

- Efficient Use of Infrastructure

Public *infrastructure* and services to accommodate growth will be extended in an orderly, cost-efficient manner and will support active transportation. Priority in *infrastructure* investments will be given to developments within the Built-up Areas.

- Transportation and Land Use

The integration of transportation and land use planning is critical to achieving the overall goals of this Plan. Critical investment will be required to provide a transportation system that supports the planned land uses, increases modal choice, maintains speed of travel and reduces trip lengths.

11. Existing Chapter 4 and all subsequent subsections are hereby renumbered and amended to read Chapter 3 as follows:

Chapter 4 3

Protecting the Natural Environment and Managing Natural Resources Management

4.3. Protecting the Natural Environment and Managing Natural Resources Management

12. Existing Section 4.1 Goal is renumbered and amended as follows:

4.1-3.1 Goals

4.1-13.1.1 To protect and enhance the *natural heritage system* and its *ecological integrity*.

4.2-23.1.2 To promote responsible stewardship of the natural heritage system and wise use of natural resources in order to provide long term and sustainable environmental, economic and social benefits.

13. Existing Sections 4.2.1 through 4.2.3 are hereby renumbered to 3.2.1 to 3.2.3 respectively.

14. Existing Section 4.2.4 is hereby renumbered and amended as follows:

4.2-43.2.4 To protect residents from natural and man-made hazards such as poor drainage, organic soils, flood susceptibility, erosion, steep slopes, and contaminated sites.

15. Existing Section 4.2.5 is hereby renumbered and amended as follows:

4.2-53.2.5 To recognize and protect the Oak Ridges Moraine for its unique landform characteristics, its significant function of groundwater recharge and discharge, its ~~significant~~ *natural heritage features and hydrologically sensitive features* and their *ecological functions*, and its significant *aggregate* resources.

16. Existing Section 4.2.6 is hereby renumbered and amended as follows:

4.2-63.2.6 To recognize and protect the Lake Iroquois Beach for its significant function of groundwater recharge and discharge, its ~~significant~~ *natural heritage features* and their *ecological functions*, and its significant *aggregate* resources.

17. Existing Sections 4.27 to 4.2.8 are hereby renumbered to 3.2.7 and 3.2.8 respectively.

18. Existing Section 4.3 General Policies is hereby renumbered and amended as follows:

~~4.3~~ 3.3 General Policies

19. Existing Section 4.3.2 is hereby removed.
20. Existing Section 4.3.3 is hereby renumbered to 3.3.1.
21. Existing Section 4.4.11 is hereby renumbered and amended as follows:

~~4.4.11~~3.2.2 The following areas in the Municipality are particularly important to the features, functions and connectivity of the natural heritage system: ~~of the Municipality~~:

- The Oak Ridges Moraine;
- The Lake Iroquois Beach; and
- The Lake Ontario Waterfront

22. Existing heading 4.4. Natural Heritage system is hereby renumbered to 3.4.
23. Existing Section 4.4.1 is hereby renumbered and amended as follows:

~~4.4.1~~3.4.1 The many and diverse *natural heritage features* and hydrologically sensitive features found in Clarington, together with their *ecological functions*, collectively comprise the Municipality's *Natural Heritage System*. The ~~approximate~~ general location of ~~these~~ the natural heritage system is shown on Map D. ~~features which can be mapped is shown on Map C and Map D. In addition, there are a number of natural heritage features which cannot be shown on Map C and Map D, due to either inadequate information or the nature of the feature. These features are also important to the integrity of the natural heritage system.~~

24. Existing Section 4.4.2 is hereby renumbered and amended as follows:

~~4.4.2~~3.4.2 ~~The significant components of the natural heritage system in the Oak Ridges Moraine include the~~ The following *natural heritage features* and *hydrologically sensitive features* comprise the natural heritage system:

Natural heritage features

- a) ~~all~~ Wetlands;
- b) ~~all~~ Areas of Natural and Scientific Interest (ANSI) (life science);
- c) ~~all~~ Significant Woodlands;

- d) all-significant Valleylands;
- e) Fish habitat and riparian corridors;
- f) Habitat of endangered species and threatened species; significant portions of Habitat of rare, threatened and endangered species;
- g) Rare vegetation communities, including *sand barrens*, *savannahs* and *tallgrass prairie*; and
- h) ~~Significant Wildlife habitat.~~

Hydrologically Sensitive Features

- i) ~~all-Wetlands;~~
- j) Watercourses; Permanent and intermittent streams and;
- k) Seepage areas and springs;
- l) Groundwater features; and
- m) Lake Ontario and its littoral zones.

25. A new Section 3.4.3 is hereby added as follows:

3.4.3 There are a number of other environmentally sensitive terrestrial features and areas, *natural heritage features* and *hydrologically sensitive features* and areas which, due to inadequate information or the nature of the feature or area, are not shown on Map D. These features are also important to the integrity of the *natural heritage system* and may be identified on a site-by-site basis for protection through the review of a *development* application or other studies.

26. The second paragraph of existing Section 4.4.4 is hereby numbered and amended as follows:

3.4.4 ~~As part of a *development* application, where~~ Where site specific studies or updated information from the Province or Conservation Authority results in refinements to the boundary or extent of a key *natural heritage feature* and/or *hydrologically sensitive feature*, identified on Map D, or its related *vegetation protection zone*, such refinement shall not require an amendment to this Plan.

3.4.5 However, where such refinement of the boundary or extent of the feature is proposed for a ~~wetland~~ Provincially Significant *Wetland*, *area of natural and scientific interest* and/or ~~significant portions of the~~ *habitat of endangered species, rare and threatened species*, or their related minimum *vegetation protection zones*, then formal confirmation

of said refinement is required from the Province, prior to any *development or site alteration*. If an evaluation determines a greater minimum *vegetation protection zone* is required than that which is identified in Table 4-1 3-1, then the greater shall be provided.

27. A new Section 3.4.6 is hereby added as follows:

3.4.6 When updated information from the Province or Conservation Authority results in refinements to the boundary or extent of a *natural heritage feature* and/or a *hydrologically sensitive feature* or its related *minimum vegetation protection zone*, but not through a *development* application, the Municipality where appropriate will support the Province or Conservation Authority in making the information available to the public. Any such refinements as a result of Provincial or Conservation Authority initiatives will require an amendment to this Plan.

28. Existing Table 4-1 is hereby removed and a new table 3-1 is hereby added as follows however the contents of the table are not underlined to indicate new text:

Table 3-1			
Minimum Areas Of Influence and Minimum <i>Vegetation Protection Zones</i>			
<i>Natural Heritage System Features</i>	Within Urban and Rural Settlement Areas Minimum <i>Vegetation Protection Zone</i>	Outside of Urban and Rural Settlement Areas Minimum <i>Vegetation Protection Zone</i>	Minimum Area of Influence
<i>Wetlands</i>	30 metres	All land within 30 metres of: <ul style="list-style-type: none"> • The outermost extent of the <i>natural heritage feature</i> • The stable top of bank for Valleylands • the dripline of the outermost tree within the <i>woodland</i> • <i>meander belt</i> 	All land within 120 metres of: <ul style="list-style-type: none"> • any part of the <i>natural heritage feature</i> • stable top of bank for Valleylands • <i>meander belt</i>
<i>Fish habitat and riparian corridors</i>	15 metres		
Valleylands			
<i>Significant woodlands</i>			
Watercourses			
Seepage areas and springs			
<i>Habitat of endangered species and threatened species</i>	As determined by an Environmental Impact Study or a Natural Heritage Evaluation in		

Areas of natural and scientific interest (life science)	accordance with Provincial and Federal requirements.	
Wildlife habitat		
Rare Vegetation Communities including; Sand barrens, Savannahs and tallgrass prairies		
Areas of Natural and Scientific Interest (earth science)	As determined by an Earth Science Heritage Evaluation	
Beach/Bluff	As determined by a Geotechnical Evaluation and/or a Slope Stability Assessment	

29. Existing unnumbered text is hereby numbered Section 3.4.7 and amended as follows:

3.4.7 If more than one natural heritage system feature is identified on the subject lands, the provisions of Table 3-1 that are more restrictive apply.

30. Section 3.4.8 is hereby added as follows:

3.4.8 Development and site alteration with respect to land within a natural heritage feature and/or a hydrologically sensitive feature or within its vegetation protection zone is prohibited, except the following:

- a) Forest, fish and wildlife management;
- b) Conservation and flood or erosion control projects, but only if they have been demonstrated to be necessary in the public interest after all alternatives have been considered;
- c) Transportation, infrastructure and utilities, but only if the need for the project has been demonstrated by an Environmental Assessment, there is no reasonable alternative, and it is supported by a project specific Environmental Impact Study; and
- d) Low intensity recreation.

31. Existing Section 4.4.3 and the first paragraph of Existing Section 4.4.4 are hereby removed.

32. A new Section 3.4.9 is hereby added as follows:

3.4.9 Low-impact development stormwater systems such as bioswales, infiltration trenches and vegetated filter strips may be permitted within the vegetation protection zone provided that the intent of the vegetation protection zone is maintained and it is supported by the Environmental Impact Study.

33. Existing Section 4.4.5 is hereby renumbered and amended as follows:

~~4.4.53.4.10~~ Approval of any *development* application within the Oak Ridges Moraine shall ensure that natural a self-sustaining vegetation protection zone will be planted, maintained or restored in order to protect any on-site or *adjacent natural heritage feature* and/or *hydrologically sensitive feature*.

34. Existing Section 4.4.7 is hereby removed.

35. Existing Section 4.4.8 is hereby renumbered and amended as follows:

~~4.4.83.4.11~~ The Municipality will use all efforts to require the restoration of any *natural heritage feature* identified on Map C and Map D which has been damaged or removed. The removal of a *natural heritage feature* and/or *hydrologically sensitive feature*, in particular *wetlands* and *woodlands*, shall not be considered as the basis for approving any *development* application. The Municipality will require the compensation and/or restoration of any part of the natural heritage system which has been damaged or removed without prior Municipal approval.

36. Existing Section 4.4.9 is hereby renumbered and amended as follows:

~~4.4.93.4.12~~ The policies of this Plan shall also apply to any *natural heritage feature* and/or *hydrologically sensitive feature* which has been identified by the Municipality, the Region, a Conservation Authority or the Province but which is not presently shown on Map C or Map D. Where a *natural heritage feature* and/or *hydrologically sensitive feature* is not identified on Map C or Map D, it does not necessarily mean that the feature or part thereof may be developed or altered in any way. Should a *natural heritage feature* and/or *hydrologically sensitive feature* be identified through the review of a *development* application and written notice given to the applicant, the preparation of an Environmental Impact Study or a Natural Heritage Evaluation or Hydrological Evaluation shall be required.

37. Existing Section 4.4.10 is hereby renumbered to 3.4.13.

38. A New Section 3.4.14 is hereby added as follows:

3.4.14 Table 3-1 identifies the minimum *vegetation protection zone* and the minimum area of influence of identified natural heritage system features.

39. Existing Section 4.4.37 is hereby renumbered and amended as follows:

~~4.4.37~~ 3.4.15 ~~Within the Oak Ridges Moraine An Environmental Impact Study, a~~ Natural Heritage Evaluation and/or Hydrological Evaluation shall be undertaken for any *development* or *site alteration* proposed within the minimum area of influence of any *natural heritage feature* and/or *hydrologically sensitive feature* identified in Section 3.4.2, 3.4.3 or 3.4.11 but outside the feature itself and the related minimum *vegetation protection zone* ~~as identified in Sections 4.4.2 of this Plan. The minimum area of influence is identified in Table 4-1 3-1 of this Plan.~~

~~Where *development* or *site alteration* may be permitted in accordance with Section 4.5.18 and Section 23.9.2 of this Plan within a *natural heritage feature* or *hydrological sensitive feature* or within the respective minimum *vegetation protection zone*, a Natural Heritage Evaluation and/or Hydrological Evaluation shall be undertaken.~~

40. New Sections 3.4.16 and 3.4.17 are hereby added as follows:

3.4.16 The Environmental Impact Study, Natural Heritage Evaluation and/or Hydrological Evaluation required in Section 3.4.14 shall determine the *vegetation protection zone* based on the sensitivity of the features and *ecological functions* of the *natural heritage system* but in no case will the *vegetation protection zone* be less than the minimum *vegetation protection zone* identified in Table 3-1 of this Plan.

3.4.17 Notwithstanding Section 3.4.15, and the *Minimum Vegetation Protection Zone* identified in the Urban or Rural Settlement Areas on Table 3-1, the following may apply:

- a) where a *significant woodlands* is not associated with and/or adjacent to a *hydrologically sensitive feature* the minimum *vegetation protection zone* may be reduced to 10 metres;
- b) where an in-fill lot is proposed, surrounding development setbacks shall be considered and a reduced minimum *vegetation protection zone* may be considered;
- c) in *Greenfield Areas*, the *Minimum Vegetation Protection Zone* may be modified only as a result of physical constraints of the site; and,
- d) any modification to the minimum *vegetation protection zone* provided for in this Section must be supported by the Environmental Impact Study, and provided there is no net loss on the total area of the *Vegetation Protection Zone*

41. Existing Section 4.4.12 is hereby renumbered to Section 3.4.18.

42. Existing Section 4.4.13 is hereby renumbered and amended as follows:

~~4.4.13~~4.19 The geographic area of the Oak Ridges Moraine as defined by the Province is identified on Maps A and H C, D, E and G. ~~The boundary of the Oak Ridges Moraine coincides with the “Plan of the Boundary of the Oak Ridges Moraine Area” (O.Reg. 01/02). The limit of the boundary of the Moraine applies to lands above the 245 ASL CGD contour line. In the event of a question regarding the limit of the boundary, a topographic survey by an Ontario Land Surveyor based on field surveys tied to Ontario Geodetic Datum shall be required. Wherever possible, the trail system should be accessible to all, including persons with disabilities.~~

43. Existing Section 4.4.14 is hereby renumbered and amended as follows:

~~4.4.14~~4.20 The *ecological integrity* of the Oak Ridges Moraine shall be maintained and where possible improved or restored by;

- a) maintaining, and where possible improving or restoring, the health, diversity, size, and *connectivity of natural heritage features, hydrologically sensitive features* and the related *ecological functions*;
- b) maintaining the quantity and quality of groundwater and surface water;
- c) maintaining groundwater recharge and discharge;
- d) maintaining natural watercourse ~~stream~~ form and flow characteristics;
- e) protecting landform features;
- f) maintaining or restoring *natural self-sustaining vegetation and wildlife habitat* within the Natural Core Area;
- g) maintaining, and where possible improving or restoring *natural self-sustaining vegetation* over large parts of the area to facilitate movement of plants and animals within the Natural Linkage Areas; and
- h) maintaining a natural continuous east-west connection and additional connections to watercourse ~~stream and river~~ valleys north and south of the Oak Ridges Moraine within the Natural Linkage Areas.

44. Existing Section 4.4.15 is hereby renumbered and amended as follows:

~~4.4.15~~4.21 The Ganaraska Forest and the Long Sault Forest, both of which are located partially within the Oak Ridges Moraine, are identified on

~~Map C and~~ Map D. This Plan also recognizes that the Forests extend beyond the Municipality's boundaries. The Forests are *significant* because of their size, the diversity of *wildlife habitat* they provide including large areas of interior forest *habitat*, and their important *watershed* functions of groundwater recharge and discharge and erosion control. ~~It is Council's policy that the~~ The Ganaraska and Long Sault Forests are to be protected and managed through appropriate public acquisition and public and private land stewardship initiatives in accordance with Section 4.3.33.3.1 to enhance their natural heritage value.

45. A new Section 3.4.22 is hereby added as follows:

3.4.22 Within the Oak Ridges Moraine applications for *development* or *site alteration* are subject to the policies of this Plan as well as the provisions within the Oak Ridges Moraine Conservation Plan.

46. Existing Section 4.4.38 is hereby renumbered to 3.4.23.

47. An existing unnumbered section is hereby numbered as follows:

3.4.23 Within the Oak Ridges Moraine, *major development* for which a *development* application is received on or after April 23, 2007, is prohibited unless:

- a) the *watershed* plan for the relevant *watershed* has been completed;
- b) the *major development* conforms with the *watershed* plan;
- c) a water budget and *conservation* plan prepared to the satisfaction of the Region of Durham demonstrates that the water supply required for the *major development* is *sustainable*.

48. Existing Section 4.4.17 and 4.4.19 are hereby removed.

49. The existing heading Landform Conservation within the Oak Ridge Moraine is hereby removed.

50. Existing Section 4.4.20 is hereby renumbered and amended as follows:

~~4.4.20~~3.4.25 The Oak Ridges Moraine possesses many *landform features* including steep slopes, ravines and ridges that makes the Oak Ridges Moraine a distinctive landscape within the Municipality. ~~Council~~ The Municipality shall endeavour to maintain the form, character and variety of landscapes within the Moraine by encouraging only minimal modifications to the natural contours of the land and the retention of natural landscape features such as *woodlands*. Within the Oak Ridges Moraine, 2 categories of *Landform Conservation Areas* are identified on Map E.

51. Existing Section 4.4.21 is hereby renumbered and amended as follows:

- 4.4.213.4.26 Except for mineral *aggregate* extraction areas, an application for *development* or *site alteration* within a *Landform Conservation Area* (Category 1 or 2) shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum; and maintain *significant landform features* such as steep slopes, ravines and ridges in their natural undisturbed form and ensure the following in accordance with Table 4-2: *Development or site alteration* within a *landform conservation area* shall be in conformity with the Oak Ridges Moraine Conservation Plan.
52. Existing Table 4-2 is hereby removed.
53. Existing Section 4.4.22 is hereby renumbered and amended as follows:
- 4.4.223.4.27 ~~Within the Oak Ridges Moraine, an~~ An application for *major development* with respect to land in a *Landform Conservation Area* Category 1 or 2 as identified on Map E, shall be accompanied by a *Landform Conservation Plan*.
54. Existing Section 4.4.23 is hereby renumbered to 3.4.28.
55. Existing Section 4.4.24 is hereby renumbered and amended as follows:
- 4.4.243.4.29 An application for an ~~Aggregate Extraction Area~~ a *mineral aggregate operation* or a *wayside pit* within a *landform conservation area*, shall identify approaches in the rehabilitation plans to create compatible landforms and provide continuous forest cover where reasonably practical.
56. Existing Section 4.4.27 is hereby removed.
57. Existing Section 4.4.28 is hereby renumbered and amended as follows:
- 4.4.283.4.30 The Lake Iroquois Beach is an important landform within the Municipality's landscape, as identified on Map CD, ~~is an important landform within the Municipality's landscape~~. The extensive *wetlands*, forested areas and *wildlife habitat* of the Lake Iroquois Beach provide an east-west natural *corridor* across the Municipality. This landform is also valued for its groundwater recharge and discharge functions, its landscape features and its *aggregate* resources.
58. Existing Section 4.4.29 is hereby renumbered and amended as follows:
- 4.4.293.4.31 Except for *aggregate* extraction, ~~Council~~ the Municipality shall endeavour to maintain the form, character and variety of landscapes within the Lake Iroquois Beach by encouraging only minimal modification to the natural contours of the land and the retention of natural landscape features, including *woodlands* and *wetlands*. In

the case of an *Aggregate* Extraction Area, the extraction and rehabilitation plans for the pit shall seek to create compatible landforms and provide continuous forest cover where reasonably practical, practicable.

59. Existing Section 4.4.30 is hereby renumbered to 3.4.32.

60. A new Section 3.4.33 is hereby added as follows:

3.4.33 The Lake Ontario Shoreline and its adjacent lands are an important ecological area that includes many *natural heritage features* and *hydrologically sensitive features* and provides important natural heritage functions including:

- Coastal wetlands;
- Migratory stopovers;
- Beach/bluff communities;
- Shoreline processes including dynamic beaches and sediment transport;
- Habitat of endangered species and threatened species; and
- A regional wildlife movement corridor offering unique habitat and movement opportunities

61. Existing Section 4.4.33 is hereby removed.

62. A new Section 3.4.34 is hereby added as follows:

3.4.34 Applications for *development* or *site alteration* within 120 metres of the Lake Ontario Shoreline shall require consultation with the Conservation Authority and the preparation of appropriate studies may be required to assess the potential impacts of *development*.

63. Existing Section 4.4.34 is hereby renumbered and amended as follows:

~~4.4.34~~3.4.35 The creation or reclamation of additional waterfront shoreline land through lakefilling is prohibited unless approved by a Federally approved environmental assessment. ~~However, limited~~ Limited erosion control work to protect existing *development* may be permitted subject to the approval of the relevant Conservation Authority, ~~and Federal and Provincial agencies~~.

64. The existing heading Studies is hereby removed.

65. Existing Sections 4.4.35 and 4.4.36 are hereby removed.

66. A new Section 3.5 is hereby added as follows:

3.5 Watershed and Subwatershed Plans

67. Existing Section 4.3.1 is hereby renumbered and amended as follows:

4.3.13.5.1 For integrated and long term planning and to make environmentally sound decisions that consider *cumulative impacts of development*, ~~the~~ The Municipality supports ~~will continue to support~~ the need to undertake multi-stakeholder *watershed planning* studies in order to protect the integrity of ecological and *hydrological functions*.

3.5.2 It is the intent of the Plan that *watershed and subwatershed plans* will be prepared and/or updated on a priority basis recognizing *development pressures, environmental concerns and fiscal constraints*, ~~and shall establish priorities for the preparation of~~ ~~watershed plans~~. In this regard, the Municipality will work in partnership with the ~~Ministry of Natural Resources Province, the~~ Region of Durham, Conservation Authorities and other agencies in the preparation of *watershed and subwatershed plans*.

68. Existing Section 4.4.18 is hereby renumbered and amended as follows:

~~4.4.18~~3.5.3 Subject to the approval of Council, the Municipality will incorporate through an Official Plan Amendment the applicable objectives and requirements of completed *watershed plans* and *subwatershed plans* undertaken by the Region of Durham, the Municipality or the Conservation Authority, as appropriate. The recommendations contained within *watershed and subwatershed plans* shall guide the Municipality in maintaining, improving and enhancing the health of the *watersheds*.

69. New Sections 3.5.4 through 3.5.7 are hereby added as follows:

3.5.4 Consideration shall be given to relevant *watershed* and *sub-watershed plans* and the achievement of overall *watershed targets* identified in these plans during the preparation of *secondary plans* and during the *development* approval process.

3.5.5 *Development and site alteration* shall also incorporate the applicable objectives and requirements of the respective *watershed and subwatershed plan* as appropriate.

3.5.6 Through the preparation of a *subwatershed plan* as part of the *Secondary Planning Process*, the limits of the *Natural Heritage System* as depicted on Map D may be refined.

3.5.7 Restoration and/or regeneration areas identified in the respective *watershed and subwatershed plans* shall be addressed through the *Secondary Plan process*.

70. A new heading is hereby added between new Sections 3.5.7 and 3.5.8 as follows:

Linkages

71. New Sections 3.5.8 through 3.5.12 are hereby added as follows:

3.5.8 Connections or *linkages* between *natural heritage features* and *hydrologically sensitive features* provide opportunities for wildlife movement, hydrological and nutrient cycling, and maintain ecological health and integrity of the overall *Natural Heritage System*. The Municipality recognizes the importance of sustaining *linkages*.

3.5.9 The Municipality shall support the protection of connections between *natural heritage features* and *hydrologically sensitive features* and across the *Natural Heritage System* through the identification of *linkages* in *watershed plans*, *subwatershed plans*, Environmental Impact Studies and other studies where appropriate.

3.5.10 *Linkages* shall be evaluated, identified and protected through the preparation of Secondary Plans.

3.5.11 Wherever feasible, *linkages* shall be incorporated into the design of a new *development* in order to retain and enhance the cultural, aesthetic and environmental qualities of the landscape, to the satisfaction of the Municipality.

3.5.12 The applicant shall prepare a Linkage Assessment where new *development* or *site alteration* is proposed within a *linkage area* identified in a Secondary Plan, *watershed* or *subwatershed plan*. On sites where an Environmental Impact Study is being prepared, the Linkage Assessment can be included as part of the Environmental Impact Study.

72. Existing Section 4.4.6 is hereby renumbered and amended as follows:

~~4.4.6~~3.5.13 In order to ensure corridor functions are maintained, and where possible improved or restored, every application for development or site alteration shall identify planning, design Approval of any *development* application shall maintain, and where possible, improve or restore *linkage* functions. Design and construction practices shall that ensure that no buildings or other *site alterations* impede the movement of plants and animals among *natural heritage features*, *hydrologically sensitive features* and adjacent land within or *adjacent* to the *natural heritage system*.

73. Existing Section 4.5 and all subsequent subsections are hereby renumbered to 3.6 as follows:

4.53.6 Natural Resources

74. Existing Section 4.5.1 is hereby renumbered to 3.6.1.
75. Existing Section 4.3.5 is hereby renumbered and amended as follows:
- ~~4.3.5~~3.6.2 The Municipality ~~will endeavour to adopt~~ has enacted a *site alteration* by-law to regulate alterations to grade, the excavation of material and/or the placement/depositing of fill across the Municipality with the exception of those areas regulated by the respective Conservation Authority in environmentally protected areas, agricultural areas, and the Oak Ridges Moraine. Regulation of fill coming into Clarington from other municipalities may also be considered.
76. Existing Section 4.5.2 is hereby renumbered to 3.6.3.
77. Existing Section 4.5.3 is hereby renumbered and amended as follows:
- ~~4.5.3~~3.6.4 The removal of topsoil is prohibited except for those exemptions pursuant to the Site Alteration By-law. ~~Top Soil Preservation Act.~~
78. A new Section 3.6.5 is hereby added as follows:
- 3.6.5 Commercial fill operations are only permitted by amendment to this Plan and will require a permit under the Municipality's Site Alteration By-law and/or from the appropriate Conservation Authority where applicable.
79. Existing Section 4.5.4 is hereby renumbered to 3.6.6.
80. Existing Section 4.5.5 is hereby renumbered and amended as follows:
- ~~4.5.5~~3.6.7 The maintenance of an abundant supply of clean water is essential to the health of *ecosystems* and the quality of life of residents. The Municipality will co-operate with other levels of government and private and public agencies to promote the conservation and wise use of potable water, surface water and groundwater resources.
81. Existing Section 4.5.6 is hereby removed.
82. Existing Section 4.5.7 is hereby renumbered and amended as follows:
- ~~4.5.7~~3.6.8 The headwaters of many of the watercourses ~~rivers, creeks and streams~~ in Clarington originate within the Oak Ridges Moraine. In addition to protecting drinking water sources, protection of the quality and quantity of groundwater is key in ensuring the *ecological integrity* of natural features and functions, including hydrological features.
83. Existing Section 4.5.8 is hereby renumbered to 3.6.9.
84. New Sections 3.6.10 and 3.6.11 are hereby added as follows:

3.6.10 Areas of aquifer vulnerability below the Oak Ridges Moraine will be added to Map E without the need for an amendment to this Plan upon Provincial approval of Source Water Protection Plans.

3.6.11 The boundary of areas of high aquifer vulnerability and areas of low aquifer vulnerability identified in Map E may be refined based on site specific studies approved by the appropriate agency.

85. Existing Section 4.5.9 is hereby renumbered and amended as follows:

4.5.93.6.12 The following uses are prohibited in areas of high *aquifer vulnerability*:

- a) Generation and storage of *hazardous waste or liquid industrial waste*;
- b) *Waste disposal sites* and facilities, organic soil conditioning sites, and snow storage and disposal facilities;
- c) Underground and above-ground storage tanks that are not equipped with an approved secondary containment device; and
- d) Storage of a contaminant listed in Schedule 3 (Severely Toxic Contaminants) to Regulation 347 of the Revised Regulations of Ontario, 1990; and
- e) Uses identified in Schedule 'E' – Tables 'E5' in the Region of Durham Official Plan.

3.6.13 In planning for the local Transportation and Roads network, the Municipality will consider restrictions on haulage routes for transportation of chemicals and volatile materials in areas of high *aquifer vulnerability* ~~should they be established~~ as defined by Source Water Protection Plans.

86. A new Section 3.6.14 is hereby added as follows:

3.6.14 High Volume Recharge Areas are identified in respective *Watershed Plans*. Removal or disruption to these areas may impact groundwater and surface water resources as well as those *natural heritage features* and *habitat* which rely upon groundwater inputs and surface water quality and quantity. *Development* within High Volume Recharge Areas may be permitted provided a hydrogeological impact assessment is conducted which demonstrates that *development* will result in no net loss to recharge functions attributed to the High Volume Recharge Areas.

87. Existing Section 4.5.10 is hereby renumbered and amended as follows:

~~4.5.103.6.15~~ Wells providing municipal water services are not presently located on the Oak Ridges Moraine within the Municipality of Clarington. The establishment of new wells for municipal water services will require the identification of *wellhead protection areas* around the new well. Should a municipal well become established within the Oak Ridges Moraine, a *wellhead protection area* as detailed within the Oak Ridges Moraine Conservation Plan and the Region of Durham Official Plan shall be incorporated into this Plan by amendment.

88. New Sections 3.6.16 through 3.6.20 are hereby added as follows:

3.6.16 The establishment of a new surface water intake to a surface water treatment plant will require the identification of an intake protection zone. Should a new surface water intake be established, an intake protection zone shall be incorporated into this Plan by Amendment.

3.6.17 New rapid infiltration basins and new rapid infiltration columns are prohibited.

3.6.18 Proposals for *development* that require a Permit to Take Water under the Water Resources Act, or that have the potential to impact water quantity, shall be accompanied by a hydrogeological study verifying that there is sufficient water supply to support the proposed use and, on a cumulative, *sustainable* basis, confirm that there will not be an adverse impact on surrounding water users and the natural environment.

3.6.19 On sites where there is an abandoned well or borehole, *development* shall only be considered if the proponent demonstrates, to the satisfaction of the Municipality, that actions have been taken to decommission the well or borehole, in accordance with provincial requirements.

3.6.20 The existing Orono *Wellhead Protection Area* is shown on Map E. Land uses that pose a risk to the quality and quantity of groundwater within the *wellhead protection areas* are prohibited or restricted in accordance with the Region of Durham Official Plan including 'Schedule E Table E6 *Wellhead Protection Areas-Land Use Restrictions*' of the Region of Durham Official Plan.

89. Existing Section 4.5.11 is hereby renumbered and amended as follows:

~~4.5.113.6.21~~ Commercial logging shall only be permitted in accordance with *good forestry practices* and the applicable Tree Preservation By-laws or on lands that are under a *forest management* plan approved by the Ministry of Natural Resources or the Conservation Authority.

90. Existing Section 4.5.12 is hereby renumbered and amended as follows:

~~4.5.12~~3.6.22 Except in designated Settlement Areas and lands designated Environmental Protection Area, the clearing of ~~woodlots~~ woodlands for agriculture may be permitted provided:

- a) the land is Class 1 to 3 soils as defined by the Canada Land Inventory of Soil Capability for Agriculture;
- b) the land is part of a farming operation;
- c) agricultural yield or productivity would be increased;
- d) the removal of trees is carried out in accordance with applicable Tree Preservation By-laws; and
- e) the *woodland* is not a *wetland* community as determined by the Municipality and the Conservation Authority.

91. Existing Section 4.5.13 is hereby renumbered and amended as follows:

~~4.5.13~~3.6.23 Notwithstanding Section ~~4.5.12~~3.6.22 the clearing of ~~woodlots~~ woodlands on the Oak Ridges Moraine is not permitted within *natural heritage features, hydrologically sensitive features* or the related minimum *vegetation protection zone* as identified in Table ~~4-13-1~~ unless the land was being used for *agricultural uses* prior to and on November 15, 2001.

92. Existing Section 4.3.4 is hereby renumbered and amended as follows:

~~4.3.4~~3.6.24 The Municipality will pursue a variety of mechanisms to achieve the preservation of *woodlands*, such as the preparation of *forest management* plans, municipal purchase, parkland dedication, gratuitous dedication, and density transfers, ~~and the enactment of a tree preservation by-law under the Municipal Act.~~

93. Existing Section 4.5.14 is hereby renumbered and amended as follows:

~~4.5.14~~3.6.25 ~~Council~~The Municipality will exercise its available powers to balance the wise use and protection of the Municipality's mineral *aggregate* resources with its responsibility to protect the *ecological integrity* of the *natural heritage system*, rural landscapes and the quality of life of its residents. ~~Council~~The Municipality shall pursue the following policies in order to achieve this balance:

- a) Ensure that *aggregate* extraction occurs in an orderly and efficient manner with a minimum of environmental, social and financial impacts. In this regard, ~~Council~~the Municipality will be guided by applicable provincial standards;

- b) Prevent the establishment of land uses which could hinder future *aggregate* extraction in and *adjacent* to areas with an unconstrained potential for *aggregate* extraction;
- c) Plan and zone for mineral *aggregate* extraction and its associated activities as an interim land use;
- d) Preclude *aggregate* extraction in areas with *significant natural heritage features* identified in Section 4.5.15.3.4 or social-cultural constraints identified in Section 4.5.16.3.5;
- e) Undertake appropriate studies of *aggregate* extraction activities, rehabilitation and implementation within the Municipality's natural *environment*; and
- f) Seek to ensure the rehabilitation of pits and quarries occurs in a comprehensive manner which is sensitive to surrounding land uses and landscapes, mitigates negative impacts to the furthest extent possible, and reflects the underlying land use designation on Map A.

94. Existing Section 4.5.17 is hereby renumbered and amended as follows:

~~4.5.17~~3.6.26 Potential *Aggregate* Resource Areas are identified on Map G. These areas comprise potential mineral *aggregate* reserves as identified by the Province which are generally not constrained by either ~~significant~~ *natural heritage features* identified in Section 4.5.15.3.4 or by significant social-cultural constraints identified in Section 4.5.16.3.5.

3.6.27 In known potential *aggregate* resources areas as shown on map G and on adjacent lands, development and activities which would preclude or hinder the establishment of new operations or access to the resources shall only be permitted if:

- a) resource use would not be feasible; or
- b) the proposed land use or *development* serves a greater long-term public interest and
- c) issues of public health, public safety and environmental impact are addressed.

~~Lands identified as Potential *Aggregate* Resource Areas shall generally be used for land uses that would not preclude or hinder existing and future mineral *aggregate* operations. It is recognized that Map G may be amended from time to time to reflect updated geological and constraint information. Any change to Map G shall require an amendment to this Plan.~~

95. Existing Section 4.5.18 is hereby removed.
96. Existing Section 4.5.19 is hereby renumbered to 3.6.28.
97. Existing Section 4.5.20 is hereby removed.
98. Existing Section 4.5.21 is hereby renumbered and amended as follows:

~~4.5.21~~3.6.29 ~~Council~~The Municipality, in consultation with the Region of Durham, the Province and the *aggregate* industry, may prepare area-wide rehabilitation plans for the Oak Ridges Moraine and the Lake Iroquois Beach. Such plans may address the following objectives:

- a) The rehabilitation of pits and quarries shall be encouraged to provide for the creation of appropriate landforms and continuous forest cover where reasonably practicable, shall be sensitive to scenic views and vistas and surrounding land uses, and shall be consistent with the underlying land use designation on Map A;
- b) The integration of approved rehabilitation plans for existing licensed *aggregate* extraction operations;
- c) The rehabilitation of abandoned pits;
- d) The protection and enhancement of the *ecological integrity* of the *natural heritage system*, including the maintenance, enhancement or establishment of linkages ~~natural corridors~~; and
- e) The identification of any lands which could be incorporated into a Conservation Area or improve the alignment of the Oak Ridges Moraine Trail and/or be dedicated to a public authority.

In conducting these studies, ~~Council~~the Municipality may seek the financial assistance of the *aggregate* industry.

99. Existing Section 4.5.22 is hereby renumbered to 3.6.30.
100. Existing Section 4.5.23 is hereby renumbered and amended as follows:

~~4.5.23~~3.6.31 ~~Council~~The Municipality may encourage the grouping of *Aggregate* Extraction Areas where appropriate in order to achieve a reduction in the number of haul routes, minimize the impact on the *natural heritage system*, the surrounding lands, and where appropriate, to implement an area-wide rehabilitation plan.

101. Existing Section 4.5.24 is hereby renumbered and amended as follows:

~~4.5.24~~3.6.32 Subject to compliance with the Municipal Act, ~~Council~~
~~the Municipality~~ may consider the incorporation of any road allowance
connecting *adjacent* pits into an *Aggregate* Extraction Area provided
that an area-wide rehabilitation plan has been prepared and approved
by ~~Council~~the Municipality.

102. Existing Section 4.5.25 is hereby renumbered to 3.6.33.

103. Existing Section 4.5.26 is hereby renumbered and amended as follows:

~~4.5.26~~3.6.34 The Municipality, in consultation with the *aggregate* producers, shall
monitor *aggregate* extraction activity in the Municipality to determine,
among other things:

- a) The status of licensed pits and quarries;
- b) The progress of rehabilitation; and
- c) Any other matters as deemed necessary.

~~An annual monitoring report shall be prepared and submitted to
Council.~~

104. Existing Section 4.5.27 is hereby amended as follows:

~~4.5.27~~3.6.35 Wayside pits or quarries used for the purpose of supplying *aggregate*
materials to any government project may be permitted in accordance
with the Aggregate Resources Act on a temporary basis in any land
use designation except for those lands within an Urban Area, Rural
Settlement Area, Natural Core Area or Environmental Protection
Area on Map A, or on portions of the *Natural Heritage System* as
identified in Section ~~15.3.4.~~ ~~4.5.15,~~ ~~except in accordance with~~
~~Section 4.5.18.~~ Notwithstanding the above, wayside pits may be
permitted within an Urban Area or a Rural Settlement Area subject to
a Zoning By-law amendment for a temporary use.

105. Existing Section 4.5.28 is hereby renumbered to 3.6.36 and the cross-reference is
hereby renumbered from Section 4.5.15 to 15.3.4.

106. Existing Section 4.5.29 is hereby removed.

107. Existing Section 4.6 Hazardous Conditions is hereby renumbered and amended as
follows:

~~4.6~~3.7 ~~Hazardous Conditions~~ Hazards

108. Existing Section 4.6.1 is hereby renumbered and amended as follows:

~~4.6.1~~3.7.1 Hazard Lands, the Regulatory Shoreline Area, and Waste Disposal
Assessment Areas, as identified on Map F, and Contaminated Sites,
are lands which possess characteristics which could pose a threat to

public health and safety or property and are considered unsafe for development. Additional information regarding hazardous hazard land conditions may become available through the detailed evaluation of development applications or further study. ~~Map F may be revised to reflect such additional information without the need for an amendment to this Plan.~~

109. The existing heading between renumbered Sections 3.7.1 and 3.7.2 is hereby amended as follows:

Natural Hazard Lands

110. Existing Section 4.6.2 is hereby renumbered and amended as follows:

~~4.6.2~~ 3.7.2 Natural hazard lands are those lands which exhibit one or more hazards such as poor drainage, organic soils, flood susceptibility, susceptibility to erosion, steep slopes, or any other physical condition on which *development* could cause loss of life, personal injury, property damage, or could lead to the deterioration or degradation of the natural *environment*.

111. Existing Section 4.6.3 is hereby renumbered and amended as follows:

~~4.6.3~~ 3.7.3 All lands, including lands that are covered in water, and the furthest landward limit of the flooding hazard, erosion hazard or dynamic beach hazard, within the flood plain of a stream as defined by the Regulatory Flood are considered natural hazard lands. Applications to reduce the ~~Regulatory Flood~~ for any stream shall be accompanied by detailed studies conducted by the proponent on the entire ~~watershed~~ of the affected stream. ~~Prior to the commencement of any study, the proponent shall consult the Conservation Authority.~~

112. A new Section 3.7.4 is hereby added as follows:

3.7.4 To protect people, infrastructure, buildings, and properties and promote a healthy and resilient Municipality in the preparation of Secondary Plans, the Municipality shall consider the potential impacts of climate change that may increase the risk associated with natural hazards.

113. Existing Section 4.6.4 is hereby renumbered and amended as follows:

~~4.6.4~~ 3.7.5 No new buildings or structures shall be permitted on lands identified as natural hazard lands, save and except for those buildings or structures required for flood and/or erosion control which are approved by the Conservation Authority and the Municipality.

114. Existing Section 4.6.5 is hereby removed.

115. Existing Section 4.6.6 is hereby renumbered and amended as follows:

~~4.6.63.7.6~~ The Regulatory Shoreline Area as identified on Map F, is that area along the Lake Ontario Waterfront which is subject to dynamic beaches, flooding and/or erosion. The extent and exact location of the Regulatory Shoreline Area shall be identified in the implementing Zoning By-law in accordance with the detailed Lake Ontario Flood and Erosion Risk Mapping of the relevant Conservation Authority.

116. Existing Section 4.6.7 is hereby renumbered and amended as follows:

~~4.6.73.7.7~~ The construction of new buildings or structures of any type within the Regulatory Shoreline Area shall not be permitted.

~~Notwithstanding, existing residences within the Regulatory Shoreline Area shall be permitted to have one garage and a one-time expansion, up to a maximum of 20% of the ground floor living area or 30 square metres, provided that:~~

- ~~a) the structure is not located in the flood plain of a stream;~~
- ~~b) the structure is not located on a dynamic beach or within a damage centre as identified by the Conservation Authority;~~
- ~~c) new or existing hazards or adverse environmental impacts are not created or aggravated;~~
- ~~d) the Municipality and Conservation Authority have approved a Floodproofing and/or erosion control plan; and~~
- ~~e) vehicles and people have a way of safely entering and exiting the area.~~

117. Existing Section 4.6.8 is hereby renumbered to 3.7.8.

118. A new heading between renumbered Sections 3.7.8 and 3.7.9 is hereby added as follows:

Human Made Hazard Lands

119. A new Section 3.7.9 is hereby added as follows:

3.7.9 In the vicinity of the nuclear generating station, proposed *sensitive land uses* will be reviewed in the context of emergency measures planning.

120. Existing Section 4.6.9 is hereby renumbered and amended as follows:

~~4.6.93.7.10~~ Waste Disposal Assessment Areas shall include all lands that may be influenced by a *site* on which *waste* has been deposited, or by a *site* on which *waste* will be deposited under a Provisional Certificate of Approval issued under an approval issued pursuant to the

Environmental Protection Act. The area of influence shall be defined as 500 metres from the lands containing *wastes* unless otherwise determined by the Province. *Development* within these areas shall be regulated in order to protect public health and safety and to ensure land use compatibility.

121. Existing Section 4.6.10 is renumbered to 3.7.11.
122. Existing Sections 4.6.11 and 4.6.12 are hereby renumbered to 3.7.12 and 3.7.13 respectively.
123. The existing heading after renumbered Section 3.7.13 is hereby amended as follows:

Waste Management Disposal Sites
124. Existing Section 4.7.1 is hereby removed.
125. Existing Section 4.7.2 is hereby renumbered and amended as follows:
 - 4.7.23.7.14 New *waste disposal sites* and/or the expansion or increase in capacity of *waste disposal sites* are not permitted within any land use designation without an amendment to this Plan. An application to designate lands for a new *waste disposal site* and/or expand or increase the capacity of a *waste disposal site* shall be accompanied by reports which address the requirements of ~~Section 4.4.35 a) to g)~~ of the Plan, the impact on the *natural heritage system* and surrounding residents including traffic, noise and dust, and the financial implications for the Municipality. These studies shall be subject to peer review under Section ~~4.7.33.7.15~~.
126. Existing Section 4.7.3 is hereby renumbered and amended as follows:
 - 4.7.33.7.15 Where the proponent of an application to establish, expand or increase the capacity of a *waste disposal site* has submitted studies to the Province, the Region or the Municipality, ~~Council~~ the Municipality shall select and retain qualified consultants to undertake a peer review of such studies to ensure that the requirements of Section ~~4.7.23.7.14~~ are satisfactorily addressed. The expense of the peer review shall be borne by the proponent. Where appropriate, the undertaking of the peer review shall be co-ordinated with the Region.
127. Existing Section 4.7.4 is hereby renumbered and amended as follows:
 - 4.7.43.7.16 The Municipality supports a *waste management strategy* that emphasizes ~~the 3Rs of reuse, reusing reduce reducing, and recycle~~ recycling to minimize adverse impacts to the *environment*. This will include managing materials, and minimizing waste during construction.

3.7.17 Waste processing facilities and waste transfer stations may be permitted in the General Industrial designation in accordance with Section ~~4.6.13~~ 11.7.6.

128. Existing Section 4.6.13 is hereby renumbered to 3.7.18.

129. Existing Section 4.6.14 is hereby renumbered and amended as follows:

~~4.6.14~~3.7.19 Lands previously used for *auto wreckers*, automobile repairs, service stations, fuel storage, or for the disposal of construction waste or debris are considered as potentially *contaminated sites*. In addition, other *sites* may be identified by the Municipality of Clarington, in consultation with the Region and the Province, through the review of *development* applications.

130. Existing Section 4.6.15 is hereby renumbered and amended as follows:

~~4.6.15~~ 3.7.20 Where lands have been identified as potentially contaminated, development shall not be permitted until the following has been submitted and found to be satisfactory to the Municipality in consultation with the Region and the Province:

- a) Documentation of present and past uses of the *site* and surrounding lands to provide initial information on the type of contaminants which may be present on the *site* and their possible location;
- b) Analysis of soils, and ground and surface waters where required, based on all present and previous uses of the *site*, to document the presence, types and concentration of contaminants;
- c) A remedial action plan and approvals in accordance with provincial guidelines if the *site* analysis identifies the presence of contaminants in concentrations above acceptable concentrations as established by the Province; and
- d) The provision of necessary financial security by the proponent, if required, to ensure the decommissioning of the *site*.

131. Existing Chapter 5 and all subsequent subsections are hereby renumbered to read Chapter 4.

132. Existing Chapter 5 heading is hereby amended as follows:

Chapter ~~5~~4

~~Growth Management and Urban Design~~ Managing Our Growth

~~5~~ 4. Growth Management and Urban Design Managing Our Growth

133. Existing Section 5.1.1 is hereby renumbered and amended as follows:

~~5.1.14.1.1~~ To guide and manage ~~the growth of~~ balanced population and employment growth in a manner that is the Municipality consistent with the vision and principles of this Plan. ~~sustainable development, and healthy communities.~~

134. Existing Sections 5.2.1 is hereby renumbered and amended as follows:

~~5.2.1~~ 4.2.1 To provide for phased and sequential development within clearly defined urban boundaries to protect the natural heritage system and agricultural lands, and to maintain the long-term fiscal health of the Municipality. ~~to the year 2016.~~

135. Existing Section 5.2.2 is hereby removed.

136. New Sections 4.2.2 through 4.2.4 are hereby added as follows:

4.2.2 To direct the majority of urban *development* to Clarington's three lakeshore Urban Areas with Bowmanville as the dominant urban centre of the Municipality.

4.2.3 To accommodate increasing *intensification* within the *Built-up Area* while enhancing the built form and physical character of established residential neighbourhoods and protecting the integrity of historic downtowns.

4.2.4 To encourage *transit-supportive, mixed use and compact urban form* in Priority Intensification Areas.

137. Existing Section 5.2.3 is hereby renumbered and amended as follows:

~~5.2.3~~ 4.2.5 To efficiently utilize and coordinate public *infrastructure*, including transportation facilities, sanitary sewer, water supply and stormwater facilities, and recreational, cultural and community facilities.

138. Existing Section 5.2.4 is hereby removed.

139. Existing Section 5.2.5 is hereby renumbered and amended as follows:

~~5.2.5~~ 4.2.6 To minimize conflicts between land uses, including but not limited to conflicts between agricultural and non-agricultural uses.

140. Existing Section 5.3 is hereby renumbered and amended as follows:

~~5.3~~ 4.3 General Policies

141. Existing Section 5.3.1 is hereby renumbered and amended as follows:

~~5.3.14.3.1~~ The Municipality will strive to meet the population and employment targets for Clarington forecasts as shown in Table 4-1. ~~are indicated on Table 5-1.~~

142. Existing Table 5-1 is hereby removed.

143. Table 4-1 Clarington Forecasts to 2031 is hereby added as follows:

<u>Table 4-1 Clarington Forecasts to 2031</u>	
<u>Urban Population</u>	<u>124,685</u>
<u>Rural Population</u>	<u>15,655</u>
<u>Total Population</u>	<u>140,340</u>
<u>Employment</u>	<u>38,420</u>

144. Existing Section 5.3.2 is hereby renumbered and amended as follows:

~~5.3.2~~ 4.3.2 The Municipality's rural population forecast target of 15,000 persons will be accommodated as follows:

- a) Within the established boundaries of rural settlements identified on Map A; and
- b) On vacant lots of record that are in existence on the date of adoption of this Plan.
- ~~c) Within the boundaries of clusters on Map A to be identified in the Zoning By-law; and~~
- ~~d) Within new or expanded rural settlements, if allowed by amendment to this Plan.~~

~~It is the policy of this Plan to allocate approximately 300 new lots in rural settlement areas to the year 2016 as follows:~~

- ~~• hamlet expansion 200 lots~~
- ~~• country residential subdivisions 80 lots~~
- ~~• infilling within clusters 20 lots~~

145. A new heading between renumbered Sections 4.3.2 and new Section 4.3.3 is hereby added as follows:

Urban Structure

146. New Sections 4.3.3 through to 4.3.7 (inclusive) are hereby added as follows:

4.3.3 Clarington's Urban Structure is identified on Map B and consists of *Built-up Areas, Greenfield Areas, and Priority Intensification Areas.*

4.3.4 *Development will be focused within the Built-up Areas and the Priority Intensification Areas, and to a lesser extent within the Greenfield Areas.*

4.3.5 The Priority Intensification Areas have been identified as the primary locations to accommodate growth and the greatest mix of uses, heights and densities. Priority Intensification Areas include:

- Urban and Village Centres;
- Regional and Local Corridors;
- Courtice and Bowmanville Transportation Hubs;
- Port Darlington and Port of Newcastle Waterfront Places.

4.3.6 All municipal decisions, including such activities as designing the public realm and investing in the construction of infrastructure, will support the development of Priority Intensification Areas.

4.3.7 The Durham Region Official Plan has established the long term density and floor space index targets in Table 4-2. These targets will be the basis for *development* applications and Secondary Plans.

147. A new Table 4-2 Durham Region Long Term Targets is hereby added as follows, however the contents of the table are not underlined to indicate new text:

Table 4-2		
Durham Region Long Term Targets		
General Locational Criteria	Minimum <i>Gross Density</i> (Units Per Gross Hectare)	Floor Space Index
Urban Centres	75	2.5
Village Centre	30	1.0
Regional Corridors	60	2.5
Local Corridors	30	2.0
Courtice and Bowmanville Transportation Hubs	75	2.5

Port Darlington and Port of Newcastle Waterfront Places	30	2.0
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148. New sections 4.3.8 and 4.3.9 are hereby added as follows:

4.3.8 Secondary Plans may vary the minimum *gross densities* and floor space index in Table 4-2 as long as it is demonstrated that policies of this Plan are implemented. The minimum *gross densities* will be measured over the entire neighbourhood or Secondary Plan area.

4.3.9 Table 4-3 provides guidance for development applications based on their location. The predominant housing forms identified in Table 4-3 are general and do not preclude similar or innovative housing forms which meet the intent of this Plan.

149. A new Table 4-3 Summary of Urban Structure Typologies is hereby added as follows, however the contents of the table are not underlined to indicate new text:

General Locational Criteria	Minimum Net Density (Units Per Net Hectare)	Standard Minimum and Maximum Height (storeys)	Predominant Residential Built Form and Mix
Urban Centres	120	4-12	Mid Rise: 4-6 storeys (40%) High Rise: 7-12 storeys (60%) Includes: Mixed use buildings, apartments
Village Centre	45	2-6	Low Rise: 2-4 storeys (80%) Mid Rise: 5-6 storeys (20%) Includes: Mixed use buildings, apartments, townhouses
Regional Corridors	85	3-12	Low Rise: 3-4 storeys (40%) Mid Rise: 5-6 storeys (40%) High Rise: 7-12 storeys (20%) Includes: Mixed use buildings, apartments

Local Corridors	40	2-6	Low Rise: 2-4 storeys (80%) Mid Rise: 5-6 storeys (20%) Includes: Mixed use buildings, apartments, townhouses
Courtice and Bowmanville Transportation Hubs	200	5 - no maximum	Mid Rise: 5-8 storeys (20%) High Rise: min. 8 storeys (80%) Includes: Mixed use buildings, apartments
Port Darlington and Port of Newcastle Waterfront Places	40	2-8	Ground Related: 2-3 storeys (40%) Low Rise: 2-4 storeys (20%) Mid Rise: 5-8 storeys (40%) Includes: Apartments, townhouses, semi-detached dwellings, detached dwellings
Edge of neighbourhoods and adjacent to arterial roads	19	1-3	Ground Related: 1-3 storeys (100%) Includes: Limited apartments, townhouses, semi-detached dwellings, detached dwellings
Internal to neighbourhood	13	1-3	Ground Related: 1-3 storeys (100%) Includes: limited townhouses, semi-detached dwellings, detached dwellings

150. Existing Sections 5.3.3 through 5.3.5 (inclusive) are hereby removed.

151. A new Section 4.4 Built Up Areas is hereby added as follows:

4.4 Built Up Areas

4.4.1 The Municipality will achieve a target of at least 32% of all new residential units within the *Built-up Area* up to the year 2021, and thereafter, it shall be at least 40%.

4.4.2 The lakeshore urban areas shall be planned to meet the Municipality's minimum Residential Intensification Target of 7,132 new units within the *Built-up Areas* for the period between 2015-2031 as follows:

<u>Table 4-3</u> <u>Minimum Residential Intensification Target</u>			
	<u>2015-2021</u>	<u>2022-2031</u>	<u>Total Units</u>
<u>Courtice</u>	<u>620</u>	<u>1,890</u>	<u>2,510</u>
<u>Bowmanville</u>	<u>1,030</u>	<u>3,120</u>	<u>4,150</u>
<u>Newcastle</u>	<u>120</u>	<u>360</u>	<u>480</u>
<u>Total</u>	<u>1,770</u>	<u>5,370</u>	<u>7,140</u>

4.4.3 All new residential units within the *Built-up Areas* will contribute to the Residential Intensification Target.

4.4.4 Development proposals within the *Built-up Areas* will be given development priority provided that the proposal meets the urban design and sustainability policies of this Plan and any other relevant guidelines deemed applicable by the Municipality.

4.4.5 The Municipality shall encourage development within the *Built-up Areas* and the Priority Intensification Areas by:

- a) encouraging the Region to ensure adequate services, including transit, are made available to accommodate planned development in Priority Intensification Areas;
- b) making strategic investments in the public realm, including *active transportation* networks;
- c) considering financial incentives for *intensification* within Centres and the Corridors;
- d) supporting *intensification* through the preparation and update of Community Improvement Plans; and
- e) phasing of development and prioritizing capital projects within the *Built-up Areas* ahead of *Greenfield Areas*.

152. A new Section 4.5 Greenfield Areas is hereby added as follows:

4.5 Greenfield Areas

4.5.1 The Municipality will support the achievement of a density of 50 residents and jobs combined per *gross developable area* within the *Greenfield Areas*. The *Greenfield Area* density target will be achieved by a number of measures, including:

- a) establishing minimum residential densities and employment

targets in Secondary Plans;

- b) focusing higher densities within Priority Intensification Areas;
and
- c) encouraging *mixed use* developments in *Greenfield Areas*.

4.5.2 Development of residential lands in *Greenfield Areas* shall proceed in accordance with an approved Secondary Plan.

153. A new Section 4.6. Secondary Plans is hereby added as follows:

4.6 Secondary Plans

4.6.1 Secondary Plans, as shown on Map C, will be prepared by the Municipality to provide for a detailed planning framework for these lands.

4.6.2 Development on future Secondary Plan area lands shall only proceed after the Secondary Plan has been approved.

4.6.3 To implement the growth management objectives and policies of this Plan, the Regional Official Plan, and the Provincial Growth Plan, new Secondary Plans will be prepared for the areas as shown on Map C. Secondary Plan areas may only be altered as part of a *municipally initiated comprehensive review*.

4.6.4 All Secondary Plans will be reviewed and updated on a five year cycle from the time of adoption. The Municipality will update all Secondary Plans existing on October 31, 2016 to bring them into conformity with this Plan.

4.6.5 Preparation of the next Secondary Plan shall consider;

- a) the sequencing policies of the Durham Regional Official Plan;
- b) land supply and housing demand in each lakeshore urban area;
- c) progress on build out of existing Neighbourhoods, and
- d) the achievement of the Municipality's Residential Intensification Target.

4.6.6 Secondary Plans shall include phasing policies that address the following:

- a) sequential phasing of *development* within the Secondary Plan;
- b) efficient use and extension of all *infrastructure* and services, in particular, optimizing the use of existing *infrastructure* and services;
- c) the attainment of Residential Intensification Targets and

Greenfield density targets; and

- d) minimizing the financial implications to the Municipality of servicing, operating and cost recovery for municipal services.

4.6.7 New Neighbourhood secondary plan areas will be planned to address the criteria for Secondary Plans established through Clarington's Green Development Program, and are encouraged to plan for more resilient infrastructure and to move towards net zero communities by incorporating techniques to reduce greenhouse gas emissions. Updates of existing secondary Plans will address possible measures to address the criteria for Secondary Plans established through the Green Development Program and move future development towards contributing to net zero communities.

154. Existing Section 5.4 Special Policies is hereby removed in its entirety.
155. Existing Chapter 5A and all subsections are hereby renumbered to read Chapter 5. The heading and text are hereby amended as follows:

Chapter ~~5A~~5

~~Urban Design~~ Creating Vibrant and Sustainable Urban Places

~~5A5.~~ Urban Design Creating Vibrant and Sustainable Urban Places

The Municipality of Clarington is committed to excellence in the design of public spaces and in the design of public and private buildings, and in achieving greater sustainability through community, site and building design practices. Urban and architectural design provides the context for the way in which people interact with the built *environment* – streets, blocks, buildings, landscaping, and open spaces. Good, sustainable urban and architectural design creates a comfortable environment for residents and establishes a positive image for our community. Sustainable design contributes to community and environmental health, a high quality of life, and climate change mitigation and preparedness.

156. Existing Section 5A.1 is hereby renumbered and amended as follows:

~~5A.4~~ 5.1 Goal

5.1.1 To create a built *environment* that celebrates and enhances the history and character of Clarington, fosters a sense of place for neighbourhoods and communities, promotes a positive image of the Municipality, demonstrates a high quality of sustainable architectural design, and enhances the well-being of residents, both present and future.

157. Existing Section 5A.2.1 is hereby renumbered to 5.2.1.

158. Existing Section 5A.2.3 is hereby renumbered and amended as follows:

~~5A.2.3~~5.2.2 To create neighbourhoods that give priority to *sustainable* design, including *environment*-first principles, walkability, land efficiency, compact and connected communities, and managing resources and energy ~~efficiency~~ efficiently.

159. Existing Section 5A.2.4 is hereby renumbered to 5.2.3.

160. Existing Section 5A.2.5 is hereby renumbered to 5.2.4.

161. Existing Section 5A.2.6 is hereby renumbered to 5.2.5.

162. Existing Section 5A.2.7 is hereby renumbered to 5.2.6.

163. Existing Section 4.2.9 is hereby renumbered to 5.2.7.

164. Existing Section 5A.3 is hereby renumbered and amended as follows:

~~5A.3~~5.3 The Public Realm

The public realm is the most highly visible portion of our community. It comprises public streets, sidewalks, *parks* and publicly accessible open spaces, trails and paths, rights-of-way, public buildings and civic facilities.

165. Existing Section 5A.3.1 is hereby renumbered and amended as follows:

~~5A.3.1~~5.3.1 Public streets and rights-of-way are considered *significant* public places. Their design should reflect ~~the~~ their multiple roles and functions by ensuring that:

- a) They accommodate a variety of transportation functions, including walking, transit, driving, and cycling;
- b) Street trees and landscaping provide protection for pedestrians, reduce heat island effect, and enhance the attractiveness of the street;
- c) Utilities and services ~~will be~~ are located below grade to the greatest extent possible. Where this is not possible, transformers and similar equipment ~~will be~~ are to be screened or located within buildings;
- d) In ~~Town~~Urban and Village Centres, the streets' function as a gathering place is recognized by providing pedestrian amenities such as wide planted boulevards, attractive street furniture and "character of place" street lighting; and
- e) They accommodate street furniture appropriate to the character of the area.

166. Existing Section 5A.3.2 is hereby renumbered to 5.3.2.

167. Existing Section 5A.3.3 is hereby renumbered and amended as follows:

~~5A.3.3~~5.3.3 Public art is a distinguishing part of our public history and our evolving culture. It reflects and adds meaning to our communities. The Municipality will support:

- a) The incorporation of public art as part of public facilities;
- b) The integration of public art in new *development*, particularly ~~Town~~ Urban and Village Centres; and
- c) Public art that reflects on the community character and cultural heritage.

168. Existing Section 5A.3.4 is hereby renumbered to 5.3.4.

169. Existing Section 5A.3.5 is hereby renumbered and amended as follows:

~~5A.3.5~~5.3.5 Gateways are key locations that are to be designed to serve as landmarks highlighting the arrival off Highway 401, entrance into an an ~~Town~~ Urban or Village Centre, or a transition from the rural to urban or hamlet area. They may also be prominent intersections as defined in ~~Section 5A.4.5~~5.4.9. Gateways shall:

- a) Include design features such as specialized landscaping, low walls, energy efficient lighting, signage and architectural elements, and upgraded pavement treatment; and
- b) Recognize that the primary focus of a gateway is oriented to vehicles with the exception of entrances to ~~Town~~ Urban or Village Centres, where pedestrian features are desirable.

170. Existing heading 5A.4 is hereby renumbered and amended as follows:

~~5A.4~~ 5.4 Built Form

171. Existing Section 5A.4.1 is hereby renumbered and amended as follows:

~~5A.4.1~~ Existing Neighbourhoods

5.4.1 New *development* and *redevelopment* in established neighbourhoods will be designed to:

- a) Respect and reinforce the physical character of the established neighbourhood having regard to the pattern of *lots*, streets and blocks, the size and configuration of *lots*, building types of nearby properties, the height and scale of buildings and the setback of buildings from the street, rear and side yards;

- b) In neighbourhoods of historical character, be consistent with the built form pattern of the area;
- c) Adhere to all relevant Urban *Design Guidelines* and expectations for high-quality architectural design and sustainable building materials; and
- d) Maximize opportunities to improve accessibility and pedestrian and cycling systems, enhance neighbourhood and transit connections, and reduce energy, water and resource use.

172. Existing Section 5A.4.2 is hereby renumbered and amended as follows:

5A.4.2 New Neighbourhoods

5.4.2 New *development* and emerging neighbourhoods will be designed to:

- a) create a distinct neighbourhood identity;
- b) have an appropriate built form and design as determined through a comprehensive Secondary Planning processes having regard for consistency with the overall community character. Where a previous Neighbourhood Design Process was undertaken, guidance will be provided through Community Theme and Design Plans;
- c) demonstrate compliance with ~~address~~ the Municipality's General Architectural *Design Guidelines* or any neighbourhood specific Architectural *Design Guidelines*; ~~and~~
- d) provide for a variety of housing types and supportive land uses, including commercial and community facilities;
- e) consider noise impacts from various noise sources by using effective methods of sound attenuation;
- f) reduce the need for noise barriers through alternate street design, such as window streets or minimizing reverse lot frontage along arterial roads;
- g) achieve sustainable, attractive buildings, landscaping and streetscapes;
- h) create accessible, walkable neighbourhoods that prioritize pedestrians over cars; and
- i) utilize appropriate exterior materials to achieve a cohesive urban design and a consistent sense of place.

173. Existing Section 5A.4.3 is hereby renumbered and amended as follows:

5A.4.3 Centres, *Corridors* and Priority Intensification Areas

5.4.3 *Development* in Centres, *Corridors* and Priority Intensification Areas will be designed to:

- a) have buildings sited near the street line to contribute to a sense of enclosure and a strong street edge;
- b) recognize the historic context;
- c) locate main building entrances that are visible and directly accessible from the public sidewalk of the main street;
- d) provide active ground floor uses and avoid blank façades;
- e) enhance the built *environment* with attention to *massing*, building articulation, exterior cladding, architectural detail, the use of local materials and styles;
- f) enhance the pedestrian *environment* with awnings, pedestrian scale lighting, landscaping, benches and other street amenities;
- g) provide transitions in scale to areas of lower density;
- h) provide for adequate light and privacy for the occupants of new *development* and the occupants of *adjacent* properties;
- i) contain all refuse internal to the principal buildings. Where refuse and recycling cannot be contained in the principal building a separate roofed and gated enclosure may be constructed of materials and colours to match the principal buildings on the property;
- j) optimize the use of solar energy through building orientation and design;
- ↳k) minimize adverse shadow and wind impacts on neighbouring properties or the public realms areas; and
- ↳l) enclose or screen roof top mechanicals, including the incorporation telecommunications equipment within the building.

174. Existing Sections 10.8.2 and 10.8.3 are hereby renumbered and amended as follows:

~~10.8.25.4.4~~ In addition to the policies in 5.4.3 Gateway Commercial Centres shall be designed to: Highway Commercial Districts shall be developed in accordance with the following urban design goals:

- a) ~~include~~ include To promote a variety of urban forms including plazas, free-standing stores, and *mixed use* buildings;
- b) ~~To~~ create a consistent building setback from the road and a harmonious architectural style;
- c) ~~To~~ support an automobile-oriented environment requiring efficient and safe traffic circulation through:
 - road improvements such as turning lanes;
 - consolidation of vehicular access points;
 - provision of common internal traffic circulation between parcels; and
- d) ~~To~~ provide safe, well-defined pedestrian walkways from the street to the store entrance and between buildings;

~~10.8.3~~ Highway Commercial Districts shall be developed in accordance with the following urban design policies:

- a) ~~A floor space index for any development not exceeding 0.30;~~
- b)e) provide sufficient and convenient parking with surface parking lots ~~partially~~ screened through the use of effective buffer planting; and
- c) ~~Safe, efficient road access to the site and/or integration of traffic access with other sites;~~
- d) ~~The planting of trees throughout the parking areas to reduce the urban heat island effect;~~
- e)f) ~~The location and design of~~ locate outdoor storage and display areas to be visually acceptable and generally screened from the roads and freeways frontage; and
- f) ~~The provisions of Section 5A Urban Design.~~

175. Part of existing Section 10.4.5 is hereby renumbered and inserted as follows:

Drive-through Facilities

~~10.4.55.4.5~~ The following policies shall apply to the *development* of drive-through facilities where they are permitted:

- a) Any drive-through facility must be located on a *lot* sufficiently sized to accommodate all activities associated with the drive-through facility;
- b) All buildings containing drive-through facilities shall be oriented to the primary street frontage. No portion of the stacking lane and no parking spaces or drive aisle shall be located within the setback area;
- c) Drive-through facilities shall be sufficiently separated from residential uses to avoid issues of land use compatibility;
- d) A drive-through facility will have a sufficient dedicated stacking lane to prevent vehicles from interfering with on-site and off-site vehicular circulation; and
- e) Any additional policies as may be contained in Secondary Plans.

176. Existing Section 5A.4.4 is hereby renumbered and amended as follows:

~~5A.4.4~~ Employment Areas

5.4.6 Employment Areas will be designed to:

- a) provide for the highest quality and larger-sized building along Highway 401 with no outdoor storage permitted;
- b) provide a high standard of building design and materials appropriate to the Employment Area designation; and
- c) ensure land use compatibility between industrial buildings and residential or commercial buildings achieved through appropriate building siting, design and landscape treatment.
- ~~b) Maximize the placement of buildings along the frontage of lots facing public streets while minimizing surface parking at the front of any building;~~
- ~~c) Buffer and screen any surface parking area visible from the street; and~~
- ~~d) Buffer and screen any outdoor storage areas, where permitted, through the use of setbacks, berms, landscaping and fencing.~~

177. New Sections 5.4.7 and 5.4.8 are hereby added as follows:

5.4.7 Adequate parking and loading facilities shall be provided on the *site*. To promote high quality design and urban presence, parking facilities, except for a limited amount of visitor parking, generally shall not be located between the building(s) and a public road or Highways 401 and/or 418.

5.4.8 In the review of development applications, the following *site* development criteria shall be implemented:

- a) Unobtrusive loading and refuse collection areas, screened where necessary; and
- b) *Buffer* and screen any outdoor storage areas, where permitted, through the use of setbacks, berms, landscaping and fencing.

178. A new heading following new Section 5.4.8 is hereby added as follows:

Service Stations

179. Existing Section 10.9.4 is hereby renumbered and amended as follows:

~~10.9.4~~5.4.9 Service stations will be designed in accordance with the following ~~urban~~ design policies:

- a) High quality architectural design, landscape treatment and ~~fencing~~ shall be provided with particular attention to corner treatment;
- b) Lots should be sufficiently large to accommodate the proposed uses and provide appropriate *buffers* to *adjacent* uses;
- c) Access points to each *site* shall be limited in number and shall not impede traffic flows. Internal access to *adjacent* commercial properties shall be provided wherever possible;
- d) Convenience *retail uses* shall be sensitively designed to the context, have high quality finishes facing the street, generally have less than 250 square metres of floor area, generally be sited on the street corner; and in urban areas provide direct pedestrian access from the sidewalk;
- e) Ancillary drive-through facilities are prohibited in ~~Town~~ Urban and Village Centres and in all other areas will be sufficiently separated from residential uses;
- f) The use of full cut-off light fixtures to prevent light trespass;

f)g) Fencing, landscaping and architectural treatments, and other appropriate measures will be used to mitigate any noise impacts identified by a noise study; and

g)h) _____ Signage shall be minimized.

180. Existing Section 5A.4.5 is hereby renumbered to 5.4.10 and the cross-reference is renumbered from 5A-1 to 5-1.

181. Existing Table 5A-1 is hereby renumbered to 5-1.

182. Existing Section 5A.4.6 is hereby renumbered to 5.4.11.

183. A new Section 5.4.12 is hereby added as follows:

Parking

5.4.12 The Municipality will minimize land consumption by encouraging shared parking, parking structures, below grade parking and active transportation infrastructure.

184. Existing Section 19.10.1 is hereby renumbered and amended as follows:

~~19.10.1~~5.4.13 Adequate off-street parking is required for all new *development*. All parking areas shall be designed to:

- a) minimize conflict with traffic on arterial roads;
- b) provide barrier-free; parking for the physically handicapped
- c) minimize the impact on the pedestrian environment;
- d) accommodate secure bicycle parking and storage areas for short term and long term visits;
- e) provide priority parking spaces for electric cars;
- e)f) provide landscape screening along street frontages;
- g) limit the number of parking spaces based on transit service and opportunities for shared parking; and
- h) minimize hard surface areas and replace with vegetation where possible.

185. Existing Section 4.3.6 is hereby renumbered and amended as follows:

Lighting

~~4.3.6~~5.4.14 The Municipality will seek to minimize light pollution by:

- a) Developing lighting standards for all forms of *development* to ensure community safety while minimizing *negative impacts* from lighting;
- b) Utilizing appropriate street-lighting; and
- c) Retrofitting existing street-lighting luminaries over time.

186. Existing Section 5A.5 is hereby renumbered and amended as follows:

~~5A.5~~ 5.5 Sustainable Design and Climate Change

5.5.1 Clarington will seek to address climate change and become a more sustainable community that minimizes the consumption of energy, water, and other resources and lessens-reduces the impacts of residents on the natural environment. To this end, the Municipality will:

- a) promote energy, water and resource efficiency and conservation corporately and in existing and new development;
- b) promote the reduction of greenhouse gas emissions and the adaptation of buildings and infrastructure to be more resilient to the potential adverse environmental impacts of climate change;
- c) promote improved air and water quality;
- ~~b)d)~~ e) promote mixed land uses at higher densities to efficiently utilize existing *infrastructure*;
- ~~e)e)~~ d) promote the integration of transit and active transportation modes into the early stages of new *development*; and
- ~~d)~~ f) Implement green development standards incorporating energy efficiency, water conservation, enhanced indoor air quality, use of non-toxic and recycled content building products, renewable energy sources, green roofs, landscaping and tree planting programs and low energy appliances.
- f) support industrial and agricultural practices that minimize greenhouse gas emissions.

187. New Sections 5.5.2 through 5.5.5 are hereby added as follows:

5.5.2 Urban forests are fundamental to address climate change. Development shall protect and enhance the urban forest to absorb carbon dioxide from the atmosphere by:

- a) Preserving mature trees and, when removal of existing mature trees is necessary as part of the development process, the applicant will replace the lost tree cover to the satisfaction of the Municipality;
- b) Mitigating heat island effects of *development* by ensuring an appropriate use of material and landscaping to provide shading; and
- c) Providing street trees and other landscaping as part of the *development* proposal within the public right-of-way.

5.5.3 The Municipality will implement a Green Development Program. The Green Development Program will:

- a) be developed in consultation with the public and key stakeholders;
- b) address *sustainable* development practices, including the *sustainable design and climate change mitigation and climate change adaptation* measures outlined in this Plan; and
- c) be used to assist in evaluating development applications.

5.5.4 *Development* proposals shall incorporate *sustainable design* practices and standards such as *green infrastructure* and green building design features to reduce greenhouse gas emissions and adapt to climate change.

5.5.5 To encourage *development* that exceeds the minimum standards outlined in the Green Development Program, the Municipality in collaboration with *utilities* and other key agencies, will explore incentive programs designed to reward *sustainable design and development*. This may include giving priority to processing *development* applications which exceeds the minimum standards.

188. Existing Section 5A.6 is hereby renumbered to 5.6.

189. Existing Section 5A.6.1 is hereby renumbered to 5.6.1.

190. Existing Section 5A.6.2 is hereby renumbered to 5.6.2.

191. Existing Section 5A.6.3 is hereby renumbered and amended as follows:

~~5A.6.3~~5.6.3 The policies contained in this chapter are intended to provide guidance for all types of *development*. For specific design requirements for residential, commercial and industrial developments refer to:

- a) Chapter 9 ~~Residential~~ Livable Neighbourhoods;
- b) Chapter 10 ~~Town and Village Centres~~ Commercial and Mixed Use Development; and
- c) Chapter 11 Employment Areas.

192. New Sections 5.6.4 and 5.6.5 are hereby added as follows:

5.6.4 The Green Development Program may be reviewed periodically by the Municipality without amendment to this Plan to respond to scientific and technological innovations and regulatory changes.

5.6.5 Development applications will include a Sustainability Report indicating how the development meets the sustainable development principle and policies of this Plan, including addressing sustainable community, site and building design and climate change mitigation and climate change adaptation.

193. Existing Chapter 6 heading is hereby amended as follows:

Chapter 6

Encouraging Housing Diversity

6. Encouraging Housing Diversity

194. Existing Section 6.1.1 is hereby amended as follows:

6.1.1 ~~To provide~~ encourage a broad range of housing types, tenure, and cost within ~~urban areas and rural~~ Settlements Areas to meet the evolving housing needs for people of current all ages, abilities and future residents income groups.

195. Existing Section 6.2.2 is hereby amended as follows:

6.2.2 To encourage a minimum of 30% of all new housing to be affordable in Urban Areas.

196. Existing Section 6.2.3 is hereby amended as follows:

6.2.3 To promote high quality affordable housing through the maintenance, improvement, and adaptation of existing housing.

197. Existing Section 6.2.4 is hereby amended as follows:

~~6.2.4~~ ~~To provide opportunities for residential intensification, which are physically compatible with and sensitive to the physical character of existing neighbourhoods.~~

6.2.4 To create complete communities that will meet the daily housing needs of residents.

198. A new Section 6.2.5 is hereby added as follows:

6.2.5 To support the preservation of the existing rental housing stock and assist in the development of new rental units.

199. Existing Section 6.3.1 is hereby removed.

200. Existing Section 6.3.2 and Table 6-1 are hereby removed.

~~6.3.2~~ ~~This Plan seeks to achieve the following mix of housing types within each of the urban communities of Courtice, Bowmanville and Newcastle Village:~~

Target	Housing Type
70 %	Detached and Semi-detached and similar housing forms
20%	Town Housing, Walk-up Apartment and similar housing forms
10%	Apartments

201. Existing Section 6.3.3 is hereby renumbered and amended as follows:

~~6.3.3~~ 6.3.1 The Municipality, in co-operation with other levels of government, shall encourage the provision of a diverse housing stock in terms of type, size, tenure, density and cost within the Municipality to provide living accommodations that address various socio-economic factors and different lifestyle choices. ~~In addition to other housing types identified in Section 6.3.2, this Plan recognizes the following types of housing:~~

- ~~▪ apartments in houses~~
- ~~▪ special needs housing~~
- ~~▪ garden suites~~
- ~~▪ assisted housing~~
- ~~▪ rooming, lodging and boarding houses~~

202. Existing Section 6.3.4 is hereby removed.

203. Existing Sections 6.3.5 and 6.3.6 are hereby removed.

204. New Section 6.3.2 is hereby added as follows:

6.3.2 Affordable housing is encouraged within Centres and Corridors to reduce travel needs and facilitate alternative modes of transportation such as public transit, cycling and walking.

205. Existing Section 6.3.15 is hereby renumbered and amended as follows:

~~6.3.15~~6.3.3 The conversion of existing residential rental housing to condominium tenure is ~~generally discouraged and may only be permitted in accordance with the provisions of the Durham Regional Official Plan.~~ However, conversion may be considered provided the following conditions are satisfied:

- ~~a) The rental vacancy rate for the whole of the Municipality is 3% or higher for two successive surveys, as determined in the bi-annual rental vacancy survey undertaken by the Canada Mortgage and Housing Corporation (CMHC);~~
- ~~b) The rental vacancy rate for the specific bedroom types affected by such conversion is 2% or higher;~~
- ~~c) The approval of such conversions to condominium tenure does not result in the reduction of the vacancy rate below 3% and 2% respectively, in accordance with (a) and (b) above; and~~
- ~~d) There is an agreement between the owner and the Municipality to satisfy financial and other conditions.~~

206. Existing Section 6.3.13 is hereby renumbered and amended as follows:

~~6.3.13~~ 6.3.4 New mobile homes for permanent habitation are not permitted in the Municipality unless otherwise specified in this Plan.

207. A new heading following renumbered Section 6.3.13 is hereby added as follows:

Accessory Apartments

208. Existing Section 6.3.7 is hereby renumbered and amended as follows:

~~6.3.7~~6.3.5 ~~One apartment-in-house~~ An accessory apartment is permitted in Urban Areas within a detached or semi-detached dwelling house in urban residential areas subject to the following:

- a) Only one accessory apartment is permitted;
- b) One additional parking space is required for the accessory per apartment in accordance with the Zoning By-Law;

- c) Sufficient water supply and sanitary servicing capacity exists;
- b) ~~Structural suitability of building to accommodate alterations for an additional unit; and~~
- c) ~~Compliance with building and fire regulations and other municipal regulations, including registration.~~
- d) The *accessory apartment* complies with the provisions of the Ontario Building Code, Ontario Fire Code and any other relevant regulations; and
- e) The *accessory apartment* is registered with the Municipality.

209. A new Section 6.3.6 is hereby added as follows:

6.3.6 An *accessory apartment* is permitted outside of Urban Areas within a detached dwelling or above or within a detached garage, subject to the following:

- a) That the garage use is maintained;
- b) That the *accessory apartment* complies with the development criteria of Section 6.3.5;
- c) That in the case of an *accessory apartment* above or within a detached garage, the garage is in close proximity to the dwelling and is clearly secondary to the principle dwelling.

210. A new heading following new Section 6.3.6 is hereby added as follows:

Garden Suites

211. Existing Section 6.3.10 is hereby renumbered and amended as follows:

~~6.3.10~~6.3.7 Except for areas within the Oak Ridges Moraine, one *garden suite* may be permitted in association with any *single detached dwelling*, through a temporary use by-law, subject to ~~policy~~ Section 6.3.8 ~~6.3.11~~. The *garden suite* will be permitted for a period of no more than ~~10~~20 years provided that there is an agreement between the owner and the Municipality regarding the occupant, the period of occupancy, the installation, maintenance and removal of the suite, and any financial conditions.

212. Existing Section 6.3.11 is hereby renumbered and amended as follows:

~~6.3.11~~6.3.8 In applying for a temporary use by-law for a *garden suite*, the applicant shall demonstrate that:

- a) there is a need for the *garden suite* to provide supervised accommodation or care for an elderly, sick or disabled person;
- b) the *site* is adequate for the *garden suite* with regard to *lot* size, setbacks, layout and private *amenity areas*;
- c) the proposal is compatible with *adjacent* uses considering such matters as privacy, noise and appearance;
- d) there is adequate on-*site* parking; and
- e) there is adequate water supply and sewage disposal services; and
- f) there is no accessory apartment on the *lot*.

213. A new heading following renumbered Section 6.3.8 is hereby added as follows:

Assisted Housing and Special Needs Housing

214. Existing Section 6.3.9 is hereby amended as follows:

6.3.9 The Municipality supports the construction of assisted housing by co-operative and non-profit housing organizations. Assisted housing shall be integrated into residential areas, and conform to good planning principles. They are encouraged to locate within Centres and Corridors where they can benefit from being in close proximity to community facilities and every day needs, and the locational criteria for medium and high-density housing contained in Section 9 of this Plan.

215. A new Section 6.3.10 is hereby added as follows:

6.3.10 *Special needs housing* are an important element of meeting the accommodation needs of Clarington residents. *Special needs housing* may include assisted housing, group homes, hospices, shelters, crisis care facilities, long term care facilities, retirement homes, and seniors housing. Ancillary medical facilities development in conjunction with a long term care facility may also be permitted.

216. Existing Section 6.3.8 is hereby renumbered and amended as follows:

~~6.3.8~~ 6.3.12 *Special needs housing* may be permitted within all designations where residential uses are permitted provided that:

- a) The type of special needs housing conforms to the form and density provisions of the applicable designation;

- b) Larger special needs housing projects are generally located in close proximity to Housing for special needs groups shall have regard for ease of access to support services such as community and medical facilities, medical services, shopping areas, parks and recreational areas, green-space and public transit; and
- c) All special needs housing shall be appropriately integrated with the surrounding area and complies with the urban design policies of this Plan.

217. Existing Sections 6.3.12, 6.3.14, 6.3.17 and 16.3.18 are hereby removed.

218. The existing Chapter 7 heading is hereby amended as follows:

Chapter 7

Economic Development Growing a Prosperous Community

7. Economic Development Growing a Prosperous Community

219. Existing Section 7.1 is hereby amended as follows:

7.1 Goals

7.1.1 To have a prosperous knowledge-based economy that attracts businesses and workers to the community.

~~7.1.1 To create a favourable economic climate, diversify the employment base and promote the Municipality as a prime business location in the Greater Toronto Area.~~

~~7.1.2 To create a community where the residents can live in reasonable proximity to their workplaces.~~

~~7.1.3 To encourage the growth of Clarington's recreational and tourism opportunities.~~

220. Existing Section 7.2.1 is hereby amended as follows:

7.2.1 ~~To attain~~ To seek to balance employment and residential growth by attaining 1 job for every 3 residents in Clarington by the year 2016~~2031.~~

221. Existing Section 7.2.2 is hereby removed.

222. New Sections 7.2.2 to 7.2.8 are hereby added as follows:

7.2.2 To accommodate a minimum of 50% of the forecasted employment growth within designated Employment Areas by the year 2031.

- 7.2.3 To support the retention and expansion of small businesses, particularly in the traditional downtowns of Clarington's Urban Areas.
- 7.2.4 To recognize the agricultural industry as a primary contributor to Clarington's economy and ensure the continuous support of agricultural uses and related activities, now and for future generations.
- 7.2.5 To promote and facilitate the servicing and development of the Energy Business Park and Technology Business Park.
- 7.2.6 To support arts and culture as having an increasingly significant role in economic prosperity.
- 7.2.7 To promote Clarington's recreational and tourism opportunities.
- 7.2.8 To understand the important relationships between the economy and the *environment* and seek a balance that is *sustainable*.

223. Existing Section 7.3.7 is hereby renumbered and amended as follows:

- ~~7.3.7~~7.3.1 The Municipality will ~~review~~ prepare and update the economic development strategy in consultation with various stakeholders in accordance with the statutory review period of this Plan.

224. Existing Section 7.3.1 is hereby renumbered and amended as follows:

- ~~7.3.1~~7.3.2 ~~In order to~~ To achieve the economic ~~development goal~~ and objectives of this Plan, the Municipality will:
 - a) encourage the retention and expansion of existing ~~employment opportunities~~ businesses and the creation of new opportunities;
 - b) encourage appropriately scaled new retail and commercial developments based on population growth;
 - c) ~~, while promoting~~ promote traditional downtown areas and Centres as distinctive and attractive locations for ~~retail, office, institutional, tourism and civic purposes~~ a mix of uses, including residential, retail, office and tourism;
 - d) promote Centres as the preferred location for major health care facilities, arts and culture and civic developments;
 - e) protect Employment Areas from conversion to non-employment uses;

- f) support the protection of designated Employment Areas by ensuring *sensitive land uses* remain separate from industrial uses;
- g) promote *major office* near the Courtice Transportation Hub and where appropriate;
- e)h) ~~promote corporate office and~~ promote prestige industrial developments in ~~strategic~~ highly visible locations along Highway 401;
- d)i) permit a variety of *home-based occupations* while ensuring such uses are integrated into the community in keeping with the applicable policies of this Plan;
- e)j) ~~Assist support efforts by~~ businesses and industries to modernize and diversify, reduce the consumption of energy and resources and transition to a low carbon economy ~~seek the assistance of various support agencies to facilitate modernization and diversification;~~ and
- f)k) adopt a capital works program to ~~improve~~ enhance gateway locations by installing informative signage and landscape features; ~~improving landscaping of public lands, and by encouraging landowners to practice good property maintenance.~~
- l) encourage a range of parcel sizes, in particular large parcels, to provide opportunities for market choice; and
- m) encourage efficient and coordinated telecommunications and communications *infrastructure*.

225. Existing Section 7.3.2 is hereby renumbered and amended as follows:

7.3.27.3.3 The Municipality shall seek the assistance of other levels of government to ensure essential business services and *infrastructure* are available to meet the economic development objectives of the Municipality, including:

- higher education facilities;
- high calibre ~~electronic~~ telecommunications and communications network;
- ~~toll-free telephone service to Toronto~~

- sufficient and reliable electric power and natural gas, including the refurbishment and expansion of the Darlington Nuclear Generating Station;
- expansion of quality health care facilities;
- water supply and sanitary sewer services;
- Regional road and Provincial highway construction including appropriate widenings and new interchanges; and
- improvements to the public transit system, including the timely extension of the GO Rail Lakeshore East line.

226. Existing Section 21.2.5 is hereby renumbered and amended as follows:

~~21.2.5~~7.3.4 The Municipality encourages the Region of Durham to construct municipal *infrastructure* works ~~in South Courtice to meet the servicing needs of the South Courtice Employment Area and future residential areas~~ to service all areas within the lakeshore urban area boundaries.

227. Existing Section 7.3.9 is hereby renumbered and amended as follows:

~~7.3.9~~7.3.5 The Municipality will, in cooperation with other government agencies, institutions and businesses, ~~recognizes the important role of the information and communication technology and life science sectors in the local and regional economy and will, in cooperation with other government agencies, institutions and businesses,~~ promote development of the Clarington Technology Business Park as the focus of the information and communication technology and life science sectors, and the Energy Business Park as the focus of the energy and *environment* sectors in the local economy.

228. A new Section 7.3.6 is hereby added as follows:

7.3.6 The Municipality encourages innovative developments and practices that are sustainable, and supports the use of green infrastructure which minimizes the effects of human activity on the environment.

229. Existing Section 7.3.3 is hereby renumbered and amended as follows:

~~7.3.3~~7.3.7 It is the long term ~~goal~~policy of the Municipality to investigate the feasibility of establishing a commercial port in Clarington ~~within the Municipality.~~

230. A new Section 7.3.8 is hereby added as follows:

7.3.8 To assist in achieving the employment forecasts, the Municipality may use a variety of tools, including but not limited to:

- a) strategic infrastructure investment;
- b) incentives;
- c) public-private partnerships;
- d) joint projects with the Boards of Business Improvement Areas;
- e) Community Improvement Plans; and
- f) development permit system.

231. Existing Section 7.3.4 is hereby renumbered and amended as follows:

7.3.47.3.9 The Municipality will promote and facilitate the development of new tourism, cultural, and recreational and other opportunities, ~~including but not limited to~~ to make Clarington a desirable destination for visitors.:

- ~~• new sporting facilities~~
- ~~• trade and convention facilities~~
- ~~• venues for arts and entertainment activities~~
- ~~• cultural heritage opportunities in accordance with Section 8~~

232. Existing Section 7.3.5 is hereby renumbered and amended as follows:

7.3.57.3.10 ~~Council, in~~ In consultation with the Boards of the Business Improvement Areas ~~and the Chambers of Commerce, the Clarington Board of Trade and other business groups, the Municipality shall~~ encourage and assist in the promotion of historical downtowns as destinations for shopping, walking tours and other events. ~~In addition, other organizations are encouraged to assist in the promotion of tourism through special events such as cultural festivals, tours, and fairs.~~

233. A new Section 7.3.11 is hereby added as follows:

7.3.11 It is recognized that for viable farming to continue, the agricultural investment climate must be stable. The Municipality will preserve farmland for agricultural uses and related activities that support the agricultural industry and ensure non-agricultural uses are compatible with, and do not hinder surrounding agricultural uses.

234. Existing Section 7.3.8 is hereby removed.

235. The existing Chapter 8 heading is hereby amended as follows:

Chapter 8

Celebrating Our Cultural Heritage

8. Celebrating Our Cultural Heritage

236. Existing Section 8.1.1 is hereby amended as follows:

8.1.1 To promote a culture of conservation that ~~will support~~s cultural achievements, fosters civic pride and sense of place, strengthens the local economy, and enhances the quality of life for Clarington residents ~~in the conservation, restoration and utilization of the Municipality's cultural heritage resources.~~

237. Existing Section 8.2.1 is hereby amended as follows:

8.2.1 To encourage the conservation, protection, enhancement and adaptive reuse ~~and maintenance~~ of *cultural heritage resources* including:

- structures, *sites* and *streetscapes* of cultural heritage value or interest;
- *significant* archaeological and historic resources;
- *significant* landscapes, vistas and ridge-lines; and
- landmarks and focal points.

238. A new Section 8.2.2 is hereby added as follows:

8.2.2 To incorporate *cultural heritage resources* into community design and development.

239. Existing Section 8.2.2 is hereby renumbered to 8.2.3.

240. Existing Section 8.3.5 is hereby renumbered and amended as follows:

~~8.3.5~~8.3.1 In achieving its cultural heritage objectives, the Municipality shall:

- a) promote public awareness and appreciation of *cultural heritage resources*;
- b) encourage the private sector to support the conservation of *cultural heritage resources*;
- c) support and promote the Clarington Museums and Archives;

- d) restore, rehabilitate, enhance and maintain Municipally-owned *cultural heritage resources*;
- e) encourage the ~~salvage-reuse~~ of architectural features and the documentation of the *cultural heritage resource* in the event that demolition is inevitable; and;
- f) document the features of *cultural heritage resources* in the event that demolition is inevitable;
- f)g) consider in co-operation with the development industry, the preservation of heritage buildings by incorporating the buildings into new *developments*; and *development* of a heritage subdivision to accommodate the relocation of heritage structures which cannot be incorporated into new *developments*
- h) enhance the *streetscape* components in *cultural heritage resource* areas, such as signage, street furniture, and lighting.

241. Existing Section 8.3.6 is hereby renumbered and amended as follows:

~~8.3.68.3.2~~ 8.3.68.3.2 The Municipality has identified the following *cultural heritage landscapes* of importance which have been or may be considered for heritage conservation districts:

- a) Beech Avenue Heritage Conservation District, Bowmanville;
- b) Heritage downtowns of Bowmanville, Newcastle and Orono;
- c) Old Bowmanville (~~North Ward of downtown~~);
- d) Old Bowmanville (~~South Ward of downtown~~);
- e) Old Newcastle Village (~~Highway 401 to north of downtown~~);
- f) Old Newcastle Village (south of downtown to CPR);
- g) Camp 30 - Boys Training School, Bowmanville; ~~and~~
- h) ~~Hamlets Historic areas~~ of Enniskillen, Hampton, Newtonville, Solina, Bondhead and Tyrone; ~~and~~
- i) Lake Ontario waterfront.

242. Existing Section 8.3.1 is hereby renumbered and amended as follows:

~~8.3.18.3.3~~ 8.3.18.3.3 The Municipality, with the advice and assistance of the Clarington Heritage Committee (CHC), shall:

~~b)a)~~ Update and Prepare and maintain a list of Clarington's Cultural Heritage Resources List;

a)b) Add properties of cultural heritage value or interest to the *Municipal Register* as appropriate;

c) Designate any such *cultural heritage resource* pursuant to the Ontario Heritage Act;

d) Identify and consider designation of *cultural heritage landscapes* or portions thereof identified in Section ~~8.3.6~~8.3.2;

e) Assist property owners in obtaining funding for *cultural heritage resource* conservation projects; and

f) Undertake the periodic review of the CHC's structure and mandate.

243. Existing Section 8.3.2 is hereby renumbered and amended as follows:

~~8.3.28.3.4~~ 8.3.28.3.4 Where a *cultural heritage resource* is designated under the Ontario Heritage Act or is recognized on the *cultural heritage resources list*, the Municipality shall:

a) Allow alterations, renovations, additions or repairs provided the proposed changes are compatible and consistent with the building and the surrounding area in terms of building materials, colour, height, scale and design including windows, doors and roof lines;

b) Discourage the demolition or the inappropriate alteration of a *cultural heritage resource*;

c) Require *redevelopment* and infill buildings in existing built up areas to be compatible and consistent with the surrounding buildings and *streetscape* in terms of building materials, height, width, scale, colour, setback and design including windows, doors and roof lines;

d) Require new *development* in previously non built up areas to conserve and enhance the cultural *heritage attributes* of the resource by providing an appropriate transition with regard to the scale, *massing* and character;

~~d)e)~~ e) Prepare urban *design guidelines* governing the alteration, *development* or *redevelopment* of districts or neighbourhoods; and

- e)f) Consider the conservation of *cultural heritage resources* in the placement or modification to *infrastructure*.

244. Existing Section 8.3.3 is hereby renumbered to 8.3.5.

245. A new Section 8.3.6 is hereby added as follows:

8.3.6 Should a *heritage resource* be demolished, the dismantling, salvage and reuse of materials is encouraged.

246. Existing Section 8.3.4 is hereby renumbered and amended as follows:

~~8.3.4~~ 8.3.7 Development on or adjacent to a cultural heritage resource identified on the Municipal Register and ~~site alteration~~ may be permitted ~~on lands adjacent to a protected cultural heritage resource~~ where the proposed development and ~~site alteration~~ has been evaluated through a Cultural Heritage Resource Heritage Impact Assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. ~~Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.~~

247. A new Section 8.3.8 is hereby added as follows:

8.3.8 Without diminishing the importance of cultural heritage resources that are not identified on the Municipal Register, the Municipality will keep a Cultural Heritage Resource List to identify resources that have cultural value and interest. Development on lands identified in the Cultural Heritage Resource List may be subject to a Heritage Impact Assessment as determined by the Municipality.

248. A new Section 8.3.9 is hereby added as follows:

Archaeological Resources

8.3.9 It is recognized that there are archaeological remains of prehistoric and historic habitation, or areas containing archaeological potential within the Municipality. Areas of archaeological potential shall be determined through the use of provincial screening criteria based on known archaeological records within the Municipality and studied by a licensed archaeologist.

249. Existing Section 8.3.7 is hereby renumbered and amended as follows:

~~8.3.7~~ 8.3.10 Where *development* will cause an impact to *archaeological resources* or *areas of archaeological potential*, an archaeological assessment will take place in accordance with provincial guidelines.

8.3.11 ~~Development and site alteration~~ shall only be permitted on lands containing *archaeological resources* or *areas of archaeological potential* if the significant *archaeological resources* have been *conserved* by preservation in-situ or by removal and documentation. Where significant *archaeological resources* must be preserved in-situ, only ~~development and site alteration~~ which maintains the heritage integrity of the *site* may be permitted.

250. The existing Chapter 9 heading is hereby amended as follows:

Chapter 9

Residential Livable Neighbourhoods

9. Residential Livable Neighbourhoods

251. Existing Section 9.1.1 is hereby amended as follows:

9.1.1 To ~~provide every~~ create safe, resilient and vibrant neighbourhoods with a living environment that promotes ~~a desirable~~ quality of life and social interaction.

252. Existing Section 9.2.1 is hereby amended as follows:

9.2.1 To provide for a variety of housing densities, tenure, and types housing forms for each in neighbourhoods ~~to achieve a desirable housing mix for all incomes, ages, and lifestyles.~~

253. Existing Section 9.2.2 is hereby amended as follows:

9.2.2 To create walkable neighbourhoods and to provide for a variety of uses within for each neighbourhood. ~~to service residents and to decrease the dependency on motor vehicles.~~

254. Existing Section 9.2.3 is hereby removed.

255. New Sections 9.2.3 and 9.2.4 are hereby amended as follows:

9.2.3 To promote subdivision and *site* design that contributes to sustainability and *climate change mitigation* and adaptation.

9.2.4 To incorporate the site's natural attributes and to restore ecosystem linkages in all stages of design, construction and use.

256. Existing Section 9.3.1 and 9.3.2 are hereby removed.

257. Existing Section 9.3.4 is hereby renumbered and amended as follows:

~~9.3.4~~9.3.1 The predominant use of lands designated Urban Residential shall be for housing purposes. Other uses may be permitted, which by the nature of their activity, scale and design, and location are supportive

of, and compatible with, and serve residential uses. These include convenience stores, small scale service and neighbourhood retail commercial uses, home-based occupation uses, parks, schools, and community facilities. *Parks, schools, and community facilities shall be permitted in accordance with Section 18 of this Plan.*

258. Existing Section 9.3.5 is hereby renumbered and amended as follows:

~~9.3.5~~ 9.3.2 Small scale service and retail commercial uses are intended to serve the population within the immediate area. Convenience stores may be permitted in Residential areas including the establishment of such uses on the ground floor of a multiple unit residential building. A site specific zoning by-law amendment to permit such uses will be required and the rezoning application shall be evaluated based on the following criteria:

- a) ~~The store~~ use generally contains no more than 250 square metres of gross leasable retail floor area;
- b) ~~The store~~ use provides a limited variety of items ~~of~~ for daily necessity necessities, or offers services that serve the surrounding residents;
- c) ~~The store~~ site does not have direct access to a Type A ~~or~~ Type B arterial road; and
- d) Parking shall be located at the side or rear of the building; and.
- e) The use has no adverse impacts on the surrounding neighbourhood.

259. Existing Section 9.3.6 is hereby renumbered to 9.3.3

260. A new Section 9.3.4 is hereby added as follows:

9.3.4 The existing and potential negative impacts from industrial uses, arterial roads, railways, and agricultural uses on Urban Residential areas and vice versa shall be mitigated to the satisfaction of the Municipality and in accordance with the applicable Provincial guidelines and regulations.

261. Existing Section 9.5.6 is hereby renumbered to 9.3.5

262. Existing Sections 9.3.7 and 9.3.8 are hereby removed.

263. A new Section 9.4 heading is hereby added as follows:

9.4 Neighbourhood Planning Areas

264. New Sections 9.4.1 through 9.4.3 are hereby added as follows:

- 9.4.1 The lakeshore urban areas are comprised of neighbourhoods and have housing unit targets attributed to each neighbourhood as indicated in Appendix B of this Plan. The housing unit targets for each neighbourhood may be altered without an amendment to this Plan provided that the development conforms to the intent of this Plan. The total number of housing units may be refined through a detailed analysis of the Secondary Plan process, if applicable.
- 9.4.2 Approved Neighbourhood Design Plans will continue to provide guidance for the development of neighbourhoods unless superseded by a Secondary Plan.
- 9.4.3 Land use designations for new residential areas will be detailed through the preparation of a Secondary Plan in accordance with Sections 4.6 and 23 of this Plan and Durham Regional Official Plan.

265. Existing Section 9.3.3 is hereby renumbered and amended as follows;

- 9.3.3 Prior to the completion of a Neighbourhood Secondary Plan these lands
~~The lands designated Future Urban Residential area shall only be used for agricultural purposes in accordance with Section 13.3.3. However, Council may consider other interim uses provided that such uses:~~
- a) are not capital intensive;
 - b) do not require municipal services;
 - c) do not adversely impact any *natural heritage features shown on Map C*; and
 - d) do not jeopardize the orderly future *development* of the lands for urban uses.

266. Existing Section 9.4.6 is hereby renumbered and amended as follows:

- 9.4.69.4.5 Multi-unit Medium and high density residential *development* will be reviewed developed on the basis of the locational criteria of Table 4-2, the urban design policies of Chapter 5 and the following site development criteria:
- a) The *site* is suitable in terms of size and shape to accommodate the proposed density and building form;
 - b) The proposed *development* is compatible with the surrounding neighbourhood in terms of scale, *massing*, height, siting, setbacks, shadowing, and the location of parking and *amenity areas*;
 - e) ~~Adequate on-site parking, lighting, landscaping and *amenity areas* are provided;~~
 - d)c) The impact of traffic on local streets is minimized;

- d) Multiple vehicular accesses from a public street shall generally be provided for each townhouse block and each apartment block;
- e) Each condominium corporation block shall have direct street frontage and direct vehicular access to a public street without reliance on easements through another condominium corporation block;
- f) In order to achieve a mixture of housing types, adjacent multi-unit residential unit types shall not replicated the same built form;
- g) ~~Street townhouses~~ Multi-unit residential shall not be sited on opposite sides of the street unless adequate on-street parking can be provided to the satisfaction of the Municipality.
- e)h) Townhouses sited on blocks shall generally not exceed 50 units and apartment blocks shall not exceed 2 buildings;
- f)i) Street townhouses shall generally not comprise more than 6 attached units; and
- j) Where multiple mid-rise and high-rise residential developments are planned for a given area, a phasing plan shall be required to identify common amenity areas and shared pedestrian and/or vehicle access.

267. New Section heading is added before new Section 9.5.4 which is hereby added as follows:

Existing Neighbourhoods

9.5.4 Recognizing that established neighbourhoods are stable but not static, the Municipality encourages limited *intensification* in accordance with the criteria in Section 5.4.1. to ensure intensification projects are compatible with the adjacent neighbourhood.

268. Existing Section 9.4 and 9.5 are hereby removed.

269. The existing Chapter 10 heading is hereby amended as follows:

Chapter 10

Commercial and Mixed-Use Development ~~Town, Village and Neighbourhood Centres, Corridors and Commercial Uses~~

10. Commercial and Mixed-Use Development Town, Village and Neighbourhood Centres, Corridors and Commercial Uses

270. Existing Section 10.1.1 is hereby amended as follows:

10.1.1 To develop ~~Town~~Urban and Village Centres as the main focal points of economic, social and cultural activities for the various communities within the Municipality.

271. Existing Section 10.1.4 is hereby amended as follows:

10.1.4 To protect and foster the role of historic downtowns.

272. Existing Section 10.1.5 is hereby removed.

273. New Sections 10.1.5 and 10.1.6 are hereby added as follows:

10.1.5 To develop vibrant Corridors that serve not only as connections between Urban and Village Centres but also places of higher density development and intensification.

10.1.6 To develop the Transportation Hubs in Courtice and Bowmanville as a mixed use, higher density place to support the timely expansion of the GO train to Clarington.

10.2.1 To provide for the ~~development~~ growth of the Bowmanville ~~Town~~Urban Centres (East and West) as the predominant Regional and commercial as a regional centres in Clarington.

274. Existing Section 10.2.2 is hereby amended as follows:

~~10.2.2 To integrate retailing with other traditional Town and Village Centre functions, such as employment, housing, recreation and community uses.~~

10.2.2 To provide for a mix of uses with a focus on higher density within Centres and Corridors to support the successful development of complete communities.

275. Existing Section 10.2.3 is hereby amended as follows:

10.2.3 To develop and improve ~~create~~ ~~Town~~Urban and, Village Centres, Waterfront Places, Neighbourhood Centres, and the Transportation Hubs and the Port of Newcastle Harbourfront Centres with a pedestrian focus and as people-oriented places with a high quality pedestrian environment ~~public realm~~ including civic squares, parks, walkways and building forms and styles that reflect the character of the community.

276. New Section 10.2.4 is hereby added as follows:

10.2.4 Waterfront Places shall be planned and developed as a community focal point and part of the tourism nodes at Lake Ontario.

277. Existing Section 10.2.4 is hereby renumbered to 10.2.5.

278. Existing Section 10.2.5 and 10.2.6 are hereby removed.

279. Existing Section 10.2.7 is hereby amended as follows:

~~10.2.7~~10.2.6 To encourage the development of identified Corridors through residential intensification, mixed-use development and the ~~promotion of~~ transit supportive development.

280. Existing Section 10.3.1 is hereby amended as follows:

10.3.1 ~~Town Urban and Village Centres, Neighbourhood Centres, Gateway Commercial Centres Highway Commercial Districts, Regional and Local Corridors and Transportation Hubs and the Port of Newcastle Harbourfront Centre are shown on Map A and B,~~ with population allocations indicated on Map H1.

281. Existing Section 10.3.2 is hereby amended as follows:

10.3.2 No new, ~~or expansions to existing Town or Village Centre, Highway Commercial District or Centres or Corridors or expansion to any of these Centres, Districts or Corridors~~ shall be permitted unless approved as part of the *municipally initiated comprehensive review* of the Official Plan.

10.3.3 ~~The Municipality will encourage~~ It is the Municipality's policy to seek additional *development* and *intensification* of the Bowmanville ~~and Courtice East and West Town~~ Urban Centres and the Courtice Main Street Corridor prior to consideration of the expansion of existing Centres ~~or Districts~~ or designating new Centres ~~or Districts~~. ~~Notwithstanding the above, New Neighbourhood Centres may be designated through a neighbourhood planning the secondary planning process and/or by amendments to this Plan.~~

282. Existing Section 10.3.3 is hereby removed.

283. New Sections 10.3.4 and 10.3.5 are hereby added as follows:

10.3.4 In the consideration of development applications, applicants must demonstrate how the proposal contributes towards the achievement of the Floor Space Index and densities established in Table 4-2 of this Plan and the Durham Regional Official Plan.

10.3.5 All new Commercial Development within Urban and Village Centres, Regional and Local Corridors and Waterfront Places shall be a minimum height of two storeys.

284. Existing Section 10.3.4 is hereby renumbered and amended as follows:

10.3.4~~10.3.4~~10.3.6 The ongoing health and vitality of ~~Town~~Urban and Village Centres, in particular the historic downtowns, will be encouraged by:

- a) phasing major retail growth in accordance with population growth in Clarington;
- b) municipal investment in public *infrastructure*;
- c) municipal programs to encourage private sector investment in *redevelopment* and the restoration and adaptive reuse of historic buildings;
- d) participation in appropriate programs of senior levels of government;
- e) preparation of community improvement plans and projects;
- f) fostering and assisting merchant groups and associations;
and
- g) encouraging joint marketing efforts.

285. Existing Section 10.3.5 is hereby renumbered to 10.3.7.

286. A new Section 10.3.8 is hereby added as follows:

10.3.8 A reduction to the parking space requirements in Priority Intensification Areas may be considered where it is demonstrated that:

- a) there will be minimal adverse impacts on the surrounding areas;
- b) on-street parking can support additional parking demands;
- c) the *site* is accessible to transit, walking and/or cycling facilities;
- d) the *development* is for a mixture of uses; and
- e) the reduction is offset by a payment-in-lieu of parking where appropriate.

287. The existing Section 10.4 heading is hereby amended as follows:

10.4 ~~Town~~ Urban and Village Centres

288. Existing Section 10.4.1 is hereby amended as follows:

10.4.1 ~~Town Urban~~ and Village Centres shall be developed as the main concentrations of ~~urban~~ activity in each community, ~~with the Town Centres providing a fully integrated~~ They shall provide an array of retail and personal service, office, residential, cultural, community, recreational and *institutional uses*.

10.4.2 ~~Town Urban~~ and Village Centres will function as the focal point of culture, art, entertainment and civic gathering, be places of symbolic and physical interest for residents, and foster a sense of local identity.

289. Existing Section 10.4.2 is hereby renumbered and amended as follows:

~~10.4.2~~10.4.3 Each ~~Town Urban~~ and Village Centres will have a distinct character and function generally in accordance with the following:

- a) ~~Town Urban~~ Centres will be larger in scale, provide goods and services for a large segment of Clarington's population and will develop with a higher overall density than Village Centres;
- b) Bowmanville ~~Town Urban~~ Centres (~~East and West~~) will be planned and developed as a centre of regional significance providing the highest level of retail and *service uses* and shall be the primary focal point of cultural, community, recreational and *institutional uses* in Clarington;
- c) Village Centres will be smaller in scale, be developed at similar densities as the historic downtowns and shall serve primarily local needs for goods and services; and
- d) ~~Town Urban~~ and Village Centres will maintain and enhance the historic character of each respective community.

290. Existing Section 10.4.3 and Table 10-1 are hereby removed.

291. Existing Section 10.4.4 is hereby amended as follows:

10.4.4 ~~Town Urban~~ and Village Centres shall be comprehensively developed in accordance with their respective Secondary Plans which shall ~~encourage and~~ provide for:

- a) residential and/or *mixed use* developments in order to achieve higher densities, achieve *transit oriented development* and reinforce the objective of achieving a diverse mix of land uses;
- b) *redevelopment* and *intensification* with a wide array of uses ~~within the Town or Village Centre~~; and

- c) other uses that are complementary to the Urban and Village Centre's intended commercial-economic, social and cultural functions.

292. Existing Section 10.4.5 is hereby amended as follows:

10.4.5 Drive-through facilities are not desirable in ~~Town~~Urban and Village Centres. Drive-through facilities will be prohibited in certain areas and appropriately regulated in other areas to minimize impacts on roads and the pedestrian *environment*, to ensure compatibility with *adjacent* uses and to achieve the built-form objectives of this Plan and the Secondary Plans. Existing Section 10.4.6 is hereby removed.

293. Existing Section 10.4.6 is hereby removed.

294. Existing Section 10.4.7 is hereby renumbered and amended as follows:

~~10.4.7~~ ——— ~~Urban Design~~

~~10.4.7.1~~10.4.6 ~~Town~~Urban and Village Centres shall be developed in accordance with the following ~~urban design goals~~ the urban design policies of Chapter 5.

- ~~a) To provide an integrated and diverse mix of uses;~~
- ~~b) To encourage an active street life through the provision of municipal squares, pocket parkettes, street-related buildings, outdoor patios, possible outdoor display and selling areas, and other amenities;~~
- ~~c) To develop a transit supportive *environment*, and~~
- ~~d) To establish a grid system of streets and walkways to fulfil vehicular and pedestrian requirements and to function as places of social interaction;~~

295. Existing Section 10.4.7.2 is hereby removed.

296. Existing Section 10.6 and all subsequent subsections are hereby renumbered to read Section 10.5.

297. Existing Section 10.6.1 is hereby renumbered and amended as follows:

~~10.6.1~~10.5.1 Neighbourhood Centres are identified on Map A. They are to serve as focal points for residential ~~communities~~ neighbourhoods and provide a range of retail and service uses to meet ~~for~~ day to day ~~retail and service~~ needs. They shall be planned and developed in a comprehensive manner. The maximum amount of gross leasable

floor space in any one Neighbourhood Centre shall be 5,000 square metres.

298. Existing Section 10.6.2 is hereby renumbered to Section 10.5.2.

299. Existing Section 10.6.3 is hereby renumbered and amended as follows:

~~40.6.3~~10.5.3 An appropriate range of retail and *service uses* will be identified in the Zoning By-law in accordance with the following:

- a) Uses will be appropriate to be located in close proximity to adjacent residential areas;
- b) With the exception of grocery store/supermarket or pharmacy any individual store shall have a maximum of 300 square metres of gross leasable floor area ~~Uses will be limited in scale;~~
- c) Drive-through restaurant uses will not be permitted; and
- d) Mixed-use development will be encouraged;
- e) Street-related building forms are preferred but as a minimum direct pedestrian access will be provided from the street to some stores within 4 metres of the streetline, and
- f) Building design of the adjacent and surrounding neighbourhood takes precedent over corporate character.

300. Existing Section 10.6.4 is hereby removed.

301. Existing Section 10.6.5 is hereby renumbered and amended as follows:

~~40.6.5~~10.5.4 Neighbourhood Centres are "gathering places" and ~~should~~ shall incorporate public squares ~~wherever possible~~. Public squares will have the right of public access and will be designed as a high quality and interactive urban environment, with such a Amenities such as appropriate paving, landscaped areas, benches, refuse containers, bicycle stands, lighting, public art and other elements that enhance the social and physical *environment* are required.

302. Existing Section 10.6.6 is hereby renumbered and amended as follows:

~~40.6.6~~10.5.6 Public squares shall be constructed either as a public parkette or as part of a commercial development with the right of the public to access the square secured by appropriate means. Public squares are required in any new at the following Neighbourhood Centres identified by amendment to this Plan.:

- ~~Bloor/Prestonvale~~

- ~~Liberty/Longworth~~
- ~~Regional Road 57/Concession Road 3~~
- ~~Concession/Mearns~~
- ~~Port of Newcastle~~
- ~~Any new Neighbourhood Centres identified by amendment to this Plan.~~

303. Existing Section 10.5 and all subsequent subsections are hereby renumbered to read Section 10.6.

304. Existing Section 10.5.1 is hereby renumbered and amended as follows:

~~10.5.1~~10.6.1 ~~Corridors form the main linkages between Town or Village Centres. New and redevelopments within identified Corridors shall fulfill the policy objectives provide for intensification, mixed-use development and pedestrian and transit supportive development. Corridors are one component of Priority Intensification Areas. The Regional and Local Corridors are identified on Map B.~~

305. New Section 10.6.2 is hereby added as follows:

10.6.2 ~~Corridors shall be comprehensively developed to provide for:~~

- a) residential and/or mixed use developments with a wide array of uses in order to achieve higher densities, and transit oriented development,
- b) other uses that are complementary to the intended function of the Corridor, and
- c) site design that is sensitive to the existing neighbourhoods.

306. Existing Sections 10.5.2, 10.5.3 and 10.5.4 are hereby renumbered and amended as follows:

~~10.5.2~~10.6.3 ~~Density and built form within Corridors will~~shall:

- a) Incorporate and be balanced with sensitive to existing local character and scale to create a compatible and to achieve an attractive built form and functional places with a distinctive community image;:-

10.5.3

- b) The development or redevelopment of Corridors will acknowledge the Incorporate measures to protection and enhancement of key the natural heritage system features and sensitively integrate

them with new *development*, streetscaping, and signage and architectural detail; and

40.5.4

- c) create a public realm that Corridors will be developed or redeveloped to accommodate a range of higher density residential uses, complemented by compatible retail, service and *institutional uses*.

307. Existing Section 10.5.5 is hereby renumbered and amended as follows:

~~40.5.5~~ 10.6.4 Corridors will be designed to accommodate public transit and a range of alternative transportation modes, having accommodating the pedestrian as a first priority.

308. A new Section 10.6.5 is hereby added as follows:

10.6.5 Corridors are approximately 100 metres deep as measured from the extent of the ultimate road allowance.

309. New Sections 10.6.6 and 10.6.7 are hereby added as follows:

10.6.6 Along Regional Corridors within mixed use buildings, non-residential uses shall not exceed 50% of the floor area of the building.

10.6.7 Along local corridors, within mixed use buildings retail uses shall generally not exceed 20% of the total ground floor area of a building except in a live/work dwelling type.

310. Existing Section 10.5.6 is hereby removed.

311. A new Section 10.8 Transportation Hubs is hereby added as follows:

10.8 Transportation Hubs

10.8.1 Transportation Hubs are identified on Map A. Transportation Hubs shall provide for a mix of uses at higher densities, which are complementary in terms of scale, design and context and designed to support transit services.

10.8.2 The Bowmanville Transportation Hub is located within the Bowmanville West Town Regional Centre. The Bowmanville Town Centre Secondary Plan Area policies are complementary and supportive of the Bowmanville GO Transit station and collectively create the type of development intended by section 10.8.1.

10.8.3 The Courtice Transportation Hub is located within Special Study Area 4. Detailed land uses in this Transportation Hub will be further defined through in the Courtice Employment Lands Secondary Plan. The Secondary Plan shall include policies for a high density, mixed use compact development within 750 metres of the GO Transit site.

312. Existing Section 10.7 Port of Newcastle Harbourfront Centre is hereby removed in its entirety.

313. A new Section 10.7 is hereby added as follows:

10.7 Waterfront Places

10.7.1 Waterfront Places at Port Darlington and Port of Newcastle are identified on Map A. Waterfront Places will be high quality urban environments that build upon the natural setting and views of the Lake Ontario waterfront.

10.7.2 Waterfront Places shall be designed to:

- a) support a mix of land uses;
- b) be a high quality urban environment that builds on the existing natural setting, marina and park development and views of the waterfront; and
- c) where appropriate, shall be planned to support an overall, long-term density and floor space index indicated in Table 4-2 of this Plan.

10.7.3 Around harbours in the Port of Newcastle and Port Darlington Waterfront Places a variety of uses which are compatible with a marina and the public open space system are permitted. Such uses include high-rise residential, retail and services uses, professional offices, a small hotel, places of entertainment, and recreational, cultural and community facilities. Retail uses will be appropriate for and scaled to meet neighbourhood or tourism needs. Hotels shall be appropriately designed and scaled based on their location.

10.7.4 Waterfront Places shall include an integrated system of publicly accessible walkways that will connect with the marina area, the Municipal Wide Park and the Waterfront Trail.

10.7.6 The Municipality encourages Marina uses to be fully integrated with the Municipal Wide Park with complementary recreation facilities and amenity areas including joint access arrangements and shared parking facilities.

10.7.7 The Municipality will encourage increasing public access to areas of ecological, cultural or recreational value.

314. Existing Section 16.2.4 is hereby renumbered and amended as follows:

10.7.7 The uses permitted at the Port Darlington Waterfront Place is also defined as a tourism node and the permitted land uses are further defined in the Port Darlington Secondary Plan in Part VI.

315. Existing Section 10.8 heading is hereby amended as follows:

10.8 ~~Highway Commercial Districts~~ Gateway Commercial Centres

316. Existing Section 10.8.1 is hereby amended as follows:

10.8.1 ~~The Municipality has identified Gateway Commercial Centres on Map A. Gateway Commercial Centres Highway Commercial Districts are intended to serve the specialized needs of residents on an occasional basis and attract tourists and visitors to the Municipality. Highway Commercial Districts They generally require large parcels of land to accommodate certain types of large format retailers, which require and benefit from direct exposure to high volumes of traffic and may require outdoor storage and display. Permitted uses may include motor vehicle sales and service establishments, home improvement centres, large format home furnishing stores and other similar large format retailers, garden centres and nurseries, restaurants, motels, hotels, and service stations, but do not include motor vehicle body shops, department stores, food stores, banks and warehouse merchandise clubs.~~

317. A new Section 10.8.2 and 10.8.3 are hereby added as follows:

10.8.2 The following uses may be permitted within the Gateway Commercial Centre designation:

- a) Retail and service commercial uses including hotels, warehouse-style stores excluding department stores and grocery stores, and home furnishing uses and warehouse-style stores excluding department stores and grocery stores;
- b) Financial institutions;
- c) Business, professional and medical offices;
- d) Restaurants;
- e) Limited number of complementary smaller retail stores and personal use services; and
- f) Community facilities.

10.8.3 Highway Commercial Centres shall be developed in accordance with the urban design policies in Chapter 5.

318. Existing Sections 10.8.4 and 10.8.5 are hereby removed.

319. Existing Section 10.9.1 is hereby amended as follows:

10.9.1 Service stations are establishments which primarily sell gasoline fuel and associated automotive products. A service station

may include *accessory uses* such as the repair of vehicles, a car wash, restaurants, and a small convenience store.

320. Existing Section 10.9.2 is hereby amended as follows:

- 10.9.2 Service stations may generally be established in any urban land use designation provided that:
- a) a maximum of one (1) service station may be permitted at any intersection, with the exception that in a ~~Highway Commercial District~~ Gateway Commercial Centre or Employment Area a maximum of two (2) service stations may be permitted diagonally opposite each other at any intersection;
 - b) it is not *adjacent* to or opposite schools or public *recreation* facilities;
 - c) it does not create vehicular congestion or endanger pedestrian movement;
 - d) access points to each *site* shall be limited in number and shall not impede traffic flows. Internal access to *adjacent* commercial properties shall be provided wherever possible;
 - e) primary access is taken from an arterial or collector road; and
 - f) it has no undue *adverse effect* on *adjacent* residential uses.

321. Existing Section 10.9.3 is hereby amended as follows:

- 10.9.3 Notwithstanding Section 10.9.2 a), service stations will not be permitted at prominent intersections in ~~Town~~ Urban or Village Centres or other locations which Council deems to have important visual significance for gateways to communities.

322. A new Section 10.9.4 is hereby added as follows:

- 10.9.4 Service Stations shall be developed in accordance with the urban design policies in Chapter 5.

323. Existing Section 11.1.1 is hereby amended as follows:

- 11.1.1 To provide a variety of economic and employment opportunities in the Municipality Employment Areas.

324. Existing Section 11.2.1 is hereby amended as follows:

- 11.2.1 To provide ~~and protect a variety of industrial lands~~ Employment Areas as strategic assets that will to allow for the expansion and diversification of the employment base.
- 325.** Existing Section 11.2.2 is hereby amended as follows:
- 11.2.2 To ~~ensure~~encourage the timely servicing of all Employment Areas providing a minimum 5 year supply of serviced land.
- 326.** Existing Section 11.2.3 is hereby amended as follows:
- 11.2.3 ~~To encourage environmentally sound industrial practices and uses.~~ To provide at least 50% of all jobs in Clarington within Employment Areas.
- 327.** Existing Section 11.2.4 is amended as follows:
- 11.2.4 To ~~ensure~~require a high quality design in Prestige and Business all-Employment Areas.
- 328.** New Sections 11.2.5 and 11.2.6 are hereby added as follows:
- 11.2.5 To achieve increasingly higher employment densities in Employment Areas.
- 11.2.6 To promote high employment densities within proximity to Courtice Transportation Hub.
- 329.** Existing Section 11.3.1 is hereby amended as follows:
- 11.3.1 Employment Areas consist of ~~Prestige Employment Areas, Light Industrial Areas, General Industrial Areas and Business Parks~~ as designated the following land use designations shown on Map A:
- Business Parks;
 - Prestige Employment Areas;
 - Light Industrial Areas; and
 - General Industrial Areas.
- 330.** Existing Section 11.3.2 is hereby amended as follows:
- 11.3.2 Within all-Employment Areas ~~designations:~~
- a) the minimum employment density target shall be 30 jobs per gross hectare, especially on lands designated Prestige Employment, Business Park, or Light Industrial lands adjacent to the 401 and 418 corridors.

- a)b) the attractiveness of these areas shall be established and/or enhanced through high quality ~~building design~~, appropriate landscaping, screening of outside storage areas and good property maintenance;
- b)c) the *development* or *redevelopment* of lands shall support public transit, and bicycle and pedestrian access;
- e)d) the sale of the goods manufactured or assembled on the premises will be permitted provided it does not exceed 20% of the total gross building floor area;
- d)e) no use shall be permitted which, by the nature of the material used, *waste* produced, or product manufactured is considered to be hazardous by ~~the Medical Officer of Health~~ Government agencies;
- e)f) all uses shall comply with all government health and environmental standards with respect to the emission of fumes, noise, odours, dust, vibration, or any other form of pollution;
- f)g) open storage areas and industrial uses which are not compatible with *sensitive land use* activities or existing agricultural uses, shall be ~~kept separated and~~ appropriately located and buffered so that no *adverse effects* will result on surrounding areas;
- g)h) *waste* disposal and/or processing of *waste* shall conform to the policies of Section ~~4.7.3.7.16 to 3.7.19~~ and all applicable provisions of this Section; and
- h)i) no *auto auction facility*, *auto wreckers*, asphalt/ready mix facilities shall be permitted unless they are located on a parcel of land less than 2 ha in size.

331. A new Section 11.3.3 is hereby added as follows:

11.3.3 The following uses are not permitted in employment areas:

- a) *Sensitive land uses* such as residential, nursing and retirement homes, elementary and secondary schools and places of worship;
- b) major retail uses; and
- c) major office uses.

332. Existing Sections 11.3.3 and 11.3.4 are hereby renumbered and amended as follows:

~~11.3.3~~11.3.4 The conversion of lands within an employment area to a non-employment use shall only be contemplated ~~permitted during the five-year Official Plan review, or during a Municipally initiated comprehensive review of employment areas and based on the following criteria:-~~

~~11.3.4~~ Council may permit the conversion of lands within employment areas to a non-employment use only where it has been demonstrated, to the satisfaction of Council, that:

- a) The land is not required for employment purposes over the long term;
- b) There is need for the conversion;
- c) There is existing or planned *infrastructure* to accommodate the proposed conversion;
- d) The conversion will not *adversely affect* the overall viability of the ~~area of~~ employment area; and
- e) The potential impacts of the conversion have been considered on a municipality wide scale.

333. Existing Sections 11.8 and 11.8.1 are hereby renumbered and amended as follows:

~~11.8~~ *Development Standards*

~~11.8.1~~11.3.5 All Employment Areas shall be developed on municipal water and sewer and roads shall be designed to urban standards. Prior to the introduction of full municipal services, limited *development* on private services is permissible provided:

- a) the lands are zoned to permit private services;
- a)b) the use does not require water consumption in the production, manufacturing, refining or assembling process;
- b)c) the applicant submits an engineering report demonstrating that private services can be supported on *site* without impacting ground water and soil conditions on neighbouring properties; and
- e)d) the applicant enters into a development agreement with the Municipality which includes, among other matters, the requirement to connect to future sanitary sewer and water supply services and the payment for the owner's share of installation and connection when such services are available.

334. Existing Section 11.8.2 is hereby renumbered and amended as follows:

~~11.8.2~~11.3.6 *Development of Employment Areas* shall generally proceed by registered plan of subdivision. However, *development* by land severance is permitted provided it does not jeopardize the overall future *development* of the surrounding lands and that a cost-sharing agreement is executed with respect to the construction of arterial and collector roads, stormwater facilities and regional services.

335. A new Section 11.3.7 is added as follows:

11.3.7 *Development in Employment Areas* shall be subject to the Urban Design policies in Section 5.4.5 to 5.4.7 of this Plan.

336. Existing Section 11.4.1 is hereby amended as follows:

~~11.4.1~~ The Business Parks designated on Map A comprise the lands having prime exposure along Highway 401 and major arterial roads. *Development* within Business Parks is intended for employment intensive uses that exhibiting the highest standard of building design and landscaping in order to provide an attractive appearance that reflects or takes advantage of such high visibility.

337. Existing Section 11.5.1 is hereby amended as follows:

11.5.1 The Prestige Employment Areas ~~designated on Map A~~ comprise lands having have prime exposure along Highway 401 or major freeways and arterial roads and may be located adjacent to Residential Areas.

11.5.2 *Development* within this designation is intended for employment intensive uses that exhibiting ~~a~~ the highest standard of building design and landscaping in order to provide an attractive appearance that reflects or takes advantage of such high visibility.

338. Existing Section 11.5.2 is hereby renumbered and amended as follows:

~~11.5.2~~11.5.3 The predominant use of land within Prestige Employment Areas shall be professional, corporate and office buildings, ~~data processing centres,~~ research and development facilities, commercial or technical schools, and light industrial uses within enclosed buildings. ~~Certain commercial, community and recreational uses, including banks, restaurants, athletic clubs, banquet facilities and fraternal organizations, are permitted provided they are limited in scale and provide services to employees of the Employment Area. In addition, hotels, motels and trade and convention centres may be permitted by site-specific zoning amendment. Large scale retail warehouses may be permitted by amendment to this Plan subject to the provisions of Section 10.8.5.~~

339. A new Section 11.5.4 is hereby added as follows:

11.5.4 Certain commercial, community and recreational uses, including banks, restaurants and athletic clubs are permitted provided they are limited in scale and appropriately designed and provided that the total gross floor area of the use does not occupy more than 10% of the building and does not exceed 500 square metres.

340. Existing Section 11.5.3 is hereby removed.

341. New Sections 11.5.5 and 11.5.6 are hereby added as follows:

11.5.5 The following uses are not permitted within the Prestige Employment Areas:

- a) motor vehicle service stations, motor vehicle dealerships, automotive service and repairs, and car washes and other automotive uses; and
- b) drive-through restaurants.

11.5.6 Development within Prestige Employment Areas shall:

- a) have consideration for the functional of the lands as a buffer and shall provide for an appropriate mix of uses that are sensitive to and compatible with abutting land uses;
- b) support planned public transit investment;
- c) allow for a variety of uses to occur in close proximity to each other in order to assist the Municipality in achieving its intensification objectives; and
- d) provide for a walkable green public realm that is attractive for employees.

342. Existing Section 11.5.4 is hereby renumbered and amended as follows:

~~11.5.4~~11.5.7 Development within Prestige Employment Areas shall be subject to a high level of architecture, landscaping and signage control.

11.5.8 Outside storage or display of goods shall be strictly prohibited. The Municipality may develop design guidelines to assist in the review of development applications adjacent to Highway 401.

343. Existing Sections 11.5.5 and 11.5.6 are hereby removed.

344. Existing Section 11.6.1 is hereby amended as follows:

11.6.1 The Light Industrial Areas designated on Map A are located in places of high visibility along major arterial roads and freeways and may be

located *adjacent* to Residential Areas. The range of industrial uses permitted in the Light Industrial Areas shall be sensitive to and compatible with abutting uses.

345. Existing Section 11.6.4 is hereby renumbered and amended as follows:

11.6.4 Limited outside storage may be permitted as an ancillary use in accordance with the following criteria:

- a) Outside storage shall not exceed an area equivalent to 25% of the total gross building floor area;
- b) The materials to be stored in an outside storage area shall not exceed a height of 3 metres; ~~and~~
- c) Storage areas shall be located primarily in the rear of the *lot* and shall be appropriately screened so as to not have a *negative impact* on abutting properties and not be visible from ~~a freeway~~ freeways or roads; and
- d) For sites directly adjacent to freeways, outdoor storage is not permitted.

346. Existing Sections 11.6.5 is hereby renumbered to 11.6.6 and is hereby amended as follows:

~~11.6.5~~ 11.6.6 An auto mall comprising a minimum of 3 individual motor vehicle dealerships ~~or other dealerships, which may include recreational vehicles/trailer sales establishments,~~ and accessory motor vehicle services uses may be permitted by site specific rezoning provided it is located on a Type A arterial road or on lands with exposure to Highway 401 or other major highways/freeways subject to the submission of ~~and~~ a comprehensive streetscape, landscaping and signage plan prepared to the satisfaction of the Municipality. Where Auto Malls are permitted the parking of vehicles/trailers shall not be considered as outside storage under this Plan.

347. New Section 11.6.7 is hereby added as follows:

11.6.7 Notwithstanding Section 11.3.6, the Light Industrial lands identified in Orono may develop on a private water and sewer system.

348. Existing Section 11.7.1 is hereby amended as follows:

11.7.1 General Industrial Areas are generally located in the interior of the Employment Areas, and shall not be located in highly visible locations or *adjacent* to *sensitive land use* activities.

349. Existing Section 11.7.3 is hereby amended as follows:

11.7.3 Outside storage shall:

- a) generally not exceed 50% 100% of the total gross floor area of the building and to a maximum height of 5 metres;
- b) ~~Outside storage shall generally~~ be located at the of the property and
- c) be appropriately screened, buffered and/or contained through the use of berms, landscaping, fencing or other mitigative measure.

350. Existing Section 11.7.4 is hereby amended as follows:

11.7.4 Freight transport or transportation facilities ~~Transport depots~~ shall be located within the General Industrial Areas ~~having direct access or close connection to an arterial road~~ but not occupying high visibility sites ~~adjacent to highways~~ freeways and arterial roads or major entranceways to urban areas. Parking, loading and storage facilities shall generally be located at the rear of the *lot*, adequately screened from *adjacent* land uses, have a durable, dust-free, hard surface and suitable stormwater management facilities.

351. Existing Section 11.7.5 is hereby amended as follows:

11.7.5 Notwithstanding the provisions of Section ~~4.73.7~~, waste processing facilities for non-toxic materials such as paper, glass, metal, construction waste and plastics, may be permitted ~~by site-specific zoning within the General Industrial Areas~~, provided that the operation is wholly enclosed within a building or structure.

11.7.6 Waste transfer stations may be permitted by *site-specific* zoning provided it is integrated and part of a waste processing facility. Outside storage may be permitted in accordance with Section 11.7.3, provided that processed or unprocessed waste is wholly enclosed.

352. Existing Section 11.7.6 is hereby renumbered to 11.7.7.

353. Existing Section 11.8.3 is hereby removed.

354. Existing Section 12.3.1 is hereby amended as follows:

12.3.1 Hamlets and Estate Residential are Rural Settlement Areas are designated on Map A as ~~Hamlets, Country Residential Subdivisions and Rural Residential Clusters~~. Unless otherwise provided for in this Plan, scattered non-farm residential ~~development~~ is not permitted ~~within the rural area~~.

355. Existing Section 12.3.2 is hereby amended as follows:

12.3.2 Hamlets shall be the predominant and preferred locations to accommodate future rural population growth. ~~In addition to existing designated land, it is the policy of this Plan to allow approximately~~

~~300 new lots in rural settlement areas as indicated in Section 5.3.2 of this Plan.~~

356. Existing Section 12.3.3 is hereby removed.

357. Existing Section 12.3.4 is hereby renumbered to 12.3.3.

358. Existing Section 12.3.5 is hereby renumbered and amended as follows:

~~12.3.5~~12.3.4 Within the Oak Ridges Moraine, the construction or expansion of *partial services* is prohibited. However, this does not apply to prevent the construction or expansion of *partial services* that are necessary to address a serious health or environmental concern, or the expansion was approved under the Environmental Assessment Act before November 17, 2001 and the period of time during which the construction or expansion may begin has not expired. Serious health or environmental problems are to be determined by the local Medical Officer of Health or an, ~~the Municipality, Region or other appropriate~~ designated authority.

359. Existing Section 12.3.6 is hereby renumbered to 12.3.5.

360. Existing Section 12.3.7 is hereby renumbered and amended as follows:

~~12.3.7~~12.3.6 Notwithstanding Section ~~12.3.6~~12.3.5, in the event *development* is serviced by approved alternatives ~~including communal systems~~, the size of a ~~rural~~ residential *lot* may be reduced subject to appropriate studies.

361. Existing Section 12.3.8 is hereby renumbered and amended as follows:

~~12.3.8~~12.3.7 *Home-based occupations* are permitted in any Rural Settlement Area in accordance with the provisions of Section ~~9.3.6~~ 9.3.3 ~~with the exception that they may be conducted in whole or in part in an accessory building which cannot exceed 50% of the habitable floor area. Where municipal sewer and water services are not available, only dry-use~~ *home-based occupations* are permitted.

362. A new Section 12.3.8 is hereby added as follows:

12.3.8 A an accessory apartment is permitted in accordance with Section 6.3.6.

363. Existing Section 12.4.1 is hereby amended as follows:

12.4.1 ~~Hamlets are designated as Hamlet Residential on Map A. The predominant use of lands within the Hamlet designation shall be single detached residential dwellings. Other uses such as schools, community facilities, places of worship, general stores, home-based occupations, arts and craft shops, service stations and farm-related~~

commercial uses are also permitted provided such uses are compatible with the surrounding uses and do not detract from the character of the hamlet. Service stations shall also be subject to the policies of Section 10.9 of this Plan.

364. Existing Section 12.4.3 is hereby amended as follows:

12.4.3 Residential development shall generally proceed by an application for plan of subdivision which shall be accompanied by technical reports to meet the requirements of this Plan and the Region of Durham Official Plan Section 12.4.5(a) through (d) to the satisfaction of the approval authorities.

~~In addition to satisfying the above, applications for plan of subdivision within a Hamlet located in the Oak Ridges Moraine shall also satisfy the requirements of Chapter 4 of this Plan.~~

365. Existing Section 12.4.4 is hereby renumbered to 12.4.5 and the cross-reference is renumbered from Section 12.3.6 to 12.3.5.

366. Existing Section 12.4.5 is hereby renumbered and amended as follows:

~~12.4.5~~12.4.6 ~~Notwithstanding Section 12.4.5, in~~ In the hamlet Hamlet of Newtonville, the following policies apply:

- a) All *development* shall be serviced by municipal water supply;
- b) The minimum *lot* size may be reduced ~~in accordance with Section 12.3.6~~ provided an engineering study demonstrates to the satisfaction of the approval authorities that the soil and groundwater conditions can support reduced *lot* sizes without contaminating soil or groundwater;
- c) No further *development* shall be permitted upon reaching the capacity of the municipal water supply system, regardless of whether designated lands remain vacant; and
- d) No further *development* shall be permitted if there is evidence of soil and groundwater contamination which cannot be mitigated, until such time as the contamination is addressed to the satisfaction of the approval authorities.

367. The existing heading of Section 12.5 is hereby amended as follows:

12.5 Country Estate Residential Subdivisions

368. Existing Section 12.5.1 is hereby amended as follows:

12.5.1 The only permitted use within lands designated Country Estate Residential shall be ~~single-detached residential dwellings including and *home-based occupations*.~~

369. Existing Section 12.5.2 is hereby removed.

370. Existing Section 12.5.3 is hereby renumbered and amended as follows:

~~12.5.3~~12.5.2 Estate Residential areas that have been approved are designated on Map A. No new Estate Residential areas are permitted. Applications to amend this Plan in order to permit country residential subdivisions shall be accompanied by a settlement capacity study to address those requirements set out in Section 12.4.5 and a landscape analysis and *Environmental Impact Study* to address those requirements set out in Section 12.5.2(b) and (c).

371. A new Section 12.5.3 and 12.5.4 are hereby added as follows:

12.5.3 Estate Residential areas approved prior to Section 12.5.2 coming into effect shall:

- a) not exceed the number of residential units planned;
- b) be designed to be unobtrusive and blend into the Municipality's landscape, including the natural *environment*;
- c) not have *negative impacts* on the *natural heritage system*;
- d) contain *lot* sizes generally between 0.4 – 1 hectare; and
- e) be serviced with an internal road system having a minimum of two access points, but shall not have direct access onto a freeway or a Type A arterial road.

12.5.4 Once an Estate Residential subdivision has been registered, no severance for an additional *lot* will be permitted.

372. Existing Section 12.5.4 is hereby removed.

373. Existing Section 12.6.1 is hereby amended as follows:

12.6.1 ~~Map A identifies the general location of *Rural Residential Clusters*. The permitted~~ Permitted uses in a *Rural Residential Cluster* defined in the Zoning By-law are single detached residential dwellings including *home-based occupations*. The exact limits of the Cluster are shall be defined in the Zoning By-law.

374. Existing Section 12.6.3 is hereby amended as follows:

12.6.3 ~~Additional~~ Within Zoned *Rural Residential Clusters* infilling may be permitted in ~~General Agricultural Areas, Green Space and the~~

~~Waterfront Greenway~~ designations by an amendment to this Plan and subject to the following criteria:

- a) The infill lot is privately serviced and meets the standards of the applicable agencies; ~~The Cluster shall be a definable node consisting of a minimum of five existing lots located either on both sides of a road or within a quadrant of an intersection;~~
- b) The infill ~~Every lot within the Cluster~~ shall have frontage upon, and access to, an open public road other than a freeway Highway or a Type A arterial road;
- c) The infill ~~The lots within the Cluster~~ is not located within the natural heritage system shall not impact upon, detract from or propose any *significant* alterations to the natural features or land characteristics identified on Map C;
- d) It is demonstrated that surrounding agricultural operations have the ability to carry on normal farm practices;
- e) Every lot within the Cluster shall conform to the Minimum Distance Separation Formulae; and
- f) Any new lot shall meet the requirements of Section 12.3.5.

375. Existing Sections 12.6.4 and 12.6.5 are hereby removed.

376. The existing Chapter 13 heading is hereby amended as follows:

Chapter 13

~~Agricultural Areas~~ Countryside

~~13. Agricultural Areas~~ Countryside

377. Existing Section 13.1 is hereby amended as follows:

13.1 Goals

378. Existing Section 13.1.1 is hereby amended as follows:

13.1.1 To encourage and support the agricultural industry as an important part of the Municipality's economic base and as a valuable contribution to Ontario's food supply.

379. A new Section 13.1.2 is hereby added as follows:

13.1.2 To protect and enhance the Municipality's rural character.

380. Existing Section 13.2 is hereby renumbered and amended as follows:

13.2.1 To support a diversified healthy and productive agricultural industry.

~~13.2.1~~13.2.2 To preserve high quality agricultural lands for farming purposes.

~~13.2.2~~13.2.3 To promote stewardship of agricultural lands for future generations.

~~13.2.3~~13.2.4 To ensure rural uses are compatible with agriculture and the natural environment. ~~To direct non-farm uses to settlement areas.~~

381. Existing Sections 13.3.1 through 13.3.4, 13.3.6 and 13.3.7 are hereby removed.

382. Existing section heading 13.3 Policies is hereby amended as follows;

13.3.3 General Policies

383. New Sections 13.3.1 through 13.3.7 are hereby added as follows:

13.3.1 The Countryside consists of Prime Agricultural Areas and Rural Areas as designated on Map A.

13.3.2 On farm diversified, including *agri-tourism* uses, are permitted in Prime Agricultural Areas and Rural Area, subject to the provisions of the zoning by-law provided that such uses:

a) are located on a farm and are secondary to the principal agricultural use of the property;

b) are limited in area;

c) are compatible with the existing and/or designated land uses in the surrounding areas and do not generate excessive amounts of odour, traffic and other nuisances;

d) do not conflict with, detract or hinder any surrounding agricultural operations from carrying on normal farm practices, and

e) conform with the Minimum Distance Separation Formulae.

13.3.3 *Home-based occupations* within the Countryside shall only be permitted in accordance with Section 9.3.3.

13.3.4 *Home industry* uses permitted in the Countryside shall be subject to the provisions in the Zoning by-law and the following:

a) Be clearly secondary to the agricultural use of the property or accessory to the residence if it is a residential property;

- b) Be carried out in a garage or accessory building, other than associated office uses which may be located within the dwelling unit.
- c) Be compatible with and not hinder surrounding agricultural uses;
- d) Not provide outdoor storage or display of goods, materials or products;
- e) Use the common driveway to the farm or residence;
- f) Meet the requirements of the Municipality and the Region of Durham for water supply and sewage disposal and where possible, share the services with the dwelling on the lot; and
- g) Meet the requirements of the Ministry of Environment and Climate Change for approvals related to air emissions and waste management if required.

13.3.5 Temporary, mobile or portable farm worker dwellings may be permitted on a farm for the purpose of accommodating persons employed full-time or seasonal on the farm. The farm worker dwelling shall:

- a) not interfere with or hinder normal farm practices;
- d) only be permitted where the intensity of the farm operation warrants it;
- e) be located in close proximity with the principle farm dwelling; and
- f) the principal farm dwelling is occupied by the farmer, retired farmer and/or member of the family.

13.3.6 A permanent farm worker dwelling may be permitted subject to a site specific zoning by-law amendment and the provisions of Section 13.3.5.

13.3.7 The severance of a farm worker dwelling permitted in Section 13.3.5 and 13.3.6 is not permitted.

384. Existing Sections 13.3.1 to 13.3.4, 13.3.6 and 13.3.7 are hereby removed.

385. Existing Section 13.3.8 is amended as follows:

13.3.8 The Municipality encourages the consolidation of farms wherever possible. Dwellings which are rendered surplus as a result of the consolidation of abutting farms may be severed provided:

- a) The farms are merged into a single parcel;
- b) Within the Protected Countryside of the *Greenbelt Plan Area* the dwelling was in existence as of December 16, 2004;
- b)c) The dwelling to be severed is not required for farm employees; ~~and~~
- e)d) The surplus dwelling *lot* is generally less than 0.6 hectares; and
- e) The retained farm parcel is zoned to prohibit any further severances and the establishment of a residential dwelling.

386. Existing Section 13.3.9 is hereby amended as follows:

13.3.9 ~~Notwithstanding Section 13.3.8, the removal by s~~Severance of a dwelling which is rendered surplus as a result of the acquisition of non-abutting farms may be permitted by amendment to this Plan provided:

- a) ~~A retirement or intra-family *lot* was not previously severed since January 1, 1974;~~
- b)a) The farm to be acquired is a minimum of 40 hectares;
- e)b) The dwelling to be severed is not required for farm employees;
- c) Within the Protected Countryside of the *Greenbelt Plan Area* the dwelling was in existence as of December 16, 2004;
- d) The surplus dwelling *lot* is generally less than 0.6 hectares; and
- e) ~~It is registered on title that once a surplus dwelling *lot* is severed, no further severance is permitted from the parcel for retirement purposes.~~
- e) The retained farm parcel is zoned to prohibit any further severances and the establishment of a residential dwelling.

387. Existing Sections 13.3.11 and is hereby removed.

388. Existing Section 13.3.12 is hereby renumbered to 13.3.10.

389. Existing Section 13.3.13 is hereby renumbered and amended as follows:

~~13.3.13~~13.3.11 New agricultural *lots* within the Countryside will be permitted only where the severed and retained *lots* are:

- a) _____ intended for agricultural use;
- b) _____ are sufficiently large to maintain flexibility for future changes in type or size of agricultural operation; and
- c) _____ are a minimum of 40 hectares in size.

390. A new Section 13.3.12 is hereby added as follows:

13.3.12 The Municipality supports the expansion of the *Greenbelt Plan Area* to provide long term protection of *prime agricultural land*.

391. A new Section 13.4 is hereby added as follows:

13.4 Prime Agricultural Areas

13.4.1 Prime Agricultural Areas shall predominantly be used for *agricultural uses, agriculture-related uses* and *on-farm diversified uses*.

13.4.2 Major *Recreation* uses are not permitted in Prime Agricultural Areas.

392. A new Section 13.5 is hereby added as follows:

13.5 Rural

13.5.1 Rural areas as designated on Map A are intended to support Prime Agricultural Areas, link the components of the Municipality's Open Space System and function as urban separators.

13.5.2 The *development* of non-*agricultural uses*, kennels, commercial or industrial agri-businesses and landscape industry uses may be considered in Rural areas subject to a *site specific zoning by-law* amendment, the provisions of sections 13.5.3 to 13.5.6 and the following:

- a) not be located on *prime agricultural land*, unless a study has demonstrated that the soil capability is suitable.
- b) be compatible with the existing and/or designated land uses in the surrounding areas and do not generate excessive amounts of odour, traffic and other nuisances;
- c) not require large scale modifications of terrain, vegetation or both, or large scale buildings and structures and do not *adversely affect* the character of the area;
- d) be located on a parcel that is of appropriate size for the use;

- e) be in conformity with the Minimum Distance Separation Formulae;
- f) not be in conflict with, detract or hinder any surrounding agricultural operations from carrying on normal farm practices; and
- g) meet the requirements of the Regional Official Plan and applicable Provincial Plans.

13.5.3 Major Recreation uses are permitted in the Rural Area, subject to the policies in Section 18.7.

13.5.4 Kennels are permitted on lands designated Rural, subject to a site specific zoning by-law amendment and subject to the following:

- a) The kennel is not adjacent or in close proximity to existing residential dwellings on neighbouring properties;
- b) The site is large enough to accommodate extensive setbacks from lot lines as determined by the amending zoning by-law; and
- c) Substantial buffering and screening are provided to reduce noise to an acceptable level.

13.5.5 Agri-businesses of an industrial nature, such as farm machinery services and sales establishments, feed mills and abattoirs may be permitted on lands designated Rural through a site specific zoning by-law amendment and subject to the following:

- a) It is demonstrated that the use directly serves the agricultural community and requires a location outside the Urban Area boundary rather than being located within an industrial area;
- b) The use does not change the character of the rural area; and
- c) Adequate on-site parking can be provided.

13.5.6 Agri-business proposals of a commercial nature are encouraged to locate within Settlement Areas. However, such uses may be permitted on lands designated Rural, subject to a site specific zoning by-law amendment by amendment to this Plan, subject to the requirements of Section 13.5.2 and meet the requirements of the Regional Official Plan and applicable Provincial Plans.

13.5.7 Landscape industry uses, which consist of businesses associated with horticulture, are encouraged to locate on lands designated as Industrial. However, small scale landscape industry uses, where the predominant use of land is horticulture, may be permitted on lands

designated as Rural through a *site* specific zoning by-law amendment, subject to the requirements of Section 13.5.2 and the following:

- a) The use does not include retailing products from the *site*;
- b) The *site* is large enough to accommodate extensive setbacks from *lot* lines as determined by the amending zoning by-law; and
- c) *Buffering* and screening are provided to the road and neighbouring properties to the satisfaction of the Municipality.

13.5.8 Large scale landscaping operations, including the manufacturing of garden supplies, on-*site* retailing, large scale modifications of terrain, vegetation or both, or large scale buildings and structures and stockpiling are encouraged to locate on Industrial lands but may be permitted on lands designated rural by amendment to this Plan.

13.5.9 Severances for landscape industry uses, kennels and commercial agri-businesses are not permitted.

393. Existing Section 14.1 is hereby amended as follows:

14.1.1 To establish a continuous open space system throughout the Municipality from the Lake Ontario Waterfront to the Oak Ridges Moraine throughout Settlement Areas and the Countryside.

~~14.1.1~~ 14.1.2 To protect, manage and enhance the Municipality's *natural heritage features* system.

~~14.1.2 To create an integrated and continuous system of natural areas.~~

394. Existing Section 14.2.1 is hereby amended as follows:

14.2.1 To protect ~~significant~~ *natural heritage features, hydrologically sensitive features and their ecological functions* from the effects of human activity.

395. Existing Section 14.2.2 is hereby amended as follows:

14.2.2 To maintain, restore and create continuous green *corridors* along stream valleys and throughout the Oak Ridges Moraine, Lake Iroquois Beach and the Lake Ontario Waterfront.

396. Existing Section 14.2.3 is hereby amended as follows:

14.2.3 To ensure ~~active and passive~~ *low intensity recreational* activities are compatible with the natural *environment*.

397. Existing Section 14.2.4 is hereby removed.

398. Existing Section 14.2.5 is hereby renumbered and amended as follows:

~~14.2.5~~14.2.4 To ~~provide~~ develop a Waterfront which is clean, green, connected, open, accessible, useable, diverse, ~~affordable~~ and attractive.

399. Existing Section 14.3.1 is hereby amended as follows:

14.3.1 The Open Space System consists of Environmental Protection Areas, Natural Core Areas, Natural Linkage Areas, the Waterfront Greenway and Green Space, as designated on Map A.

~~14.3.2~~ Unless otherwise provided for in the detailed policies of this Plan, d
Development within the designated Open Space System is generally discouraged.

400. Existing Section 14.3.2 is hereby renumbered to 14.3.3.

401. Existing Section 14.3.3 is hereby removed.

402. Existing Section 14.6.4 is hereby renumbered and amended as follows:

~~14.6.4~~14.3.4 Small-scale structures accessory to low-intensity recreational uses, such as trails, boardwalks, foot bridges, fences, docks and picnic facilities, are permitted only if the applicant demonstrates that the *adverse effects* on the *ecological integrity* of the natural heritage system ~~Oak Ridges Moraine~~ will be kept to a minimum by:

- a) keeping disturbed areas to a minimum; and
- b) avoiding the most sensitive portions of the *site*, such as steep slopes, organic soils and habitat of endangered species and threatened species. ~~significant portions of the habitat of endangered, rare or threatened species.~~

403. Existing Section 14.4.1 is hereby amended as follows:

14.4.1 Environmental Protection Areas are recognized as the most *significant* components of the Municipality's *natural environment*. As such, these areas and their *ecological functions* are to be preserved and protected from the effects of human activity. Environmental Protection Areas are designated on Map A.

404. New Sections 14.4.2 to 14.4.4 (inclusive) are hereby added as follows:

14.4.2 Environmental Protection Areas include the *natural heritage features* and *hydrologically sensitive features* that comprise the natural heritage system as well as those lands within the regulatory flood plain of a watercourse.

14.4.3 The extent of the Environmental Protection Area designation includes a 30 metre *vegetation protection zone* from the *natural heritage system* and *hydrologically sensitive features* outside of Urban and Rural Settlement Areas.

14.4.4 An Official Plan Amendment is not required to modify the extent of the Environmental Protection Area if it is as a result of modifications to the *natural heritage system* as provided for in Section 3.4.4 and 3.4.5

405. Existing Section 14.4.2 is hereby renumbered to 14.4.5.

406. A new Section 14.4.6 is hereby added as follows:

14.4.6 Notwithstanding Section 14.4.4 limited *development* may only be permitted in accordance with Section 3.7.

407. Existing Section 14.4.4 is hereby renumbered and amended as follows:

~~14.4.4~~14.4.7 ~~With the exception of designated *Environmental Protection Areas* in the Oak Ridges Moraine the~~ The extent of the Environmental Protection Areas designated on Map A is approximate only. The precise limits of these areas shall be detailed through the *appropriate studies as part of the review of development applications and/or in consultation with the Conservation Authority. Within the Oak Ridges Moraine, the areas designated *Environmental Protection* shall include those features identified in Sections 4.4.2 and 4.4.3 of this Plan and the established minimum vegetative *buffer zone* as described in Table 4-1 of this Plan.*

408. Existing Section 14.4.3 is hereby renumbered and amended as follows:

~~14.4.3~~14.4.7 ~~With the exception of lands designated *Environmental Protection Area* within the Oak Ridges Moraine, all other lands designated *Environmental Protection Area* shall include a setback for *development* to be determined in consultation with the Conservation Authority and the Province. In the case of a stream valley, the setback shall be determined from the top of bank and shall be based on a stable slope and the sensitivity of the stream valley. The setback for all other *natural heritage features* *development* and *site alteration* from lands designated as *Environmental Protection Area* shall be determined based on the sensitivity of the specific *natural heritage feature* or *hydrologically sensitive feature*. In no case would the setback be less than 5 metres in width. In the case of new plans of subdivision or consents, *lot* lines shall not extend beyond the established setback. The limits of the *Environmental Protection Area* within the Oak Ridges Moraine area may be verified through the preparation of a Natural Heritage Evaluation or Hydrological Evaluation.~~

409. Existing Section 14.4.5 is hereby removed.

410. The existing heading for Section 14.6 is hereby renumbered and amended as follows:

~~14.6.1~~14.5 Natural Core Area, Oak Ridges Moraine

411. Existing Section 14.6.1 is hereby renumbered and amended as follows:

~~14.6.1~~14.5.1 The Natural Core Area possesses a high concentration of *natural heritage features, hydrologically sensitive features or landform conservation areas* as designated on Maps A and H. ~~possesses a high concentration of *natural heritage features, hydrologically sensitive features or landform conservation areas*~~. The maintenance, restoration or improvement to the ~~health~~ecological function, size, diversity and *connectivity* of these features and areas is critical in ensuring the *ecological integrity* of the ~~moraine~~Moraine.

412. Existing Section 14.6.2 is hereby renumbered and amended as follows:

~~14.6.2~~14.5.2 The Natural Core Areas shall be used only for existing agricultural uses, low-intensity recreation, unserviced parks and uses related to fish, wildlife and ~~forest management~~; conservation projects, and flood and erosion control projects having regard for the provisions of Chapter ~~4~~3.

413. Existing Section 14.6.5 is hereby renumbered and amended as follows:

~~14.6.5~~14.5.3 In addition to the other policies of the Plan, the Natural Core Area is subject to the policies set out in Chapters ~~4, 12, 13~~ 3, 15 and 23 of this Plan.

414. Existing Section 14.6.3 is hereby removed.

415. The existing heading for Section 14.7 is hereby renumbered and amended as follows:

~~14.7~~14.6 Natural Linkage Area, Oak Ridges Moraine

416. Existing Section 14.7.1 is hereby renumbered and amended as follows:

~~14.7.1~~14.6.1 The Natural Linkage Area as designated on Map A forms part of a *corridor* system that supports, or ~~have~~has the potential to support, the movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream *corridors*.

14.6.2 Protection of Natural Linkage Area and other linkage areas is critical to the health, function and resiliency of the Natural Heritage System.
~~these critical natural and open space linkages is essential in~~

~~ensuring the movement of plants and animals between core areas, river valleys and stream corridors.~~

417. Existing Section 14.7.2 is hereby renumbered to 14.6.3.

418. Existing Section 14.7.3 is hereby removed.

419. Existing Section 14.7.4 is hereby renumbered to 14.6.4 and the cross-reference is hereby renumbered from Section 14.6.4 to 14.3.4.

420. Existing Section 14.7.5 is hereby renumbered and amended as follows:

~~14.7.5~~ 14.6.5 In addition to the other policies of the Plan, the Natural Linkage Area is subject to the policies set out in Chapters ~~3, 4, 12, 13,~~ 15 and 23 of this Plan.

421. The existing heading for Section 14.5 is hereby renumbered as follows:

~~14.5~~14.7 Green Space

422. Existing Section 14.5.1 is hereby renumbered and amended as follows:

~~14.5.1~~14.7.1 Green Space lands as designated in Urban Areas on Map A are intended to link other *significant* components of the Municipality's Open Space System, including ~~the Natural Core Area, Natural Linkage Area, the Lake Ontario Greenway and stream valleys~~ Environmental Protection Areas, and Waterfront Greenway. ~~Green Space lands are also intended to function as urban separators. A significant portion of the Lake Iroquois Beach is designated Green Space.~~

423. Existing Section 14.5.2 is hereby renumbered and amended as follows:

~~14.5.2~~14.7.2 Lands designated Green Space on Map A shall be used primarily for conservation and ~~active or passive~~ low intensity recreational uses. ~~Agriculture, farm-related uses, home-based occupations in accordance with Section 9.3.6 of this Plan and limited home industry uses are also permitted. Golf courses~~ Major recreational uses may be permitted by amendment to ~~Section 18.6 of this Plan in accordance with Section 13.3.4 (c) to (g)~~18.7. ~~Farm-related commercial/ industrial uses are permitted in accordance with Section 13.3.6.~~

424. Existing Section 14.8.1 is hereby amended as follows:

14.8.1 The Municipality shall seek to protect and regenerate the unique physical, natural and cultural attributes associated with the ~~Waterfront Greenway-Lake Ontario Waterfront.~~ Any new development in the Waterfront Greenway must ensure public access

~~to the Waterfront, protect natural and cultural heritage features, and ensure land use compatibility.~~

425. Existing Sections 14.8.2 and 14.8.3 are hereby amended as follows:

14.8.2 The predominant use of land within the Waterfront Greenway shall be ~~passive and active~~ low intensity recreational uses, compatible tourism uses, conservation, and agriculture. In addition:

- ~~Marinas~~ may be permitted in the Waterfront Greenway designation by amendment to this Plan;
- ~~Golf courses~~ Major recreational uses may be permitted by amendment to ~~Section 18.6~~ of this Plan and in accordance with Section ~~13.3.4 (c) to (g)~~ 18.7; and
- ~~14.8.3~~ Existing residential uses within the Regulatory Shoreline Area, ~~as defined on Map F~~, are permitted to continue subject to Sections ~~4.6.7~~ 3.7.9 and ~~4.6.8~~ 3.7.10 of this Plan.

426. The cross-references in existing Section 15.3.2 are hereby renumbered as follows:

- Section 15.3.6 is renumbered to 15.3.9
- Section 15.3.10 is renumbered to 15.3.13
- Section 23.2.5 is renumbered to 23.2.6(e)

427. The Second paragraph of existing section 15.3.2 is hereby numbered 15.3.3.

428. Existing Section 15.3.3 is hereby renumbered to 15.3.4.

429. Existing Section 4.5.15 is hereby renumbered and amended as follows:

~~4.5.15~~ 15.3.5 The establishment of a new *Aggregate* Extraction Area or the expansion of an existing *Aggregate* Extraction Area shall not be permitted in the following portions of the *natural heritage system*:

- *Wetlands*;
- *Areas of natural and scientific interest*, except for the Bowmanville Quarry;
- *Significant woodlands*, other than early successional woodlands and young *plantations*;
- ~~Significant~~ valleylands;
- *Fish habitat and riparian corridors*;

- The Ganaraska Forest and the Long Sault Forest;
- ~~Cold and warm water permanent streams, intermittent streams, fish habitat watercourses~~ and seepage areas and springs;
- ~~Significant portions of the habitat of endangered species and rare threatened species; and endangered species~~
- Rare vegetation communities;
- Significant wildlife habitat;
- Sandbarrens and tallgrass prairies; and
- Natural Core Areas as identified on Map A.

430. Existing Section 4.5.16 is hereby renumbered and amended as follows:

~~4.5.16~~15.3.6 The establishment of a new *Aggregate* Extraction Area or the expansion of an existing *Aggregate* Extraction Area shall also not be permitted in:

- Urban Areas as identified on Map A;
- Hamlets as identified on Map A;
- Country Estate Residential; and ~~Subdivisions as identified on Map A~~
- ~~Rural residential clusters~~
- ~~Rural residential concentrations~~
- Trailer parks, commercial and tourism uses existing on October 16, 1996.

431. Existing Section 15.3.4 is hereby renumbered and amended as follows:

~~15.3.4~~15.3.7 In addition to the uses permitted by the permanent underlying designation shown on Map A, lands designated *Aggregate* Extraction Area may be used for the extraction of *aggregates* and the rehabilitation of the designated land. Crushing, screening, blending, washing, stockpiling and *aggregate* recycling shall be permitted as accessory to a licensed *aggregate* extraction operation.

15.3.8 Portable concrete batching and *portable asphalt plants* may be permitted on lands licensed for *aggregate* extraction on a temporary basis not exceeding 3 years by amendment to the Zoning By-law provided:

- a) There is no adverse impact on groundwater and surface water quality and quantity;
- b) There is no adverse noise, odour, or dust impacts on nearby *sensitive land uses*; and
- c) The operation of such a plant is addressed on a *site plan* approved by the Province.

432. The cross-references in existing Section 15.3.5 are hereby renumbered as follows:

- Section 4.5.28 is renumbered to 3.6.33 and Section 15.3.6 is added
- Section 15.3.4 is renumbered to 15.3.7

433. Existing Section 15.3.5, 15.3.6, and 15.3.7 are hereby renumbered to 15.3.9, 15.3.10, and 15.3.11 respectively.

434. Existing Section 15.3.8 is hereby renumbered to 15.3.12.

435. Existing Section 15.3.9 is hereby renumbered to 15.3.13 and the cross-reference to Section 15.3.17 in b) is hereby renumbered to 15.3.19 and cross-reference to Section 4 under subsection c) is hereby renumbered to Chapter 3.

436. Existing Sections 15.3.10, 15.3.11, 15.3.12, 15.3.13, 15.3.14 and 15.3.15 are hereby renumbered to 15.3.14, 15.3.15, 15.3.16, 15.3.17, 15.3.18 and 15.3.19 respectively.

437. The cross-reference in existing Section 15.3.10 under subsection a) is hereby renumbered from Section 15.3.11 to 15.3.15 and the cross-reference in e) is hereby renumbered from Section 15.3.17 to 15.3.19.

438. The cross-reference in existing Section 15.3.12 under subsection b) is hereby renumbered from Section 4.4.37 to Section 3.4.19.

439. Existing Section 15.3.13 is hereby renumbered and amended as follows:

~~15.3.13~~15.3.17 Without altering the Municipality's authority under the Planning Act, Council shall request the Province to impose appropriate conditions to implement the objectives of this Plan on new extraction licenses or on proposed modifications to existing *site plans* or licenses subject to the Aggregate Resources Act. Where a modification is proposed to an existing *site plan* or extraction license, the Municipality will limit any request for conditions to the subject of the proposed modification. The conditions requested by the Municipality may include:

- a) The designation of haul routes;
- b) Limitations on noise and hours of operation;

- c) Measures to provide screening of *aggregate* extractive operations and their associated activities from *adjacent* land uses and public roads;
- d) A rehabilitation plan which provides for the creation of appropriate landforms and restores *ecological functions*, which conforms to the permanent land use designation of this Plan, and which takes into account the objectives of any applicable area-wide rehabilitation plan approved by ~~Council~~ the Municipality, and which includes interim and/or progressive rehabilitation as described in Section ~~45.3.16~~ 15.3.18; and
- e) The rehabilitation of agricultural land in accordance with Section ~~45.3.17~~ 15.3.19 of this Plan.

440. The existing Chapter 16 heading is hereby amended as follows:

Chapter 16

~~Tourism Nodes and Special Policy Areas~~

~~16. Tourism Nodes and Special Policy Areas~~

441. Existing Section 16.1.1 is hereby amended as follows:

16.1.1 Special Policy Areas are identified on Map A and are areas where there is a need to provide more clarity regarding the intent of the future use of these lands. This chapter provides additional direction regarding the *development* of specific sites and must be read in conjunction with the other policies of this plan. Where a Special Policy Area boundary is indicated on Map A, the Special Policy Area is limited to the lands shown. For those lands designated as Tourism Nodes or Special Policy Areas on Map A, the following policies shall apply in addition to other applicable policies of this Plan.

442. A new Section 16.1.2 is hereby added as follows:

16.1.2 Where lands also have an Environmental Protection Area designation, the permitted uses and associated policies of the Environmental Protection Area shall prevail.

443. Existing Section 16.2.2 and 16.2.5 are hereby removed.

444. Existing Section 16.3 is hereby renumbered and amended as follows:

~~16.3~~ 16.2 Special Policy Area A - Port Granby Project and Nature Reserve
~~Waste Management Facility~~

445. Existing Section 16.3.1 is hereby renumbered and amended as follows:

~~16.3.1~~16.2.1 Special Policy Area A ~~is the site~~ identifies lands owned by the Government of Canada and includes of the Port Granby Waste Management Facility and the site of the new long term waste management facility, as well as surrounding lands not required for the Port Granby Project. ~~which is licensed by the Atomic Energy Board of Canada for low level radioactive waste.~~

16.2.2 ~~It is the policy of Council to require~~ The Municipality supports the expeditious removal of ~~all waste~~ the low level radioactive waste and contaminated soil from the Port Granby Waste Management Facility and their relocation to, and safe storage in, the new long term waste management facility. ~~The existing Port Granby Waste Management facility and the new long term waste management facility are identified as Waste Disposal Assessment Area and are subject to Sections 3.7.12 through 3.7.15.~~ ~~the existing waste management facility and that the site shall be rehabilitated and rendered safe for uses permitted within the Waterfront Greenway.~~

446. New Sections 16.2.3 and 16.2.4 are hereby added as follows:

16.2.3 The Municipality's goal is to see the establishment of a nature reserve on the lands surplus to the Port Granby Project as set out in the March 2010 report of the End Use Advisory Committee and the Management Plan for the Port Granby Nature Reserve.

16.2.4 The Municipality encourages the Government of Canada to rehabilitate the waste sites in a manner that will complement the nature reserve and to dedicate the surplus lands to the Municipality and/or an appropriate public agency for the long term management of the nature reserve.

447. Existing Section 16.3.2 is hereby removed.

448. Existing Section 16.4 is hereby renumbered and amended as follows:

~~16.4~~16.3 Special Policy Area B - Wilmot Creek Neighbourhood Retirement Community

449. Existing Section 16.4.1 is hereby renumbered and amended as follows:

~~16.4.1~~16.3.1 Special Policy Area B ~~recognizes a distinct~~ includes an existing lifestyle residential community catering to seniors and retired residents as well as undeveloped land. It shall include various housing forms, recreational and open space areas, some limited commercial uses, and health care and continuing care services. It will be designed to allow for "aging in place" providing for a continuum of needs and interests. A maximum of 960 residential units including a retirement and/or nursing home, are permitted. Unless otherwise specified, any development or redevelopment

~~within this Special Policy Area shall be in accordance with all applicable policies of this Plan.~~

450. New Sections 16.3.2 and 16.3.3 are hereby added as follows:

16.3.2 Special Policy Area B has two *development* areas as follows:

- a) Area B1 includes the lands located south of the CN railway. A maximum of 960 *dwelling units* are permitted; and
- b) Area B2 includes the lands located north of the CN railway. A variety of housing forms, which may include retirement and assisted living facilities, are encouraged subject to the Secondary Plan.

16.3.3 The following key elements will be incorporated into the design of the Wilmot Creek Neighbourhood:

- a) Parkland, open space and recreational facilities integrated into the community to serve its residents. The provision of large areas of linked open space through the clustering of the built elements of the *development* should be encouraged;
- b) Sidewalks and multi-use paths should, wherever possible, be separated from vehicular traffic and be designed to link with the open space system and amenities on and off *site* as may be appropriate; and
- c) Accessible design will be incorporated for all aspects of buildings, facilities and transportation systems, recognizing the needs of older adults.

451. Existing Section 16.4.4 is hereby renumbered and amended as follows:

~~16.4.4~~16.3.4 Notwithstanding Section ~~14.5.2~~14.7.2, the area designated Green Space ~~within the Urban Boundary north of Wilmot Creek Retirement Community within Special Policy Area B~~ may be used for recreational purposes and other *accessory uses* to the Wilmot Creek Neighbourhood residential community.

452. A new heading between renumbered Sections 16.3.4 and 16.3.5 is hereby added as follows:

Special Policy Area B1

453. Existing Section 16.4.2 is hereby renumbered and amended as follows:

~~16.4.2~~16.3.5 Special Policy Area B1 recognizes an existing ~~is a~~ private leasehold community. ~~As such, the~~ The Municipality will not provide any

~~*infrastructure or public services*~~ or facilities within this area nor will the Municipality assume any of this infrastructure services or facilities within this Special Policy Area B1 in the event of default by the owner.

454. Existing Section 16.4.3 is hereby removed.

455. A new Section 16.3.6 is hereby added as follows:

16.3.6 Should any portion of Special Policy Area B1 redevelop and the tenure no longer be based on private leasehold arrangements, the Wilmot Creek Neighbourhood Secondary Plan shall be amended and redevelopment shall include:

- a) The introduction of a public road system through phased redevelopment providing for an improved transportation system and connections to the rest of the community; and
- b) A public waterfront space shall be provided including the relocation of the waterfront trail.

456. A new heading following new Section 16.3.6 is hereby added as follows:

Special Policy Area B2

457. A new Section 16.3.7 is hereby added as follows:

16.3.7 Special Policy Area B2 is subject to the preparation of a Secondary Plan. It will include a Neighbourhood Centre. High rise residential uses and commercial uses shall be on a public road system within a plan of subdivision. A portion of the lands may be developed with private leasehold arrangements and private streets.

458. Existing Section 16.5 is hereby renumbered to 16.4.

459. Existing Section 16.5.1 is hereby renumbered and amended as follows:

~~16.5.1~~16.4.1 ~~This area~~ Special Policy Area C primarily recognizes the licensed extraction area and the cement manufacturing facility of St. Marys Cement ~~and the Westside Marsh.~~

16.4.3 Within Special Policy Area C the ~~The~~ permitted uses are as follows:

- a)^{vi} On the lands designated General Industrial, the commercial dock facility existing on October 1, 1997 and a cement manufacturing facility;
- b) On the lands designated *Aggregate* Extraction Area and subject to the provisions of Section ~~16.5.2~~16.4.4, *aggregate* extraction activities and ancillary uses such as a professional office building, a concrete batching plant, a

truck terminal, and *aggregate* processing including the stockpiling of raw and processed materials; and

- c) On the lands designated Environmental Protection Area, no *development* except for protection, conservation and enhancement of ecological systems, passive *recreation*, and uses related to erosion control and stormwater management.; and
- d) ~~On the lands designated Waterfront Greenway, the uses identified in Section 14.7.~~

460. A new Section 16.4.2 is hereby added as follows:

16.4.2 Notwithstanding Section 15.3.1, within Special Policy Area C, where *Aggregate* Extraction Area is delineated without an underlying land use designation, *Aggregate* Extraction Area is considered the land use designation.

461. Existing Section 16.5.2 is hereby renumbered to Section 16.4.4 and the cross-reference in subsection c) is hereby renumbered from Section 16.5.2 to 16.4.4.

462. Existing Section 16.5.3 is hereby removed.

463. Existing Section 16.5.4 is hereby renumbered and amended as follows:

~~16.5.4~~16.4.5 The St. Marys Cement dock is part of the Strategic Goods Movement Network for Durham Region. It shall primarily be operated as a port for the transfer of bulk goods for shipping on the Great Lakes. Any proposed expansion of the docking facility shall be contingent on the necessary approvals of all relevant Federal and Provincial agencies. The use of any land created through an expansion to the docking facility shall be determined by amendment to this Plan. In addition, theThe following policies apply to the St. Marys dock:

- a) ~~The existing dock and any approved expansion shall have a~~ A site specific zoning which will clearly identifies identify the range and scale of uses but in no case shall a fuel storage facility be permitted;
- b) The eastern perimeter of the dock shall be appropriately screened and landscaped to minimize impacts and views from the east;
- c) The height restriction of Section 11.7.3 is not applicable;
- d) ~~The dock expansion shall be subject to~~ St. Marys Cement shall obtain site plan approval and an agreement between the Municipality and St. Marys Cement Corporation for any

new use or facilities on the dock and the access road to the dock; and

- e) A multi-stakeholder monitoring program shall be implemented to monitor shoreline processes as they impact properties on either side of the existing or, if approved, the expanded dock.

464. Existing Section 16.5.5 is hereby renumbered to Section 16.4.6.

465. Existing Section 16.5.6 is hereby renumbered and amended as follows:

~~16.5.6~~16.4.7 Any rehabilitation plan or amendment to a rehabilitation plan for the *aggregate* extraction area shall address, among other matters, the following:

- a) The relationship of the lands to be rehabilitated to the Westside Marsh and ~~related lands referred to in Section 16.5.3~~Westside Creek;
- b) The land uses permitted within Special Policy Area C;
- c) The provisions of this Plan dealing with Bowmanville's urban waterfront; and
- d) The provision of attractive, connected and accessible public spaces appropriately located.

16.4.8 Before submission of a rehabilitation plan or an amended rehabilitation plan to the Province for approval, the owner shall meet with the Municipality and Conservation Authority to obtain their input and comments on the matters referred to in this section. The owner shall objectively consider but not necessarily follow such comments in finalizing a rehabilitation plan or amended rehabilitation plan.

466. Existing Section 16.6 is hereby renumbered and amended as follows:

~~16.6~~ 16.5 Special Policy Area D - ~~Dom's Auto Parts Ltd.~~ Auto Wrecking Yard

467. Existing Section 16.6.1 is hereby renumbered and amended as follows:

~~16.6.1~~16.5.1 ~~Dom's Auto Parts Ltd.~~ Special Policy Area D is located within Special Study Area 4 Courtice Employment Area situated within the South Courtice Employment Area. It is the long term goal of the Municipality to encourage the relocation of the existing use to allow the eventual *redevelopment* of this property for industrial purposes. However, the *redevelopment* of the *site* may not take place until such time as sewer and water services are available. In the interim, the existing uses may continue.

468. Existing Section 16.6.2 is hereby renumbered to Section 16.5.2 and the cross-reference is hereby renumbered from Section ~~4.6.15~~ to 3.7.20.

469. A new Section 16.6 is hereby added as follows:

16.6 Special Policy Area E - Wellington Enterprise Area

16.6.1 The Wellington Enterprise Area is comprised of several industrial properties located north of the CP Rail line and west of Scugog Street in Bowmanville. This area includes the Bowmanville Foundry, the former R. M. Hollingshead lands and a former Imperial Oil fueling yard.

16.6.2 The Municipality's objective is to allow for the Wellington Enterprise Area to evolve as a special economic area with the potential for incubating new businesses. The close proximity to historical Downtown Bowmanville is advantageous.

16.6.3 The long term heavy industrial use of these lands will require clean-up or mitigation of any contamination. Site remediation must be undertaken to comply with Provincial standards appropriate to the types of uses proposed.

16.6.4 The Province has identified that a portion of these lands were used to dispose waste and it is thus identified as a Waste Disposal Assessment Area on Map F of this Plan.

16.6.5 The Wellington Enterprise Area is located within the B1 Community Improvement Project Area. In the preparation of the Community Improvement Plan, considerations for the redevelopment of this site will be included.

16.6.6 Permitted uses within the Wellington Enterprise Area include an appropriate mix of industrial, commercial and community uses subject to site specific zoning provisions and to the following:

a) No use shall create an adverse impact on the continued operation of the Bowmanville Foundry;

b) The original R.M. Hollingsworth building should be conserved and adaptively reused;

c) Only smaller floorplate commercial uses are permitted; and

d) Adequate access and off-street parking shall be provided.

16.6.7 Proposals for residential intensification may be considered provided all heavy industrial operations have ceased on the site and the lands are remediated to the appropriate standard for residential uses.

470. A new Special Policy Area F is hereby added as follows:

16.7 Special Policy Area F - Camp 30

- 16.7.1 Special Policy Area F is the site of the former Bowmanville Boys School and a World War II internment camp known as Camp 30. Approximately 10 hectares of this land and buildings have cultural heritage significance, including being designated by the National Historic Sites and Monument Board.
- 16.7.2 The Municipality will work with the owners of the site and adjacent lands, the Jury Lands Foundation, other levels of government and interested parties to:
- a) develop a community vision and Urban Design Plan, for the long term use of the lands that includes the natural and built heritage resources, integrates future land uses in an appropriate manner and respects the nationally designated cultural landscape;
 - b) implement this community vision for the long term use of the lands by establishing different mechanisms including designation as a community improvement area and heritage designations under Part IV (individual) or Part V(district) of the Ontario Heritage Act; and
 - c) prepare architectural control guidelines to ensure that development applications within this Special Policy Area will be designed to implement this community vision and Urban Design Plan for the development of these lands.
- 16.7.3 As part of the Urban Design Plan, a detailed Block Master Plan will be prepared for the lands designated by the National Historic Sites and Monuments Board. This Plan will:
- a) promote the adaptive reuse of the heritage structures and the integration of future land uses;
 - b) ensure and promote public access to the heritage resources from surrounding neighbourhoods and the Soper Creek trail system;
- 16.7.4 To facilitate the adaptive reuse of the National Historic Sites and Monuments Board designated area, the Municipality will work with the owners, the Jury Lands Foundation, other levels of government and interested parties to:
- a) Assist the Jury Lands Foundation in developing a strategic plan to implement the community vision;
 - b) Facilitate the transfer of key lands and buildings to the Jury Lands Foundation and/or the Municipality;

- c) encourage other levels of government to support the conservation of the heritage resources; and
- d) promote public awareness and appreciation of the area's heritage.

16.7.5 The residential portions of Special Policy Area F shall be developed as a historically-themed residential neighbourhood focused around a public park and the adaptive reuse of the buildings of primary historical significance in accordance with the community vision of the area.

- 471. Existing Sections 16.7 through 16.12 and all subsequent subsections are hereby removed.
- 472. Existing Section 17.2 Special Study Area No. 1 – Deleted by Amendment 89 is hereby removed.
- 473. Existing Section 17.3 Special Study Area No. 3 – Orono is hereby removed.
- 474. Existing Section 17.4 Special Study Area No. 4 – Deleted by Modification 158 is hereby removed.
- 475. Existing Section 17.5 Special Study Area No. 5 – Farewell Heights (East) is hereby removed.
- 476. Existing Section 17.6 Special Study Area No. 6 – Farewell Heights (West) is hereby removed.
- 477. Existing Section 17.7 is hereby renumbered and amended as follows:

~~17.7.1~~17.2 Special Study Area No. ~~7-1~~ (Hancock Neighbourhood)

~~17.7.1~~17.2.1 This special study area is the location of a tributary together with surrounding lands north of the Courtice Road and Nash Road stormwater management facility. This tributary is considered indirect *fish habitat*, lies *adjacent* to a part of the Provincially *Significant* Wetland and forms part of the hydrological function of the neighbourhood. Existing conditions have been studied through the *Black/Harmony/Farewell Creek Watershed Existing Conditions Report and Plan*.

~~17.7.2~~17.2.2 The exact alignment of this tributary may be the subject of further study at the landowner's expense. The Terms of Reference for any study shall be approved by the Municipality of Clarington and the Central Lake Ontario Conservation Authority. The further study may determine that some of the lands identified as "Environmental Protection Area" within Special Study Area No. ~~7-1~~ may be developed for residential uses subject to the study defining feature limits and appropriate *buffers*. Until any study determines otherwise,

the lands may only be used and zoned in accordance with the Environmental Protection Area policies of this Plan. Upon the completion and submission of a satisfactory study demonstrating that the ecological function will not be negatively impacted a portion of the lands may be used in accordance with the Urban Residential Area policies of this Plan, subject to the approval of a rezoning application and without an amendment to this Plan.

17.2.3 The Special Study Area lands north of George Reynolds Drive may be ~~studies~~ studied independently of the lands south of George Reynolds Drive.

478. A new Special Study Area 2 is hereby added as follows:

17.3. Special Study Area 2 - Greenbelt Expansion

17.3.1 Special Study Area 2 is all of the lands east of Highway 418 south and east of the Greenbelt boundary, north of Highway 401 and outside of the urban area boundaries in Clarington.

17.3.2 In May 2015, Clarington Council requested that the Province undertake an appropriate science-based study of agricultural capability to identify high yielding agricultural lands to be added to the Greenbelt for permanent protection.

17.3.3 The draft Greenbelt Plan (2016) identifies that the Government of Ontario will lead a process to identify potential areas to be added to the Protected Countryside of the Greenbelt. The Province will work with municipalities and others using a systems approach considering the connections with the Agricultural, Natural Heritage and Water Resource systems of the plan. Where it is determined that identified areas would benefit from Greenbelt protection, the Province may initiate amendments to the Greenbelt Plan.

17.3.4 Special Study Area 2 identifies the lands which the Municipality considers appropriate as an area for the future Greenbelt expansion study.

479. A new Section 17.4 is hereby added as follows:

17.4 Special Study Area 3 - Goodyear Redevelopment Area

17.4.1 The Goodyear Redevelopment Area is approximately 23 hectares of land south of downtown Bowmanville. It is the *site* of the former Goodyear Tire and Rubber Company plant that has operated since 1906 under different ownerships. The closure of the plant provides the opportunity for *redevelopment* of the *site* for non-industrial uses.

17.4.2 The Goodyear Redevelopment Area shall be planned as a mixed-use residential area taking full advantage of its proximity to downtown Bowmanville and the Bowmanville Creek. Prior to any *redevelopment*, a comprehensive *redevelopment* plan shall be prepared and adopted as an amendment to the Bowmanville East Town Centre Secondary Plan.

17.4.3 The long term heavy industrial use of these lands will require clean-up or mitigation of any contamination prior to *redevelopment*. *Site* remediation must be undertaken to comply with provincial standards appropriate to the types of uses proposed.

17.4.4 In preparing the comprehensive *redevelopment* plan, the following principles shall be applied:

- a) The existing street grid network will be extended to form the streets and future *development* blocks;
- b) Consideration will be given to the adaptive reuse of portions of the existing plant buildings;
- c) Generous physical and visual access to the Bowmanville Creek valley will be created;
- d) A mix of residential, commercial, and *park* uses will be considered;
- e) High and mid-rise residential areas will transition to lower density residential areas to the south and east;
- f) The area will be planned to the highest standards of sustainability, potentially including district energy; and
- g) The lands within the *natural heritage system* and the *flood plain* will be dedicated to the Municipality of Clarington.

17.4.5 The Goodyear Redevelopment Area is located within the B3 Community Improvement Project Area. In the preparation of the Community Improvement Plan, considerations for the *redevelopment* of this *site* will be included.

480. A new Section 17.5 is hereby added as follows:

17.5 Special Study Area 4 – Courtice Employment Area

17.5.1 The Courtice Employment Area is the largest concentration of designated employment lands in Clarington. This area is the gateway to Courtice. These lands have easy access to Highways 401 and 418, proximity to the Energy Business Park and the waterfront and it is centred around the future GO Rail Station. The synergy of these

attributes offer unique possibilities for the Municipality to create employment and mixed developments development,

The future GO Rail station will be a multi-modal transportation centre with connections to the road system, Regional transit network and the future Highway 418 bus rapid transit system and an *active transportation* network.

17.5.2 The Municipality will prepare a Secondary Plan for the area that would create the policy framework to guide the development of these lands, with particular attention to develop transit supportive uses around the future Courtice GO Rail Station. In preparing the Secondary Plan, the Municipality will examine:

- land uses that would best enable the full development of a transportation hub;
- the means of increasing employment densities;
- the redistribution of employment uses along the Highway 418 corridor and consideration of residential and mixed-uses around the Courtice Road corridor;
- the development of an *active transportation* network, and
- the protection of the natural heritage system.

17.5.3 It is recognized that Special Study Area 4 includes lands currently outside of the urban area boundary and that the full implementation of the planning concept will be dependent on consideration in the next Regional Official Plan comprehensive review.

481. Existing Chapter 18 heading is hereby renamed as follows:

Chapter 18

~~*Parks, Schools, Community Facilities and Institutions*~~ Community Amenities

18. ~~*Parks, Schools, Community Facilities and Institutions*~~ Community Amenities

482. Existing Section 18.1.1 is hereby amended as follows:

18.1.1 To provide for a range of activities, facilities and services to meet the evolving needs of Clarington residents of all ages and physical capabilities.

483. Existing Section 18.2.1 is hereby amended as follows:

18.2.1 To create an interconnected system of community amenities like parks, schools, facilities and tourism nodes linked by open spaces, natural areas and trails which will provide for a range of activities,

~~facilities and services to meet the evolving needs of a variety of users. To develop a system of municipal parks to be connected to the Open Space System which provides a variety of recreational facilities, civic gathering spaces, and the preservation of natural heritage features.~~

484. Existing Section 18.2.2 is hereby amended as follows:

18.2.2 ~~To collaborate with education, health, religious, cultural, non-profit organizations and social service providers to meet the needs of our growing community. To provide for the growth and appropriate distribution of institutional and community facilities to serve the educational, health, religious, cultural and social service requirements of the residents.~~

485. Existing Section 18.2.3 is hereby removed.

486. Existing Section 18.2.4 is hereby renumbered to 18.2.3.

487. Existing Section 18.3.1 is hereby amended as follows:

18.3.1 ~~The municipal parks system, is comprised of the following:~~

- ~~• District Municipal Wide Parks;~~
- ~~• Community Parks;~~
- ~~• Neighbourhood Parks;~~
- ~~• Parkettes;~~
- ~~• Public Squares; and~~
- ~~• and Hamlet Parks, is designated on Map A.~~

~~18.3.2 It is the Municipality's overall per capita parkland standard is objective to provide parkland at a combined rate of 1.8 hectares per 1,000 persons.~~

488. New Sections 18.3.3 and 18.3.4 are hereby added as follows:

18.3.3 The following per-capita target by park type is intended to implement this standard:

- **Municipal Wide and Community Parks** shall have a combined target of 1.0 hectare per 1,000 persons; and
- **Neighbourhood Parks, Parkettes, and Public Squares** shall have a combined target of 0.8 hectares per 1,000 persons.

18.3.4 Municipal Wide and Community *Parks* may incorporate functions of neighbourhood parks, and contain facilities and features that serve the adjacent neighbourhood, in addition to the broader community.

489. Existing Section 18.3.2 is hereby renumbered and amended as follows:

~~18.3.2~~18.3.5 The predominant use of lands within the *parks* system shall be for ~~active and passive recreational low intensity recreation uses~~ and conservation uses however major recreation uses are permitted. Buildings and structures ~~accessory to the permitted uses are also permitted~~ are an integral element of the parks system.

490. Existing Section 18.3.3 is hereby renumbered and amended as follows:

~~18.3.3~~18.3.6 The following policies apply to the provision of parkland throughout the Municipality:

- a) The *parks* system will connect with the Open Space System wherever possible utilizing trails, bicycle paths, walkways, sidewalks, and *utility corridors* ~~and/or open space corridors~~;
- ~~e)~~d) *Parks* will be located as central as possible to the areas which they serve and; physical means of access shall generally be provided on two sides of all ~~municipal parks~~;
- ~~e)~~c) Street frontage shall not be less than ~~25~~30% of the *park* perimeter; ~~and~~
- d) *Parks* will be designed to be accessible and inclusive to encourage enjoyment by all users;
- ~~b)~~e) Where ~~active~~ major recreational ~~facilities~~ uses are *adjacent* to residential areas, consideration should be given to alleviating adverse noise, visual and lighting impacts including the location and buffering of buildings and parking facilities; and
- f) The *development* of new parks ~~may~~ will be considered in association with proposed school *sites* in order to facilitate the joint use of ~~athletic and outdoor education facilities~~ parking lots and sports fields in consultation with the developing school board.

491. Existing Section 18.3.4 is hereby renumbered and amended as follows:

~~18.3.4~~18.3.7 The *park* functions and facilities shall be based on the following classifications and definitions:

- **District Municipal Wide Parks** are ~~specialized parks designed intended~~ to serve the recreational needs of the entire Municipality. Municipal Wide Parks are designated on Map A. They may be developed to support recreation or cultural facilities that are one of a kind and have specialized location requirements, or take advantage of specific attributes such as natural or cultural heritage features. The size and shape of Municipal Wide Parks shall depend on the attributes of the property and the specific program for the park. They shall provide a wide variety of indoor, outdoor and specialized facilities including civic space, activities and linkages to the regional and municipal trail system. ~~District Parks shall be provided on the basis of 0.4 hectares per 1,000 persons of population and should be approximately 12 hectares or larger in size.~~
- **Community Parks** are ~~designed intended~~ to serve the recreational needs of a series of several neighbourhoods, providing outdoor and indoor recreational facilities, non-programmed open space and linkages to the Regional and Municipal trail system. ~~Community Parks~~ They shall serve a population of 15,000 to 25,000 persons. These parks shall have a size of between 4.6 to 12 hectares and be connected to the trail system and shall be provided at a standard of 0.6 hectares per 1,000 persons of population.
- **Neighbourhood Parks** shall are to serve the basic active and ~~passive~~ low intensity recreational needs of the surrounding residents. Neighbourhood Parks shall be provided at 0.8 hectares per 1,000 persons and shall be of a size between 1.5 to 3 hectares depending on the ~~potential for shared school facilities~~ area served and the activities to be provided.
- **Parkettes** are ~~not designated on Map A.~~ They are intended to augment the recreation, leisure and amenity needs of a neighbourhood but will not contain sports fields. They shall be between 0.5 ha and 1 ha in size. They are required wherever the Municipality deems it necessary to augment or adjust the park requirements of any neighbourhood.
- **Public Squares** are intended to enhance the public realm by providing defined spaces for social interaction and are generally incorporated within Priority Intensification Areas or other high traffic areas. They shall be up to 1 ha in size and can be used for cultural events, public art, farmer's markets, and small scale outdoor activities/games. They shall be

highly visible from the dominant street frontage and shall be designed to support activity year round.

- **Hamlet Parks** shall provide active and ~~passive~~ low intensity recreation recreational facilities for hamlets and the surrounding rural community. Generally, Hamlet Parks shall have a minimum size of 4 hectares.

492. Existing Section 18.3.8 is hereby added as follows:

18.3.8 Super mail boxes will not be located in a municipally owned park.

493. A new Section 18.4 Trails is hereby added and existing Section 4.4.25 is hereby renumbered and amended as follows:

18.4 Trails

~~4.4.25~~ 18.4.1 The Municipality ~~supports the establishment of~~ will seek to develop an Oak Ridges Moraine Trail System as part of the Municipality's integrated trail network. The Municipality will consult with provincial agencies, the Conservation Authorities and the public with respect to such matters as trail location, design and funding. Wherever possible the trail network system should be accessible to all including persons with disabilities.

494. New Sections 18.4.2 through 18.4.5 are hereby added as follows:

18.4.2 The Municipality will support the integration of its trails with other partner agencies to create a seamless trail network.

18.4.3 Municipal trails will be developed within two classifications systems:

- **Primary trails** are paved multi-use trails to provide a variety of recreational uses and occasional vehicular traffic for maintenance purposes; and
- **Secondary Trails** provide access to natural areas such as creek edges, woodlots or wetlands. They are intended to keep users on a designated path to minimize disruption to the surrounding landscape. These trails are narrower than primary trails and usually have a surface of crushed aggregate or woodchip.

18.4.4 Primary Trails shall generally follow the alignment indicated on Map K. The precise implementation and location of Primary trails shall be determined through further study. The location of Secondary Trails may be determined through the development approval process.

18.4.5 The trail network shall be designed to include parking, signage, washrooms and interpretive facilities to support access to the trail system.

495. Existing Section 4.4.26 is hereby renumbered and amended as follows:

~~4.4.26~~18.4.6 The trail network Oak Ridges Moraine Trail System shall be designed to minimize impacts on the natural heritage system, maintain and, where possible, improve or restore the ecological integrity of the Oak Ridges Moraine. ~~The trail system shall be located in the Natural Core Area and Natural Linkage Area as much as possible.~~

496. Existing Section 4.4.31 is hereby renumbered and amended as follows:

~~Lake Ontario Waterfront~~

~~4.4.31~~18.4.7 The Municipality will establish a continuous Waterfront Trail for such purposes as walking and cycling along the Lake Ontario Waterfront. From Courtice to Newcastle, the Municipality intends to relocate and improve the alignment of the Waterfront Trail to areas along the water's edge where possible. The Waterfront Trail shall connect, wherever reasonably practicable, to other trails, *corridors* and natural areas within the Municipality and *adjacent* municipalities.

497. Existing Section 4.4.32 is hereby renumbered and amended as follows:

~~4.4.32~~18.4.8 The Municipality recognizes that the completion of a Waterfront Trail may exceed the ~~20-year~~ time horizon of this Plan. However, the Municipality will endeavour to implement the trail in phases having regard to the need and the financial capability of the Municipality.

498. A new Section 18.4.9 is hereby added as follows:

18.4.9 The Municipality will develop a Trails Network Implementation Plan to design, finance and construct extensions to the existing trail network and to connect Clarington's communities and neighbourhoods.

499. Existing Section 18.4 Schools and all subsequent subsections are hereby renumbered to Section 18.5.

500. Existing Sections 18.4.1 through 18.4.3 are hereby removed.

501. A new Section 18.5.1 is hereby added as follows:

18.5.1 Elementary and Secondary Schools are permitted in any Residential area. The minimum site area or future schools should be approximately as follows:

- 2.5 hectares for elementary school sites; and

- 8 hectares for secondary school sites

Or in accordance with

502. Existing Section 18.4.4 is hereby renumbered and amended as follows:

~~18.4.4~~18.5.2 Schools will be sited and designed to provide a visual and functional focus for neighbourhood activity. Schools shall be sited in consideration of the following:

- a) Elementary schools generally located on collector roads and secondary schools generally located on arterial roads but in no case will a school have frontage on or access to a Type A arterial road;
- b) Located centrally and with access to *multi-modal transportation connectivity* to the planned catchment area;
- c) Adequate drop off and pick up zones within the site that minimizes traffic congestion and accommodate all modes of transportation;
- b)d) Safe pedestrian and bicycle routes for students which minimize the need for school crossing guards; ~~and~~
- e) Sidewalks will be provided by the developer along the street frontage of the school *site* prior to the construction of the school; and
- e)f) As a minimum, ~~the~~ provision of a minimum of 25% of the *site* perimeter or 140 meters of frontage on a continuous collector roadway, whichever is greater as street frontage, wherever possible.

503. A new Section 18.5.3 is hereby added as follows:

18.5.3 In the event of a school board not proceeding to acquire an identified school *site* that is adjacent to a park, the proponent developing the *site* shall provide to the Municipality:

- a) the intended pedestrian or trail connections within the *adjacent* neighbourhoods; and
- b) any additional lands required for *park* purposes as a result of the school not being constructed.

504. Existing Section 18.5 Community Facilities and Institutions and all subsequent subsections are hereby renumbered to Section 18.6.

505. A new heading following renumbered Section 18.6.1 is hereby added as follows:

Institutions

506. Existing Section 18.5.4 is hereby renumbered and amended as follows:

~~18.5.4~~18.6.2 Institutions include uses such as government offices, post-secondary educational institutions, and hospitals, ~~and are designated on Map A or in the Secondary Plans.~~ These uses are encouraged to locate within Urban Town and Village Centres to create an urban focus for institutional activity and to facilitate public accessibility.

507. Existing Section 18.5.5 is hereby renumbered and amended as follows:

~~18.5.5~~18.6.3 The Municipality supports the expansion of Lakeridge Health Bowmanville Memorial Hospital as required to meet the needs of existing and future residents.

508. Existing Section 18.4.5 is hereby renumbered and amended as follows:

~~18.4.5~~18.6.4 The Municipality, in conjunction with the efforts of Regional Council, shall encourage the establishment of higher level educational facilities such as a satellite campus of Durham College or UOIT in Bowmanville.

509. A new heading following renumbered Section 18.6.4 is hereby added as follows:

Community Facilities

510. Existing Section 18.5.2 is hereby renumbered and amended as follows:

~~18.5.2~~18.6.5 Community facilities include uses such as post offices, places of worship, cemeteries, supervised residences, community centres, fire and police stations, correctional residences, correctional facilities, libraries, art and cultural facilities, and day care centres. They are encouraged to locate in Urban Areas and hamlets to enable easy accessibility by the majority of the population and, where possible, to utilize full municipal services. Community facilities are subject to the policies of the land use designations where these facilities are located.

511. Existing Section 18.5.3 is hereby renumbered and amended as follows:

~~18.5.3~~18.6.6 Day care centres may be incorporated within any ~~existing~~ place of worship, public or private school, or public assembly hall provided each *site* can demonstrate the ability to accommodate the additional use. Private home day care facilities shall be subject to the Official Plan provisions governing *home-based occupations*. All day care facilities shall conform to applicable provincial legislation ~~and the *site development* criteria in Section 18.5.7.~~

512. Existing Section 18.5.6 is hereby renumbered and amended as follows:

~~18.5.6~~18.6.7 Correctional facilities and halfway houses for ex-offenders are not permitted within any land use designation without an amendment to this Plan. An application for amendment to this Plan to permit such facilities will be evaluated using the following criteria:

18.6.8 Correctional residences and supervised residences are permitted in the Urban Residential designation and the Urban and Village Centre designation subject to a rezoning application and the following:

- a) Appropriateness of the location with respect to the needs of the residents within the facility, and proximity to other similar facilities;
- b) Availability of services;
- c) Site development criteria of Section ~~18.5.7~~18.6.9; and
- d) Other criteria as may be deemed necessary by the Municipality.

513. Existing Section 18.5.7 is hereby renumbered and amended as follows:

~~18.5.7~~18.6.9 The site development criteria for institutional and community facilities are:

- a) Sufficient parking and loading areas;
- b) Safe and convenient access;
- c) High quality landscaping;
- d) Visual integration of the facility within the existing or planned surrounding uses; and
- e) Fencing, screening and buffering from adjacent lands where appropriate and necessary.

514. Existing Section 18.5.8 is hereby renumbered and amended as follows:

~~18.5.8~~18.6.10 ~~Notwithstanding Section 18.5.2,~~ The establishment of a new cemetery and/or crematorium shall require an amendment to the Official this Plan. In the consideration of such an application, the following matters will be addressed:

- a) The suitability of the location with regard to such matters as urban form and compatibility with adjacent development;

- b) ~~Provision for future roads~~ The street network and the orderly extension of urban services will not be impacted;
- c) The proposed use will not impact upon, detract from or propose any significant alterations to the *natural heritage features* as identified on Map CD;
- d) The suitability of soil and ground water conditions;
- e) Landscaping and other urban design requirements; and
- f) Other issues as may be deemed necessary by the Municipality.

515. Existing Section 18.6 is hereby renumbered and amended as follows:

~~18.6~~18.7 ~~Golf Courses~~ Major Recreational Uses

516. New Sections 18.7.1 through 18.7.5 are hereby added as follows:

18.7.1 Major recreational uses and accessory facilities are permitted in the Rural Area designation and are subject to the requirements of Section 18.7.3.

18.7.2 Major recreational uses may also be permitted in the Green Space and Waterfront Greenway designation by amendment to this Plan and are subject to the requirements of section 18.7.3.

18.7.3 The development of major recreational uses and accessory facilities shall:

- a) not locate on Class 1, 2 or 3 soils, as demonstrated by a soil capability study;
- b) prepare a Best Management Practice report that addresses:
 - design, construction and operational considerations, including traffic,
 - how the use of water, fertilizers and pesticides will be kept to a minimum,
 - the establishment and monitoring of targets;
- c) not adversely impact the ability of surrounding agricultural operations to carry on normal agricultural practices;
- d) not impact the natural heritage system or linkages and minimize impacts on groundwater resources or other environmentally sensitive features;

- e) not use quantities of ground or surface water for irrigation purposes that exceed the standards of the Province and the Conservation Authority;
- f) provide new *natural self-sustaining vegetation* in areas that maximize the *ecological value* of the area;
- g) not preclude or hinder access to Potential Aggregate Resource Areas identified on Map G.
- h) be serviced with a private *waste disposal system* and a private drilled well which meets Provincial and Regional standards;
- i) be compatible with *sensitive land uses* in compliance with Provincial Land Use Compatibility guidelines, particularly issues of noise and dust must be addressed;
- j) locate on an existing opened public road and shall not compromise the design and function of the road; and
- k) meet the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan, where applicable.

18.7.4 Existing and approved golf courses are identified on Map A. In addition to the requirements of 18.7.3, a golf course shall require:

- the maintenance and management program for the golf course adheres to sustainability principles; and,
- the design and maintenance shall adhere to recognized industry standards for “net environmental gain” such as the Audubon Cooperative Sanctuary Program Standards.

18.7.5 Golf driving ranges are permitted without amendment to this Plan in Rural Areas and Green Space designations. Any application for a golf driving range will consider the policies of Section 18.7.3 of this Plan.

517. Existing Section 18.6.1 and Table 18-1 are hereby removed.

518. Existing Section 16.2 Tourism Nodes is hereby renumbered 18.8.

519. Existing Section 16.2.1 is hereby renumbered and amended as follows:

~~16.2.1~~18.8.1 ~~Tourism Nodes shown on Map A are identified as~~ are areas of major tourism and recreational potential. The limits of the tourism node will be defined in the Zoning By-law. Where a boundary is indicated on Map A, the Tourism Node is limited to the lands shown.

520. Existing Section 16.2.3 is hereby renumbered and amended as follows:

~~16.2.3~~18.8.2 ~~The uses permitted at Brimacombe, Tyrone Mill, Bowmanville Zoo, Exotic Cat World are existing uses, and the~~ The expansion of these uses existing Tourism Nodes shall be permitted subject to the policies of this Plan. The introduction of new related uses may be permitted provided that they:

- a) ~~Such uses~~ do not adversely impact *natural heritage* features and functions, heritage structures or *significant* vistas, views or ridge-lines;
- b) ~~Such uses~~ are compatible with *adjacent* lands with respect to noise, traffic, and visual impact;
- c) ~~Such uses~~ do not include any form of new residential use;
- d) ~~Such uses~~ are adequately serviced in compliance with provincial and regional standards; and
- e) meet all other requirements and policies of this Official Plan ~~are complied with.~~

521. New Sections 18.8.3, 18.8.4 and 18.8.5 are hereby added as follows:

18.8.3 Tourism Nodes include the following:

- Canadian Tire Motorsport Park;
- Brimacombe;
- Waterfront Places;
- Cedar Park;
- Bowmanville Zoological Park; and
- Exotic Cat World.

18.8.4 The Tourism Node at Canadian Tire Motorsport Park recognizes the tourism potential associated with the existing auto racing use and music festivals.

18.8.5 Tourism Nodes are identified as catalysts for economic development that promotes the image of the Municipality.

522. Existing Section 7.3.6 is hereby renumbered and amended as follows:

~~7.3.6~~18.8.6 ~~The Municipality recognizes the tourism and recreation potential of the Lake Ontario Waterfront and will work in cooperation with others government agencies and the private sector to explore~~ tourism and

recreation opportunities on the Lake Ontario Waterfront. ~~for and/or assist in the implementation of the followings:~~

- ~~• the expansion of existing marinas~~
- ~~• the *development* of new marinas~~
- ~~• the *development* of the waterfront trail, parkland and activity nodes~~
- ~~• the preservation of natural areas~~
- ~~• sport fishing opportunities~~
- ~~• other waterfront tourism and recreational opportunities~~

523. The existing Chapter 19 heading is hereby amended as follows:

Chapter 19

Connected Transportation Systems

19. Connected Transportation Systems

524. Existing Section 19.1.1 is hereby amended as follows:

19.1.1 To facilitate the movement of people and goods by means of an integrated, accessible, safe, and efficient ~~and balanced~~ transportation system providing a full and practical range of mobility options.

525. Existing Sections 19.2.1 and 19.2.2 are hereby removed.

526. New Sections 19.2.1 through 19.2.3 are hereby added as follows:

19.2.1 To develop an interconnected transportation system that connects to community amenities and facilitates economic activity.

19.2.2 To optimize the use of existing transportation infrastructure before constructing new infrastructure.

19.2.3 To support and connect Clarington to the Go Regional Express Rail and the bus rapid transit systems in the Greater Toronto Area.

527. Existing Section 19.2.3 is hereby amended as follows:

~~19.2.3~~ 19.2.4 To give priority to Built-Up Areas for investments in transportation options, such as public transit, cycling and walking. ~~as energy efficient, affordable and accessible forms of travel.~~

528. Existing Section 19.2.4 is hereby removed.

529. A new Section 19.2.5 is hereby added as follows:

19.2.5 To improve the public realm and establish walkable, *transit-supportive* Centres and Corridors through high quality streetscaping and built form.

530. A new Section 19.2.6 is hereby added as follows:

19.2.6 To encourage *multi-modal transportation* options to and within Employment Areas.

531. Existing Section 19.3.1 is amended as follows:

19.3.1 The transportation system ~~is~~ shown on Map ~~JB~~ and comprises existing and future freeways and interchanges, arterial and collector roads, railways, grade separations, a freeway bus rapid transit line, ~~inter-regional transit lines~~ rail transit line, ~~GO rail station~~, transportation hubs, and a the regional transit spine.

532. Existing Section 19.3.2 is hereby renumbered and amended as follows:

19.3.2 The Municipality, in co-operation with other authorities and senior levels of governments, will ~~strive to plan for and to protect for future~~ Regional and Provincial transportation corridors and facilities that support the future growth of the Municipality. ~~including GO Rail stations that are supportive of the future urban and rural structure of the Municipality.~~

533. Existing Section 19.3.5 is hereby renumbered and amended as follows:

~~19.3.5~~19.3.3 Roads in the Municipality shall be classified and maintained on the basis of their function and design as freeways, arterial roads, collector roads and local roads and lanes. The right-of-way width for a public road shall allow for the placement of utilities, municipal services, high occupancy vehicle and cycling lanes, sidewalks and landscaped boulevards where required and be designed to accommodate the components of a complete street.

534. Existing Section 19.3.6 is hereby removed.

535. New Sections 19.3.4 and 19.3.5 are hereby added as follows:

19.3.4 The Municipality recognizes the importance of integrating complete streets principles into the planning and design of urban streets, particularly new and reconstructed roads, particularly within Priority Intensification Areas and new neighbourhoods.

19.3.5 To implement this Official Plan, the Municipality will prepare a Transportation Master Plan to identify policies, programs, and infrastructure improvements required to serve the mobility needs of

the Municipality. The Transportation Master Plan will be updated to reflect the changes as a result of a comprehensive review of the Official Plan or when new secondary plans are adopted by Council.

536. Existing Section 19.3.6 is hereby renumbered and amended as follows:

~~19.3.8~~19.3.6 ~~The To~~ To protect future options, the Municipality shall generally not close and convey any road allowance ~~in order to protect future options.~~ Notwithstanding, the Municipality may consider an application for closure if the road allowance is located within or *adjacent* to a draft approved plan of subdivision provided satisfactory compensation is made to the Municipality.

537. Existing Sections 19.3.9 and 19.3.10 are hereby removed.

538. Existing Section 19.3.11 is hereby renumbered and amended as follows:

~~19.3.11~~19.3.7 An application for a transportation use with respect to land in a Natural Linkage Area or Natural Core Area shall be in conformity with the Oak Ridges Moraine Conservation Plan. ~~not be approved unless the need for the project has been demonstrated and there is no reasonable alternative and the applicant demonstrates that the following requirements will be satisfied, to the extent that is possible while also meeting all applicable safety standards:~~

- ~~• The area of construction disturbance will be kept to a minimum;~~
- ~~• Right of way widths will be kept to the minimum that is consistent with meeting other objectives such as stormwater management and with locating as many transportation, infrastructure, and utility uses within a single corridor as possible.~~
- ~~• The project will allow for wildlife movement;~~
- ~~• Lighting will be focused downwards and away from Natural Core Areas; and~~
- ~~• The planning, design and construction practices adopted will keep any adverse effects on the ecological integrity of the Oak Ridges Moraine to a minimum.~~

539. Existing Sections 19.3.12 and 19.3.13 are hereby removed.

540. Existing Section 19.9 is hereby removed.

541. A new Section 19.4 is hereby added as follows:

19.4 Public Transit Network

19.4.1 The public transit network is the responsibility of the Province and the Region of Durham. It is essential infrastructure for the future economic development and transportation needs of Clarington, supporting the objectives of the Provincial, Regional and Municipal Plans. The Municipality will work in cooperation with the Province, Metrolinx, the Region and neighbouring municipalities to plan for the future enhancements of the public transit network.

19.4.2 The Municipality supports and encourages the Province and the Region of Durham to make timely investments to enhance public transit service for Clarington residents and businesses.

19.4.3 To implement the public transit network for Clarington, the Municipality encourages the Province and the Region to:

- a) implement the approved eastern extension of GO Rail service to the Courtice and the Bowmanville Transportation Hubs by 2020, recognizing that GO Rail service is critical to achieving many of the land use objectives of Provincial Plans and the Durham Regional Official Plan and this Plan;
- b) introduce higher order transit along the Regional Transit Spine to Bowmanville;
- c) increase the frequency and extend the routing of local transit service in Courtice, Bowmanville, and Newcastle connecting with Employment Areas;
- d) introduce local transit service to newly developing neighbourhoods as early as possible; and
- e) implement Freeway Transit Stations along freeway corridors.

19.4.4 To work in partnership with the Province and the Region to provide a transit supportive environment, the Municipality will:

- a) direct higher density development and economic activity around the Transportation Hubs, along or near the Regional Transit Spine, and along Regional and Local Corridors;
- b) require buildings to be oriented towards the street frontage in Centres and along Corridors to reduce walking distances to transit and enhance the pedestrian environment;
- c) develop an active transportation network that supports transit use;
- d) improve pedestrian access from the interior of

neighbourhoods to arterial streets; and

- e) facilitate the securement of lands required for public transit right-of-ways.

542. A new Section 19.5 is hereby added as follows:

19.5 Active Transportation Network

19.5.1 Active transportation refers to all human powered forms of transportation, in particular walking and cycling. It includes the use of mobility aids such as wheel chairs, and can also encompass other active transport variations such as in-line skating, skateboarding, and cross-country skiing. Active transportation can also be combined with other modes, such as public transit. The *active transportation* network is the foundation to creating a walkable community and an efficient public transit system.

19.5.2 The Municipality will prepare and update an Active Transportation Master Plan to create a coordinated *active transportation* network, which will serve the mobility needs of Clarington residents in a healthy and sustainable manner.

19.5.3 The Active Transportation Master Plan will provide for an extensive network of on-road and off-road facilities designed to efficiently move a range of *active transportation* users and that is accessible to all abilities. The Active Transportation Master Plan will address safety issues, environmental benefits, education, infrastructure, design standards and a capital program that is part of the Municipality's overall transportation program.

19.5.4 To support the development of a complete and interconnected *active transportation* network, the Municipality will:

- a) design and construct streets in accordance with the *complete streets* principles outlined in Section 19.6.4;
- b) maintain and improve the connections of sidewalks and multi-use paths to major destinations, neighbourhood facilities and transit stops, where feasible, especially during the winter in order to encourage year-round usage;
- c) implement wayfinding signage that directs users to and from key locations, including Urban Centres and the Waterfront Trail.
- d) promote *active transportation* in coordination with Smart Commute Durham and the Region of Durham.
- e) ensure that *development* proposals are designed to connect

with the active transportation network;

- f) support increased network connectivity by prioritizing pedestrian and cyclist crossings across key barriers, including major arterial roadways, Provincial freeways, watercourses and railways;
- g) securing the dedication of lands through the development approval process; and
- h) support and promote cycling as a safe mode of transportation by:
 - i. designing municipal standards for on-road cycling facilities in accordance with Provincial standards;
 - ii. supporting the Regional Cycling Plan by prioritizing network components that are under the jurisdiction of the Municipality
 - iii. requiring the provision of bicycle parking and storage facilities as a condition of approval of development applications;
 - iv. providing exclusive bicycle parking and storage facilities at primary destinations in the Urban Centres, including major parks and community facilities; and
 - v. continuing to promote cycle tourism and recreational cycling in the Municipality.

19.5.5 Over the long term, it is the Municipality's objective to create an accessible Waterfront Trail that is located in close proximity to the shoreline of Lake Ontario.

543. Existing Section 19.11 Cycling and Walking is hereby removed in its entirety.

544. A new heading and Section 19.6 is hereby added as follows:

19.6 Road Network

545. Existing Sections 19.4, 19.5, 19.6, 19.7, 19.8 and 19.10 are hereby reorganized and listed under new Section 19.6.

546. Existing Section 19.3.3 is hereby renumbered and amended as follows:

~~19.3.3~~19.6.1 The road network will be based on a grid system of walkable streets which reinforces and complements the land use patterns of this Plan. The location of ~~new~~ future arterial roads and ~~new~~ collector roads shown on Map J are approximate. The ~~exact~~ final

alignment shall be determined either through ~~municipal~~ further studies or the consideration of development applications.

547. A new heading following renumbered Section 19.6.1 is hereby added as follows:

Complete Streets

548. New Sections 19.6.2 through 19.6.4 are hereby added as follows:

19.6.2 Streets in the Official Plan are classified on the basis of their vehicular function but will be designed on the basis of the land use context and the provision for all appropriate mobility options. The street network is the backbone upon which the transit network and the *active transportation* network is to be built, balancing the needs for all mobility options.

19.6.3 The Municipality recognizes the importance of integrating *complete streets* principles in the planning and design of urban streets, particularly in Priority Intensification Areas and new neighbourhoods. *Complete streets* are designed and operated to enable safe access for all users. Pedestrians, cyclists, motorists, and transit riders of all ages and abilities must be able to safely move along and across a complete street.

19.6.4 The following principles will be considered to implement *complete streets* in secondary plans and new capital projects:

- a) A context-based approach shall be used to consider character of the planned land uses with the appropriate street design;
- b) Street design elements shall improve the quality of service for pedestrians, cyclists and transit users in addition to the level of service for vehicles;
- c) Safe and convenient access to transit stops shall be provided;
- d) Local streets shall provide multiple points of access and limited block lengths;
- e) Intersections shall be designed not only to meet the desired level of service for vehicles but the desired level of service for pedestrians and cyclists, implementing measures such as minimizing crossing distances; and
- f) Streets will be designed with integrated accessibility features.

549. The existing heading of Section 19.4 is hereby amended as follows:

19.4 Provincial Freeways

550. Existing Section 19.4.1 is hereby renumbered and amended as follows:

~~19.4.1~~19.6.5 Freeways are access-controlled roads that under the jurisdiction of the Ministry of Transportation, are controlled access roads. They accommodate large volumes of inter-regional and regional traffic. and include Highway 401, the future Highway 407, and the future north-south freeway connecting link (Courtice Freeway).

551. New Sections 19.6.6, 19.6.7 and 19.6.8 are hereby added as follows:

19.6.6 The Municipality recognizes the importance of freeways to support future growth and economic prosperity in Clarington. In particular, the Municipality encourages provincial investment to:

- a) implement the planned widening of Highway 401 to Highway 35/115;
- b) the complete Highway 407 and Highway 418;
- c) improve key Highway 401 interchanges at Waverly Road and Liberty street in Bowmanville;
- d) construct a new interchange at Lambs Road in Bowmanville and, if necessary, the conversion of Bennett Road to a partial interchange; and
- e) construct a new interchange at future extension of Townline Road (Regional Road 55 in Courtice).

19.6.7 The Municipality encourages the implementation of grade-separated crossings for roads and *active transportation* infrastructure with future freeways to minimize the disruption of local traffic and agricultural operations and to provide quick access for emergency vehicles.

19.6.8 The Municipality will work with the Province and the Region to identify opportunities to accommodate the following:

- a) the freeway bus rapid transit line on and the freeway transit stations on Highway 407 and Highway 418; and
- b) carpool *lots* and freeway transit stations.

552. Existing Sections 19.4.2 through 19.4.4 are hereby removed.

553. Existing Section 19.4.5 is hereby renumbered and amended as follows:

~~19.4.5~~19.6.9 The future Highway 407 Freeways are primary corridors through shall serve as a gateway to the Municipality. In this

regard, a high quality visual environment shall be maintained for users of the highway. This shall be achieved through the protection of prominent landscape features and the provision of treed and landscaped *buffer* strips along each side of the highway and within interchanges compensating for lost *habitat* and tree cover. ~~In addition, significant vistas and view corridors visible from the highway, in particular where it crosses the Oak Ridges Moraine, shall be protected.~~

554. Existing Section 19.4.6 is hereby renumbered and amended as follows:

~~19.4.6~~19.6.10 The Provincial government is encouraged to ~~investigate and~~ implement measures to facilitate the movement of wildlife across freeways ~~Highways 35/115 and the future Highway 407 where these highways cross the Oak Ridges Moraine.~~

555. The existing heading of Section 19.5 is hereby amended as follows:

19.5 Arterial Roads

556. Existing Section 19.5.1 is hereby renumbered and amended as follows:

~~19.5.1~~19.6.11 Arterial roads are under the jurisdiction of the Ministry of Transportation, the Region of Durham or the Municipality. The arterial roads shown on Map B~~J~~ are classified as follows:

- **Type A Arterial Roads** are designed to efficiently move large volumes of traffic at moderate to high speeds over relatively long distances. ~~The desired operating speed is 70 km/hr. in urban areas and 80 km/hr. in rural areas. Such roads provide the highest level of service and vehicle operating speeds relative to other types of arterial roads and generally extend beyond the Municipal boundaries. Type A arterial roads shall have a right-of-way width ranging from 36 to 50 metres.~~
- **Type B Arterial Roads** are designed to move significant volumes of traffic at moderate speeds from one part of the municipality to another. ~~The desired operating speed is 60 km/hr. in urban areas and 80 km/hr. in rural areas. Such roads provide a moderate level of service and vehicle operating speeds relative to other types of arterial roads and may extend beyond the Municipal boundaries. Type B arterial roads shall have a right-of-way width ranging from 30 to 36 metres.~~
- **Type C Arterial Roads** are designed to move moderate ~~lower~~ volumes of traffic at slower speeds over relatively short distances. ~~The desired operating speed is 50~~

~~km/hr. They shall have a right-of-way width ranging from 26 to 30 metres.~~

557. Existing Section 19.5.2 is hereby renumbered and amended as follows:

~~19.5.2~~19.6.12 Arterial roads shall be designed in a context sensitive manner in accordance with the requirements of the Durham Regional Official Plan, the Durham Region Arterial Corridor Guidelines, and Appendix C to this Plan. ~~and the following principles:~~

- a) Provide full continuous movements;
- b) Limit private access in accordance with Section 19.5.3;
- c) Provide for public transit vehicles and transit stops;
- d) Provide sidewalks on both sides; and
- e) Provide for cycling where possible.

558. Existing Section 19.5.3 and Table 19-1 are hereby removed.

559. Existing Section 19.5.4 is hereby renumbered and amended as follows:

~~19.5.4~~19.6.13 Durham Highway 2/King Street/King Avenue is the primary commercial street of the urban communities of Courtice, Bowmanville and Newcastle Village. Main Street is the primary commercial street of Orono.

~~19.6.14~~ Notwithstanding all applicable provisions of Section 19 the Design standards of arterial roads within Town Urban and Village Centres shall:

- a) be consistent with urban design objectives of this Plan ~~and~~
- b) provide a high quality urban *environment* for pedestrians. ~~In this regard, the~~
- c) have an ~~Desired~~ operating speed shall generally be of 50 km per hour; and
- d) on-street parking will be included in future road improvements.

The exceptions to the right-of-way width requirements are identified on Table 19.2.

~~19.6.15~~ In addition, The access requirements of ~~Table 19-1~~ in Appendix C do not apply in the Courtice Main Street Secondary Corridor ~~Bowmanville Town~~ Urban Centres, the Newcastle Village Centre and the Orono Village Centre.

560. A new Section 19.6.16 is hereby added as follows:

19.6.16 Right-of-way width exceptions are identified in Appendix C, Table C-3.

561. Existing Section 19.5.5 is hereby renumbered and amended as follows:

~~19.5.5~~19.6.17 The Municipality will undertake a *streetscape* improvement program with particular attention to ~~Town~~ Urban and Village Centres, Regional Corridors, local corridors, the Regional Transit Spine on Highway 2, and gateway locations to each urban community.

562. Existing Section 19.5.6 is hereby renumbered and amended as follows:

~~19.5.6~~19.6.18 Within established Hamlets, it is recognized that the arterial road standards established in Appendix C, Table C-2 ~~Section 19.5.1 to 19.5.3~~ may not be practical or implemented precisely. In this regard, the desired operating speed in ~~Section 19.5.4~~ and the access requirements of arterial roads shown in Appendix C, Table C-2 ~~Table 19-1~~ do not apply. The exceptions to the right-of-way width requirements are identified in Appendix C, Table C-3, ~~Table 19-2~~.

563. Existing Table 19-2 is hereby removed.

564. Existing Section 19.5.7 is hereby renumbered to 19.6.19.

565. The existing heading of Section 19.6 is hereby amended as follows:

~~19.6~~ Collector Roads

566. Existing Section 19.6.1 is hereby renumbered and amended as follows:

~~19.6.1~~19.6.20 Collector roads, shown on Map J, are under the jurisdiction of the Municipality and are designed to move moderate volumes of traffic over short distances ~~within a particular area of the Municipality~~. The primary function of a collector road is to collect and distribute traffic from neighbourhoods, ~~among local roads, collector roads, arterial roads and major traffic generators~~.

567. Existing Section 19.6.2 is hereby renumbered and amended as follows:

~~19.6.2~~19.6.21 Collector roads shall be designed in accordance with the road classification criteria in Appendix C, Table C-2 following principles:

- i. Provide reasonably continuous movements;
- ii. Minimize the number of private accesses;
- iii. Incorporate methods to prevent speeding without compromising continuous movement;
- iv. Provide sidewalks on both sides;
- v. Provide for public transit vehicles and transit stops;
- vi. Provide for cycling where possible; and
- vii. Have a right-of-way width between 23 and 26 metres.

568. Existing Section 19.6.3 is hereby removed.

569. The existing heading of Section 19.7 is hereby amended as follows:

~~19.7~~ Local Roads

570. Existing Section 19.7.1 is hereby renumbered and amended as follows:

~~19.7.1~~19.6.22 Local roads ~~are not shown on Map B. The function of such roads is to carry lower volumes of vehicular traffic, and to facilitate access to individual properties, and promote walking and cycling.~~

571. Existing Section 19.7.2 is hereby renumbered and amended as follows:

~~19.7.2~~19.6.23 Local roads shall be designed in accordance with the road classification criteria in Appendix C, Table C-2 and according to the following principles:

- a) Designed on the basis of a modified grid street system recognizing topographic and environmental constraints; and may be modified only where there are physical constraints;
- b) Direct connection to Type B and C arterial roads may be permitted provided such intersections do not affect the operating conditions of the arterial road;
- c) Cul-de-sacs are generally not permitted;

d) Sidewalks on both sides of local roads are encouraged where warranted particularly within Urban Areas and for roads that provide connections to schools, community parks and facilities, transit stops and trails; and

e) The right-of-way width shall generally be between 18 and 20 metres.

e) Generally avoid long block lengths (over 400 metres) in Urban Areas to facilitate walkability.

572. Existing Section 19.7.3 is hereby removed.

573. Existing Section 19.7.4 is hereby renumbered and amended as follows:

~~19.7.4~~19.6.24 In Hamlets, ~~Country and Estate Residential areas~~ ~~Areas and General Industrial Areas~~, local roads may be constructed to a modified urban standard.

574. The existing heading of Section 19.8 is hereby amended as follows:

~~19.8~~ ~~Public~~ Rear Lanes

575. Existing Section 19.8.1 is hereby renumbered and amended as follows:

~~19.8.1~~19.6.25 ~~Public and private rear lanes shall be developed in accordance with the criteria in Appendix C, Table C-2. Rear Lanes are permitted where they are identified in a Secondary Plan.~~ Rear lanes shall be used on a limited basis to access a private garage or parking space and to promote through traffic movements on Arterial and Collector Roads, where individual access is limited.

576. Existing Section 19.8.2 is hereby removed.

577. The existing heading of Section 19.10 is hereby amended as follows:

~~19.10~~ Parking

578. New Sections 19.6.23 and 19.6.24 are hereby added as follows:

19.6.26 Vehicle parking shall be managed to minimize adverse impacts including:

- a) inefficient use of serviced land, gaps in the urban fabric;
- b) contribution to unattractive urban places;
- c) high rates of stormwater runoff;
- d) encouraging single occupant vehicle use over other modes of travel; and

e) urban heat island impacts.

19.6.27 The Municipality will work with the Region to permit, where appropriate, on-street parking on arterial roads in the Bowmanville Town Centre and the Courtice Town Centre in order to support mixed use development and to contribute to an active street life.

579. Existing Section 19.10.1 is hereby renumbered and amended as follows:

~~19.10.1~~19.6.28 All new *development* shall provide adequate off-street parking having consideration for the following: ~~is required for all new *development*.~~ All parking areas shall be designed to:

- ~~• minimize conflict with traffic on arterial roads~~
- ~~• provide parking for the physically handicapped~~
- ~~• provide landscape screening along street frontages~~
 - a) safe access and egress;
 - b) provision of accessible parking spaces and minimizing surfaces that create barriers for people with disabilities;
 - c) the use of landscaping to screen parking areas and to provide a hard street edge;
 - d) use low impact development techniques to reduce stormwater runoff and long term maintenance requirements; and
 - e) support for carpool, carshare and zero emission vehicles through preferential parking or reduced parking rates.

580. New Sections 19.6.29 and 19.6.30 are hereby added as follows:

19.6.29 The Municipality will seek to reduce parking area land needs and their *negative impact* on the urban *environment* by:

- a) consideration of variable public or private price parking for peak parking periods;
- b) developing innovative parking standards;
- c) construction of municipal parking garages in historic downtowns and the Bowmanville West Town Centre;
- d) allowing for reduced parking requirements when shared parking areas are provided with appropriate laneway or cross-access easements;

- e) allowing for reduced parking requirements when land uses have off-setting peak parking periods;
- f) allowing for reduced parking requirements in the historic downtowns of Bowmanville, Newcastle and Orono;
- g) consideration of incentives for the provision of underground or decked parking facilities; and
- h) construction of municipal parking garages in historic downtowns and the Bowmanville West Town Centre.

19.6.30 The Municipality will develop guidelines for payment-in-lieu of parking to be utilized in Centres where the Municipality has developed plans to construct or expand public parking facilities. Revenues generated through payment-in-lieu of parking will be used to support expansion of parking facilities including bicycle parking.

581. Existing Section 19.10.2 is hereby removed.

582. Existing Section 19.10.3 is hereby renumbered and amended as follows:

~~19.10.3~~19.6.31 The Municipality will periodically review off-street and on-street parking regulations to provide flexibility for areas with frequent transit service and to reflect evolving motor vehicle use.

583. Existing Section 19.12 Railways is hereby renumbered to 19.7.

584. A new Section 19.7.1 is hereby added as follows:

19.7.1 The Municipality shall ensure the continued viability and ultimate capacity of the rail *corridors* are protected and shall identify and support strategic *infrastructure* improvements such as grade separations.

585. Existing Section 19.12.1 is hereby renumbered and amended as follows:

~~19.12.1~~19.7.2 The Municipality will seek to minimize and alleviate wherever possible, the conflicts of railways *infrastructure* with *adjacent* land uses and with roads through the following:

- a) The siting of uses which are less sensitive to noise and vibration *adjacent* to railway *corridors*;
- b) The provision of noise, vibration and safety impact mitigation measures as they pertain to new *development* in proximity to railway *corridors*; and
- c) The construction of future grade separations for arterial or collector roads or the improvement of existing grade separations as shown on Map BJ. These works shall be

constructed on a priority basis considering need and financing; and

d) Local roads within the urban area generally shall not cross any railway line.

586. Existing Sections 19.12.2 and 19.12.3 are hereby renumbered to 19.7.3 and 19.7.4 respectively.

587. A new Section 19.7.5 is hereby added as follows:

19.7.5 The Municipality may require warning clauses related to railway operations, to be registered on title, for new residential developments or within the lease agreements for non-residential developments which are located in close proximity to a railway.

588. Existing Section 19.13 Licensed Aircraft Landing Strips is hereby removed in its entirety.

589. A new heading and Section 19.8 is hereby added as follows:

19.8 Transportation System Implementation

590. A new heading following the new heading of Section 19.8 is hereby added as follows:

Capital Planning

591. New Sections 19.8.1 and 19.8.2 are hereby added as follows:

19.8.1 The Municipality will consider the use of *complete streets* principles in all new capital projects and planning initiatives, particularly within *Centres and Corridors*. *Complete streets* shall include integrated accessibility features within the design.

19.8.2 The Municipality recognizes transportation systems as important economic catalysts that support the movement of goods and people and will promote investment in these connections by the appropriate agency.

592. Existing Section 19.3.7 is hereby renumbered to 19.8.3.

593. A new heading following renumbered Section 19.8.3 is hereby added as follows:

Environmental Impacts

594. Existing Section 19.3.14 is hereby renumbered and amended as follows:

~~19.3.14~~19.8.4 Transportation systems uses may be permitted to cross a *natural heritage feature* or a *hydrologically sensitive feature* only if the applicant demonstrates that:

- a) The need for the project has been demonstrated and there is no reasonable alternative; (for municipal *infrastructure* projects, need shall be determined through an *Environmental Assessment process* under the *Environmental Assessment Act*, where applicable. Where these projects are not subject to an *Environmental Assessment*, they will be dealt with under the *Planning Act* or *Local Improvement Act*, etc.);
- b) The planning, design and construction practices adopted will keep any *adverse effects* on the *ecological integrity* of the *natural heritage system* ~~Oak Ridges Moraine~~ to a minimum;
- c) The design practices adopted will maintain, and where possible improve or restore, *wildlife movement corridors and ecological and recreational linkages*, including the trail system referred to Section 4.4.2618.4;
- d) The landscape design will be adapted to the circumstances of the *site* and use native plant species as much as possible, especially along rights of way; and
- e) The long-term landscape management approaches adopted will maintain, and where possible improve or restore, the health, diversity, size and *connectivity* of the *natural heritage feature* and/or *hydrologically sensitive feature*.

595. Existing Section 19.3.15 is hereby renumbered to 19.8.5.

596. A new heading following new Section 19.8.5 is hereby added as follows:

Traffic Calming

597. New Sections 19.8.7 and 19.8.8 are hereby added as follows:

19.8.7 The Municipality will design streets appropriate to their context to avoid the need for secondary traffic calming measures.

19.8.8 If warranted, traffic calming measures will be designed and constructed to:

- a) support the *active transportation system*;
- b) ensure that transit use is not negatively impacted; and
- c) allow for the diffusion of traffic and not impact the efficiency of the grid street system.

598. A new heading following new Section 19.8.8 is hereby added as follows:

Transportation Demand Management

599. New Sections 19.8.9 and 19.8.10 are hereby added as follows:

19.8.9 Transportation Demand Management is a means to promote a more efficient use of existing transportation infrastructure by reducing peak-hour single-occupancy vehicle trips and promoting increased transit use. To reduce traffic congestion the Municipality, in support of the Region of Durham's Smart Commute Durham program, will consider the following initiatives:

- a) A travel demand management program for the Municipality of Clarington's employees;
- b) Work with school boards, health units and residents to implement a program which encourages school aged children to walk and cycle to school; and
- c) Provide residents with information on transit, cycling and pedestrian options within the community.

19.8.10 The Municipality may require community-wide and area-specific Transportation Demand Management Plans for major employment, commercial and residential developments that are subject to a development application.

600. A new heading following new Section 19.8.10 is hereby added as follows:

Strategic Goods Movement

601. A new Section 19.8.11 is hereby added as follows:

19.8.11 The Municipality will support the implementation of the Region's Strategic Goods Movement Network in the Durham Region Official Plan which identifies the preferred haul routes to accommodate commercial vehicles.

602. A new Section 20.1.1 is hereby added as follows:

20.1.1 To implement measures into the stormwater management system to address impacts from development and climate change.

603. A new Section 20.2 Objectives is hereby added.

604. Existing Section 20.1.1 is hereby renumbered and amended as follows:

20.1.1~~20.2.1~~ To manage development impacts on streams watercourses in order to maintain and enhance water quality, protect fish habitat and to prevent increases to flood and erosion hazards.

605. A new Section 20.2.2 is hereby added as follows:

20.2.2 To promote green infrastructure measures, including low impact development, as part of the overall stormwater management strategy.

606. Existing Section 20.2 Policies and all subsequent subsections are hereby renumbered to 20.3.

607. Existing Section 20.2.1 is hereby removed.

608. Existing Section 20.2.2 is hereby renumbered and amended as follows:

~~20.2.2~~20.3.1 Unless otherwise approved by the Ministry of Natural Resources, the Conservation Authority or the Municipality, uncontrolled direct stormwater discharge into any watercourse as a result of *development* is strictly prohibited.

609. New Sections 20.3.2 and 20.3.3 are hereby added as follows:

20.3.2 Stormwater management plans shall be prepared in accordance with the applicable *watershed or subwatershed plan* and shall provide for an integrated approach that protects the ecological health of watersheds, improves resiliency, and contributes to the protection of human life and property during storm events.

20.3.3 *Green infrastructure, lot level controls, and Low Impact Development techniques, in addition to traditional end of pipe facilities are encouraged as part of a treatment train approach to stormwater management.*

610. Existing Section 20.2.3 is hereby renumbered and amended as follows:

~~20.2.3~~20.3.4 Prior to municipal approval of any draft plan of subdivision, the Municipality will prepare a *subwatershed plan* in consultation with the appropriate agencies. ~~Ministry of Natural Resources, the Conservation Authority and other agencies, and shall be subject to satisfactory cost-sharing arrangements with the benefiting property owner or owners.~~ Where a master drainage plan has been approved prior to the adoption of this Plan, the master drainage plan will substitute for the requirement to prepare for a *subwatershed plan*.

611. Existing Section 20.2.4 is hereby renumbered and amended as follows:

~~20.2.4~~20.3.5 Any development application for a plan of subdivision or *site plan* shall be accompanied by a stormwater management implementation report. The report will indicate how the approved *subwatershed plan* or master drainage plan will be implemented on the *site* of the proposed *development* in

accordance with Best Management Practices, and will address the following:

- pre-development and post-development discharge
- groundwater infiltration and baseflow maintenance
- stormwater management facilities required
- erosion and sedimentation controls
- proposals for mitigating any water pollution
- site grading

612. A new Section 20.3.6 is hereby added as follows:

20.3.6 For infill locations, where a *subwatershed plan* or a Master Drainage Plan has not been prepared, the Municipality may require a Stormwater Management Report to address the impact of *development on flooding, erosion, stormwater quality and quantity, and system capacity.*

613. Existing Section 20.2.5 is hereby renumbered and amended as follows:

~~20.2.5~~20.3.7 Stormwater management facilities may be located in any land use designation, but generally shall not be permitted on lands within the *natural heritage system*, identified as flood plain or Regulatory Shoreline or designated as Environmental Protection Area. However, the exact location of stormwater management facilities shall be approved by the Municipality in consultation with the Province and the Conservation Authority.

614. New Sections 20.3.8 and 20.3.9 are hereby added as follows:

20.3.8 The design of stormwater management facilities, including ponds and channels, shall be constructed in accordance with the Municipality's Engineering *Design Guidelines* and shall use the following principles:

- a) Stormwater is considered a valuable water resource to be retained and infiltrated into the land to the fullest extent possible to maintain the natural hydrology of the site;
- b) Stormwater shall be discharged into watercourses and the waterfront in a manner that does not cause additional flooding, erosion, slope instability, and/or reduced water quality;
- c) Stormwater management techniques shall contribute to reducing or mitigating the risk to people and damage to

property, buildings, *infrastructure* and the *environment* due to actual or predicted impacts of climate change;

- d) The use of passive and active renewable energy sources is encouraged;
- e) Facilities shall include the installation of high quality landscaping including, where possible, enhancement of *natural heritage features*, permeable surfaces and the use of natural design; and
- f) Facilities will be integrated into the open space system and shall incorporate high quality landscaping, permeable surfaces enhancement of *natural heritage features*, include community amenities and where appropriate, provide opportunities for *low intensity recreation*.

20.3.9 In addition to the preceding policies, stormwater management facilities within the Oak Ridges Moraine are also be subject to the provisions of the Oak Ridges Moraine Conservation Plan.

615. Existing Sections 20.2.6 and 20.2.7 are hereby removed.

616. Existing Section 20.3 Stormwater Management Within the Oak Ridges Moraine is hereby removed in its entirety.

617. The existing Chapter 21 heading is hereby amended as follows:

Chapter 21

Municipal Infrastructure and Utilities

21. Municipal Infrastructure and Utilities

618. Existing Section 21.1 is hereby amended as follows:

21.1 Goals

619. Existing Section 21.1.1 is hereby amended as follows:

21.1.1 To provide adequate ~~services~~ *infrastructure* and utilities required for the residents and businesses of the Municipality in an economically and environmentally responsible manner.

620. A new Section 21.1.2 is hereby added as follows:

21.1.2 To protect major *infrastructure* and utilities from incompatible *development* and minimize the adverse impacts on the community.

621. A new Section 21.2 Objectives is hereby added as follows:

21.2 Objectives

21.2.1 To integrate *infrastructure* and utilities into the public realm with a high priority for aesthetics, including anti-graffiti measures, and minimize maintenance requirements.

21.2.2 To allocate appropriate opportunities within public rights of way for *infrastructure*, utilities, and landscaping.

21.2.3 To provide for adaptability and flexibility in public rights of way.

21.2.4 To promote coordinated public and private *utility* planning and *infrastructure* design.

622. Existing Section 21.2 Policies and all subsequent subsections are hereby renumbered to 21.3.

623. Existing Section 21.2.1 is hereby renumbered and amended as follows:

~~21.2.1~~21.3.1 Major *infrastructure* and *utility* facilities and *corridors* are shown on Map A and include existing and planned facilities such as water supply plants, water pollution control plants, electricity generation facilities and transmission and distribution systems, *hydro corridors*, *generating stations*, *hydro transformer stations*, *hydro corridors*, and *pipeline corridors*, ~~telephone facilities and gas facilities.~~

624. Existing Section 21.2.2 is hereby renumbered and amended as follows:

~~21.2.2~~21.3.2 ~~The location of New *infrastructure* and *utility* facilities and/or *corridors* is~~ are generally permitted within any land use designation provided:

- a) ~~Such facilities~~ it does not adversely impact any *adjacent* use;
- b) ~~New *utility corridors* are~~ it is located *adjacent* to existing *utility* and/or transportation *corridors*, wherever possible;
- c) the impact of telecommunication/communication towers is minimized; and
- e) ~~Communication towers for radio, cable TV and phone transmissions are not located within or *adjacent* to any residential area or Central Area;~~
- d) ~~New electrical generating stations proposed by private corporations shall only be permitted by amendment to this Plan and shall be subject to all applicable provincial approvals; and~~

- e)d) it complies with the policies of Sections 3.6.13, 19.3.7, 19.8.4, and 19.8.5 ~~19.3.11 to 19.3.15 inclusive~~ as appropriate and relevant for the proposed utility, facility or corridor.

625. Existing Section 21.2.3 is hereby renumbered and amended as follows:

~~21.2.3~~21.3.3 ~~Telecommunications/communications utilities Telephone switching stations, hydro transformer electrical stations or sub-stations, mail boxes or super mail boxes and similar facilities which are required to be located in residential areas or Town and Village Centres shall~~ should be incorporated and built into architectural and landscaping features, rather than being freestanding. They shall be compatible consistent with the appearance of adjacent uses and include anti-graffiti initiatives.

626. Existing Section 21.2.4 is hereby renumbered and amended as follows:

~~21.2.4~~21.3.4 ~~In order~~ To improve the visual appearance of the *streetscape*, ~~utilities~~ local distribution systems such as ~~hydro~~ electricity, telecommunications/communications telephone and cable television shall be provided in-ground using a common trench, within all new *development* and ~~where feasible~~, within the road allowances abutting the external limit of the new *development*. Where in-ground services are not possible, public and private above ground infrastructure will be integrated, grouped or combined, where feasible, in order to reduce the streetscape clutter.

21.3.5 In the case of *redevelopment*, conversion of overhead service to in-ground service shall be provided wherever technically and economically feasible.

627. Existing Section 21.2.5 is hereby removed.

628. Existing Section 21.2.6 is hereby renumbered and amended as follows:

~~21.2.6~~21.3.6 Subject to approval of Hydro One Networks Inc., the Municipality encourages the use of lands within ~~power transmission~~ hydro corridors for:

- recreational uses such as parks, hiking trails and bicycle paths;
- community ~~market~~ or allotment gardens;
- underground utilities;
- agricultural cultivation; and

- other uses compatible with *adjacent* land uses and consistent with the intent and policies of this Plan.

629. Existing Section 21.2.7 is hereby renumbered and amended as follows:

~~21.2.7~~21.3.7 In the planning of any major new *utility* or utility corridor, including expansions, the proponent shall:

- satisfy the Municipality with respect to possible impacts as related to environmental, economic, social, transportation and other concerns as determined by the Municipality;
- provide peer review funding to the Municipality for the review of any requisite studies; and
- ~~The proponent may be required to enter into an agreement with the Municipality which includes but is not limited to such matters as compensation and mitigation of adverse impacts.~~

630. A new Section 21.3.8 is hereby added as follows:

21.3.8 The design and location of local distribution services and utilities within or outside the Municipal right-of-way will require approval from the Municipality.

631. A new heading Major Pipelines and Sections 21.3.9 and 21.3.10 are hereby added as follows:

Major Pipelines

21.3.9 For development applications within 200 metres of a major pipeline right-of-way identified on Map A, the proponent will be required to consult with the Municipality and other applicable agencies prior to any development in order to protect the safety and integrity of the pipeline.

21.3.10 The Municipality will encourage the use of pipeline rights-of-way for low intensity recreation activities, subject to easement rights.

632. A new heading Telecommunications and Sections 21.3.11 through 21.3.15 are hereby added as follows:

Telecommunications

21.3.11 The development of telecommunications/communication networks is encouraged to contribute to economic competitiveness and support efficient access to information for residents and businesses within Clarington.

- 21.3.12 The Municipality supports shared telecommunications/communications towers, where feasible, to minimize adverse impacts, including visual impacts of multiple towers.
- 21.3.13 Council has adopted a Telecommunication Antenna Systems Protocol to provide direction for the development of wireless communications infrastructure. The Municipality will review and update this protocol as new technological advances emerge and as Federal protocol and procedures change from time to time.
- 21.3.14 Municipal review of the location of proposed antenna systems will take into consideration the following:
- a) Locating telecommunication/communication towers and infrastructure in strategic locations to minimize the view from the public;
 - b) Integrating telecommunication/communication structures into new or existing buildings and structures or landscaped areas to ensure infrastructure blends in with the existing built and natural landscape;
 - c) Engaging operators early in the development process to facilitate integration of wireless telecommunications/communications infrastructure into development; and
 - d) Encouraging towers to be camouflaged where they are located in sensitive areas, including rural and residential areas.
- 21.3.15 The Municipality will initiate discussions with utility providers to consider opportunities for the enhancement and/or replacement of existing utilities as part of street construction improvements and maintenance.

633. Existing Section 22.1.1 is hereby amended as follows:

- 22.1.1 To provide for and encourage public and private sector activities for the purpose of the maintenance, ~~rehabilitation~~ enhancement and redevelopment of the existing built *environment* of the Municipality.

634. A new Section 22.2.4 is hereby added as follows:

- 22.2.4 To encourage activities that contribute to healthy and *sustainable* development.

635. Existing Table 22-1 is hereby amended as follows:

Table 22-1 Community Improvement Areas

<p>Completed Bowmanville B2 Newcastle N1 Orono</p>	<p>First Priority Bowmanville B6 Bowmanville B7 Courtice C1 Courtice C2 <u>Bowmanville B8</u></p>
<p>Second Priority Bowmanville B3 Bowmanville B4 Bowmanville B5</p>	<p>Third Priority Bowmanville B1 Newcastle N2 Hampton Mitchell Corner's Newtonville</p>

636. Existing Section 22.3.4 subsections g) and h) are hereby amended as follows:

- g) Supporting the preservation of buildings with cultural heritage value or interest and the use of funding programs under the Ontario Heritage Act; ~~and~~
- h) Supporting local service clubs and other organizations in the development of recreational and other facilities and services; and

637. A new Subsection 22.3.4 i) is hereby added as follows:

- i) Encouraging healthy and *sustainable* development measures.

638. Existing Section 22.3.5 is hereby amended as follows:

22.3.5 The Municipality will consult with the Region of Durham when community improvement plans are being prepared to ensure ~~the co-ordination of improvements~~ coordination with the Regional Revitalization Program to sewer, water and other Regional services with municipal improvements. ~~The Municipality will consult with the Region prior to the approval of any community improvement plan.~~

639. All references to Table 4-1 have been replaced with a reference to Table 3.1.

640. The references to Council throughout Chapter 23 are hereby amended by replacing the word Council with the Municipality. This amendment will not be further noted unless there are additional amendments in a given policy.

641. The existing Section 23.1 heading is hereby amended as follows:

23.1 ~~Monitoring,~~ Plan Review and Updating

642. Existing Section 23.1.1 is hereby amended as follows:

643. This Plan will be implemented by the Council of the Municipality of Clarington in accordance with the authority vested under the provisions of the Planning Act, the Municipal Act 2001, ~~the Regional Municipality of Durham Act~~ and other applicable statutes.

644. Existing Section 23.1.3 is hereby renumbered to 23.1.2.

645. Existing Section 23.1.4 is hereby renumbered and amended as follows:

~~23.1.4~~23.1.3 Prior to revising the Official Plan under Section ~~23.1.3~~23.1.2, ~~Council~~the Municipality shall hold a special meeting of Council, open to the public, to discuss the revisions that may be required in accordance with the provisions of the Planning Act.

646. Existing Section 23.2.1 is hereby amended as follows:

23.2.1 Prior to passing or adopting an Official Plan, Secondary Plan, Community Improvement Plan or Zoning By-law, or amendments thereto, the ~~Council~~Municipality shall ensure that adequate information is made available to the public. For this purpose, ~~Council~~the Municipality shall hold at least one statutory public meeting, at which time any person in attendance shall be afforded the opportunity to ~~make representations and to address Council on issues related thereto~~ the matter.

647. Existing Section 23.2.3 is hereby amended as follows:

23.2.3 The following changes may be made to the Official Plan and Zoning By-law without an amendment:

- a) Changes or corrections to format, wording or reference errors;
- b) Alterations in the numbering and arrangement of any provisions; and
- c) Adjustments to base information on any Map with the exception of the South limit of the Oak Ridges Moraine ~~which has been established by the Province as Ontario Regulation 01/02.~~ and the *Built Boundary* which have been established by the Province of Ontario.

648. Existing Section 23.2.4 is hereby amended as follows:

23.2.4 ~~Council~~The Municipality may initiate amendments to this Plan in response to *significant* changes to the planning and development environment in the Municipality and, in particular:

- a) As a result of the 5 year review set out in Section ~~23.1.3~~23.1.2;
- b) To implement the strategic policies set out in Part II of this Plan;
- c) In response to new Provincial Legislation, ~~Provincial Policy Statements~~Policies or Guidelines; and
- d) Due to changes to the Durham Regional Official Plan.

649. Existing Section 23.2.5 is hereby amended as follows:

23.2.5 Unless otherwise indicated in this Plan, privately initiated amendments prior to the ~~5-year~~*Municipally initiated comprehensive review* are generally discouraged. However, if a request for amendment is received, ~~Council~~the Municipality may consider such a request which must include sufficient information and justification to enable the requested amendment to be evaluated.

23.2.6 The following general criteria shall apply to the review of all Official Plan Amendment applications, and the proponent of an amendment may be required to submit reports from qualified professionals to address such matters, including but not necessarily limited to:

- a) conformity to the ~~principles~~, goals, objectives and policies of this Plan, the Durham Regional Official Plan, and Provincial policies and plans;
- b) suitability of the location ~~of~~ for the proposed use;
- c) compatibility with existing and planned land uses in the surrounding area;
- d) the impact on the natural *environment* ~~in accordance with Section 4.4.35 of this Plan, and having regard for the natural and other hazards identified on Map D~~;
- e) need for the proposed use;
- f) availability of supporting capital works and services;
- g) fiscal impact on Municipal capital works and services;
- h) comments of public agencies; and
- i) any other specific requirements of ~~Council~~the Municipality.

650. Existing Section 23.3.1 is hereby amended as follows:

23.3.1 Secondary Plans shall conform to and implement the principles, goals objectives, policies and land use designations of this Plan. Upon approval by the Region of Durham, the Secondary Plan shall be incorporated under Part VI of this Plan.

651. Existing Section 23.3.2 is hereby amended as follows:

23.3.2 The Municipality will prepare Secondary Plans. The process for preparing, adopting or amending Secondary Plans will be is subject to the procedures contained in this section and under Section 23.2 and other applicable policies of this Plan.

652. A new Section 23.3.3 is hereby added as follows:

23.3.3 During the review and update of an approved Secondary Plans, the Secondary Plans will be amended to conform to the policies of this Plan.

653. New Sections 23.3.4 through 23.3.10 are hereby added as follows:

23.3.4 Where there is a conflict or inconsistency between the parent Plan, the Secondary Plan will prevail, unless the conflict is associated with the density and intensification policies of the parent Plan, in this case, the parent Plan shall prevail.

23.3.5 Prior to the Municipality initiating the Secondary Plan study, Council shall hold a public meeting inviting all landowners within the Secondary Plan Area to advise them of the proposed Secondary Plan study and the terms of reference.

23.3.6 Where private funding is provided in accordance with Section 23.13 by a landowner or a landowner's group, they must own a minimum of 75% of the developable area within the Secondary Plan area prior to Council considering whether to proceed with a Secondary Plan.

23.3.7 Prior to development approvals within a Secondary Plan area, landowners may be required to enter into a developer's group agreement(s), or implement other alternative arrangements to ensure the equitable distribution of the cost of community infrastructure, facilities such as public schools, parks, roads, etc. within a Secondary Plan area. The agreements(s) shall distribute, in a fair and equitable manner, the costs of community infrastructure and facilities to ensure an orderly sequence of development.

23.3.8 Council shall approve the Terms of Reference, and, if applicable, cost sharing agreements and any other necessary agreements prior to the Secondary Plan study commencing.

23.3.9 Secondary Plans shall implement the policies of this Plan and the Durham Regional Official Plan policies for Secondary Plans, in particular:

- a) the growth management objectives of sequential development, full municipal water and sanitary systems, a minimum density of fifty residents and jobs per gross developable hectare, and a variety of housing types and densities;
- b) the financial capacity of the Municipality to provide for the capital and operating costs of municipal services and facilities required to support the development;
- c) the provision of a diverse and compatible mix of land uses to support vibrant neighborhoods, and the use of urban design principles to create high quality public open spaces and achieve an appropriate level of connectivity and transition to adjacent areas;
- d) the design of a connected system of grid streets and an *active transportation* network as the key design element of the public realm with pedestrian connections to transit, community facilities, schools, and parks. Higher density housing will be strategically located along or within Priority Intensification Areas to create a transit supportive development pattern;
- e) the integration into the design of the site and buildings of this Plan's policies for Sustainable Design and Climate Change and related standards/guidelines adopted by the municipality including *green infrastructure* and low impact development measures;
- f) the protection and incorporation of *natural heritage* and *hydrologically sensitive features* including surface and ground water features, as well as the connections among these natural features in order to inform the location, type, and amount of development;
- g) residential neighbourhoods will be "designed with nature" to minimize grade changes, preserve mature trees and enhance open space linkages;
- h) the measures to mitigate the potential conflicts between the development and existing agricultural uses;
- i) level of visual interest achieved by incorporating different built forms, landscaping, open space and environmental and

natural and *cultural heritage resources* and the creation of view corridors and vistas of significant natural areas and public buildings;

j) the location of prominent public buildings, including schools and spaces on prominent sites with significant street frontage and oriented to the street;

k) *cultural heritage resources* will provide the context for new development. New development will be compatible with and complementary to its context with regard to siting, height, scale and design. In new areas, heritage buildings will be incorporated in a sensitive manner;

l) the principles of *Crime Prevention Through Environmental Design (CPTED)* will be used; and

m) inclusive lifetime neighbourhoods where the built environment promotes a safe inclusive space with access to services and amenities and a range of housing choices to meet the needs of residents throughout all phases of their lifetime.

23.3.10 The following background studies and analyses are generally required in support of new Secondary Plans:

a) A Subwatershed study including natural heritage, fisheries, hydrogeology, and hazard lands;

b) A municipal-wide *financial impact analysis* of growth and development;

c) A Landscape Analysis;

d) A Planning Background Report

e) A Master Drainage Plan;

f) A Water and Wastewater Servicing Plan;

g) A Transportation Master Plan;

h) An assessment of potential impact on adjacent *agricultural* operations and recommendations for mitigation;

i) A Sustainability Plan addressing Green Infrastructure and Net Zero development and building practices;

j) A Commercial needs and impact analysis when a commercial uses are proposed;

- k) An Urban Design Report;
- l) A Cultural and built heritage assessment including archaeology;
and
- m) A housing needs analysis (including affordable housing).

654. The existing Section 23.4 heading is hereby amended as follows:

23.4 Zoning By-laws

655. Existing Section 23.4.1 is hereby amended as follows:

23.4.1 ~~Council~~ The Municipality shall amend its Zoning By-laws ~~84-63, as amended,~~ as soon as possible to conform with and to give effect to the provisions of this Plan.

656. The cross-references in existing Section 23.4.3 subsection e) are hereby renumbered from Sections 4.6.9 and 4.6.12 to 3.7.12 and 3.7.15 respectively.

657. Existing Section 23.4.4 subsection b) is hereby amended as follows:

- b) The proposed use is compatible with *adjacent* existing land uses, there is minimal impact on the *Natural Heritage System Features and Land Characteristics* ~~identified on Map C,~~ or satisfactory measures to mitigate any adverse impacts will be applied;

658. Existing Section 23.5.3 is hereby amended as follows:

This Official Plan shall not limit the authority of Council to pass a by-law permitting the extension or enlargement of legal non-conforming uses, buildings or structures. Prior to passing a by-law to recognize the continuation, expansion or enlargement of the legal non-conforming use, or the variations to similar uses, Council shall be satisfied that:

- a) It is not feasible to relocate the *existing* use;
- b) It does not aggravate the situation created by the existence of the use, especially in regard to the policies of this Plan and the requirements of the implementing Zoning By-law;
- c) The size is appropriate in relation to the existing legal non-conforming use;
- d) It does not generate noise, vibrations, fumes, smoke, dust, odours, or lighting so as to create a public nuisance or health hazard;
- e) The neighbouring conforming uses are protected, where necessary, by the provision of landscaping, buffering, screening and other measures; and

- f) It shall not *adversely affect* traffic, access or parking conditions in the vicinity.

659. Existing Section 23.5.5 is hereby amended as follows:

23.5.5 Within the Oak Ridges Moraine ~~Nothing~~ ~~nothing~~ in this Plan shall prevent the reconstruction within a reasonable time frame, within the same location and dimensions, of an existing building or structure that legally existed on November 15, 2001 that is damaged or destroyed by causes beyond the owner's control, and the reconstructed building or structure shall be deemed to be an existing building or structure if there is no change in use and no *intensification* of the use.

660. Existing Section 23.5.6 is hereby amended as follows:

23.5.6 Within the Oak Ridges Moraine, ~~if~~ ~~if~~ an existing use (legally existed on November 15, 2001) has *adverse effects* on the *ecological integrity* of the Oak Ridges Moraine or a *natural heritage feature*, any application to expand the building, structure on the same *lot* or use (*institutional uses* only) or to convert the existing use to a similar use shall be considered with the objective of bringing the use into closer conformity with this Plan.

661. Existing Section 5.3.6 is hereby renumbered and amended as follows:

~~5.3.6~~ 23.6.3 In considering an application for approval and phasing of residential development in urban areas, including draft plans of subdivision, the Municipality shall seek to ensure:

- a) the sequential development of neighbourhoods and the prevention of "leap-frogging" of vacant lands;
- b) the proposed development is in or adjacent to Town and Village Centres or adjacent to the Built-up Area;
- c) the economical use and extension of all infrastructure and services;
- d) intensification to implement Sections ~~6.3.4~~ 6.3.1, 6.3.5 and ~~9.4.5~~ 4.4; and
- e) increased density for new neighbourhoods having regard for proposed measures to integrate into existing stable residential areas with such neighbourhoods.

662. Existing Section 23.6.3 is hereby renumbered and amended as follows:

~~23.6.3~~ 23.6.4 In the evaluation of a subdivision proposal, ~~Council~~ the Municipality shall require all applicable policies of this Plan to be complied with

and shall impose conditions of approval, require financial guarantees and a development agreement to include, but not necessarily be limited to, the following matters:

- a) ~~Removal and~~ Site alteration, including the stockpiling of top-soil;
- b) Preservation of trees-in accordance with an approved tree preservation plan;
- c) Preservation of the *natural heritage system* in accordance with an approved Environmental Impact Study;
- e)d) Preservation and/or relocation of heritage buildings;
- d)e) Proper construction management methods, particularly with respect to stormwater run-off, recycling of construction refuse, dust and debris control; and
- e)f) Routing of construction traffic.

663. Existing Sections 5.3.7 and 5.3.9 are hereby renumbered to Sections 23.6.5 and 23.6.6 respectively. The cross-references to existing Section 5.3.6 in these two policies are updated with the corresponding new Section reference of 23.6.3.

664. Existing Section 23.6.4 is hereby renumbered to Section 23.6.7.

665. Existing Section 23.6.5 is hereby renumbered to 23.6.8.

666. Existing Section 23.6.6 is hereby renumbered to 23.6.9.

667. Existing Section 23.6.7 is hereby renumbered to Section 23.6.10.

668. Existing Section 23.7.1 subsections e), j) and k) are hereby amended as follows:

- e) The size of any parcel of land created by severance should be appropriate for the use proposed in keeping with the character of the surrounding neighbourhood and no parcel should be created which does not conform to the provisions of this Plan and the implementing Zoning By-law;
- j) In the Agricultural Area and ~~Green Space~~ Rural designations, any severance applications for agricultural, farm-related uses, and farm-related industrial/commercial uses shall only be permitted in accordance with Sections ~~13.3.6~~13.3.7, 13.3.8, 13.3.9, 13.3.11 and ~~13.3.13~~13.3.12; ~~and~~
- k) ~~In the Potential Aggregate Resource Areas, as identified on Map G, any severance shall comply with Section 4.5.21 of this Plan.~~

k) The severance shall be in compliance with the provisions of any *site plan*, *subdivision* or any other development agreements registered against the title of the subject lands.

669. Existing Section 23.7.3 is hereby amended as follows:

23.7.3 Creation of individual parcels of land by severance in the Oak Ridges Moraine are subject to Sections 23.7.1, ~~4.4.37~~3.4.18 and Table ~~4-13-1~~ of this Plan and the following where applicable:

- a) Severance from a *rural lot*, ~~of a farm retirement lot~~ or a *lot* for a *residence surplus to a farming operation* only, a cumulative total of one such severance for each *rural lot* may be permitted. All consents granted on or after January 1, 1994 are included in the calculation of the cumulative total;
- b) Severance from each other of two or more *rural lots* that have merged in title, the severance shall follow the *original lot* lines or *original half lot* lines;
- c) Severance facilitating land acquisition for transportation, *infrastructure*, and utilities, but only if the need for the project has been demonstrated and there is no reasonable alternative;
- d) Severance facilitating the addition of *adjacent* land to an existing *lot*, but only if the adjustment does not result in the creation of a *lot* that is undersized for the purpose for which it is being or may be used; and
- e) Severance from each other of parts of a *lot* that are devoted to different uses, but only if the uses are legally established at the time of the application for severance.

670. The cross-reference in existing Section 23.7.4 is hereby renumbered from Section 23.7.2 to 23.7.3.

671. The cross-reference in existing Section 23.7.5 is hereby renumbered from Section 23.7.2 to 23.7.1.

672. A new Section 23.7.7 is hereby added as follows:

23.7.7 The division of land by severance in Employment Areas shall be discouraged unless there exists an agreement between the owner and the Municipality registered on title of the subject lands, indicating among other things, the subdivision design and the provision of services for the lands affected. This policy does not apply to infilling.

673. Existing Section 23.8.1 is hereby amended as follows:

23.8.1 All *development* shall be subject to *site* plan control, with the following exceptions:

- a) Any building or structure within a public *park*;
- b) Any structure erected for the purpose of flood or erosion control;
- c) Any permitted agricultural building or structure;
- d) Any temporary structure as defined by the Ontario Building Code;
- e) A residential building containing less than 3 *dwelling units*;
- f) Alterations to buildings or structures which do not alter the nature of the existing use;
- g) *Aggregate* extraction activities which do not include permanent buildings or structures;
- h) Any expansion or enlargement of a building or structure that is less than 20 square metres or less than 10% of the total floor area of the building, whichever is less; and
- i) The placement of a portable classroom on a school *site* of a district school board if the school *site* was in existence on January 1, 2007.

23.8.2 Notwithstanding the above Section 23.8.1, agricultural buildings or structures and residential buildings containing less than 3 *dwelling units* may be subject to *site* plan control for the purposes of implementing requirements from an environmental impact study, a natural heritage evaluation or a hydrological evaluation.

674. Existing Section 23.8.2 is hereby renumbered to 23.8.3 and subsections b) and d) are hereby amended as follows:

- b) in ~~Town~~ Urban and Village Centres, Corridors, Waterfront Places and in Urban Residential Neighbourhoods ~~areas~~, contribute to compact, urban and pedestrian-oriented form and function that enhances pedestrian and transit accessibility;
- d) implement *sustainable* development objectives including the Sustainable Design and Climate Change policies of the Plan, not limited to the ~~including~~ protection of the *natural heritage system*, energy efficiency, minimizing light pollution and water consumption, stormwater management controls, tree planting and other enhancements to the natural *environment*;

675. Existing Section 23.8.3 is hereby renumbered and amended as follows:

~~23.8.3~~23.8.4 To achieve the intent of Section 23.8.2 ~~23.8.3~~, the Municipality, shall as part of the *site plan* approval:

- a) Consider matters related to exterior design, including without limitation the character, scale, materials, colours and design features of all building exteriors, exterior signage and lighting, and the *sustainable design* but only to the extent that it is a matter of exterior design; and
- b) Require the inclusion of *sustainable* design elements on any adjoining right of way under the Municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, *waste* and recycling containers and bicycle parking facilities.

676. Existing Section 23.8.4 is hereby renumbered and amended as follows:

~~23.8.4~~23.8.5 As a condition of the *site plan* approval ~~of the plans and/or drawings required in this Section~~, the Municipality may require the owner of the land to:

- a) provide and maintain, to the satisfaction of and at no expense or risk to the Municipality, the facilities, works or matters set out in Section 41(7) (a and b) of the Planning Act;
- b) enter into one or more agreement(s) to ensure that *development* proceeds in accordance with the approved plans and drawings as required as set out in Section 41 (7).

677. Existing Section 23.9.1 is hereby amended as follows

23.9.1 ~~Notwithstanding the permitted uses in any land use designation, Where a legally conveyable *lot* existed prior to the approval of this Plan by the Region, it is the policy of this Plan to permit one *single detached dwelling* is permitted subject to the following per lot provided:~~

- a) drilled wells and private sewage disposal systems can be provided in accordance with the requirements of the Ministry of the Environment and the Region of Durham, if the *lot* is located outside any designated urban area;
- b) the lot having frontage on an open public road allowance fully maintained on a year round basis ~~development does not adversely impact natural features;~~
- c) it is not located on lands designated Environmental Protection Area however if this is unavoidable the applicant

must demonstrate in accordance with Section 3 of this Plan, to the extent possible, that the use, erection and location will have the least amount of impact on the *natural heritage system*; and

- d) it conforms to all provisions of the Zoning By-law in effect at the time of a building permit application.

678. The cross-reference in existing Section 23.9.2 is hereby renumbered from Section 4.4.37 to 3.4.15.

679. A new Section 23.9.3 is hereby added as follows:

23.9.3 Within the Greenbelt Plan area, single detached dwellings are permitted on existing lots of record, provided they were zoned for such as of December 16, 2004, or where an application for an amendment to a zoning by-law is required as a condition of a severance granted prior to December 14, 2003 but which application did not proceed and meets the provisions of Section 23.9.1.

680. The cross-reference in existing Section 23.10.1 is hereby renumbered from Section 21.2.2 to 21.3.2.

681. Existing Section 19.3.4 is hereby renumbered and amended as follows:

19.3.423.10.2 The Municipality, in conjunction with the Regional Municipality of Durham, will endeavour where feasible, to reserve or obtain the necessary rights-of-ways indicated in this Plan. Privately owned land required to meet the desired right-of-way widths shall generally be acquired by The Municipality will require, as necessary, the through dedication of land as a condition of the relevant planning approval for new roads, road widenings, pedestrian and cycle pathways, and public transit right-of-ways identified in Provincial Plans, the Region of Durham Official Plan, the Region of Durham Transportation Master Plan, and in the Clarington Official Plan and the Clarington Transportation Master Plan. subdivision, condominium, land severance or *site* plan approval.

682. Existing Section 23.10.2 is hereby renumbered to 23.10.3 and subsection c) is hereby amended as follows:

- c) For *mixed use* development, conveyance or dedication requirements will only apply to the residential portion of the *development* proposal in the amount equal to 1 hectare per 300 *dwelling units*. However, in no instance shall the contribution be less than 2% of the land area or the equivalent ~~cash payment-~~ in-lieu value;

683. Existing Section 23.10.3 is hereby renumbered and amended as follows:

~~23.10.3~~23.10.4 Council may waive the land conveyance requirement in favour of ~~cash payment~~-in-lieu of parkland dedication or require a combination of cash and land where:

- a) The use of the alternative parkland dedication policy consumes more than 10% of the *site* area thereby rendering the *site* undevelopable; or
- b) The amount of land for parkland dedication does not result in a sufficient area for *park* development; or
- c) The dedication of land is not deemed necessary.

In all cases, the value of the land shall be determined in accordance with the provisions of the Planning Act.

684. Existing Section 23.10.4 is hereby renumbered and amended as follows:

~~23.10.4~~23.10.5 Valleylands, lands required for drainage purposes, and lands susceptible to flooding or otherwise unsuitable for *development* will not be accepted as statutory parkland dedication.

685. Existing Section 23.10.5 is hereby renumbered to 23.10.6.

686. Existing Section 23.10.6 is hereby renumbered and amended as follows:

~~23.10.6~~23.10.7 Where a *development* or *redevelopment* proposal includes non-developable land or land designated as Environmental Protection Area, ~~Council~~ the Municipality may ~~request~~require that such land be dedicated to the Municipality.

687. Existing Section 23.11.1 is hereby amended as follows:

23.11.1 Where lands are designated Environmental Protection Area, Green Space, Waterfront Greenway, Natural Linkage or ~~Oak Ridges Moraine~~Natural Core, it does not necessarily mean the Municipality will acquire private lands for public use.

688. Existing Section 23.11.2 is hereby amended as follows:

23.11.2 ~~Council~~The Municipality shall ~~adopt~~update its a-public land acquisition program on a periodic basis which, among other matters, shall identify priorities for areas of acquisition, including parkland. ~~Council~~ The Municipality shall set aside funds annually in a Special Reserve Account in order to implement the policies of this Plan.

689. The cross-reference to Section 5 in Section 23.12.1 is hereby removed.

690. Existing Section 23.12.3 is hereby amended as follows:

23.12.3 ~~Notwithstanding Section 5.3.9(c), the~~ The Municipality may consider the provision of capital works and services by the proponents of *development* where such works are not in the 10 year capital works forecast provided that:

- a) ~~it~~ it does not affect the *development charge* quantum; ~~and~~
- b) ~~it~~ it is permissible under all Provincial legislation and the Development Charges Act; and
- c) there are no *development charge* credits given to the proponent.

691. Existing Section 5.3.8 is hereby renumbered to 23.12.6 and amended as follows:

~~5.3.8~~ 23.12.6 A Financial Impact Analysis is a requirement for Secondary Plans and may be required for other projects to evaluate the impact of the proposed development on the operating and capital budget of the Municipality. ~~The Financial Impact Analysis shall also consider the impact on the development charge project sequencing and priorities, and on the multi-year budget and long term financial plans of the Municipality.~~ The Municipality shall select and retain qualified professional expertise to undertake such a study but the expense of the study shall be borne by the proponent. Where such an analysis demonstrates that the development will have an adverse effect on the Municipality's financial situation, then the development will be considered to be premature and contrary to the intent of this Plan.

692. Existing Section 23.13 heading is hereby amended as follows:

23.13 ~~Planning Studies~~

693. Existing Section 23.13.1 is hereby amended as follows:

23.13.1 Where this Plan identifies Special Study Areas or requires studies or plans (including Secondary Plans) to be undertaken, it does not necessarily ~~imply that~~ obligate the Municipality, the Region of Durham and any other governing agency ~~will to~~ expend public funds to finance such reports, studies or plans. ~~Council~~ The Municipality shall ~~will~~ determine whether or not it will commence the preparation of any such report, study or plan based on Municipal priorities, and available financial and staff resources. ~~This Plan, however, does not prohibit private funding of any study or plan provided arrangements are made to the satisfaction of the Municipality to ensure study objectivity.~~

This Plan, however, allows for and contemplates the possibility that funding for any required report, study or plan may come from

landowners who may be impacted provided such landowners enter into an agreement with the Municipality. Such agreement shall, amongst other matters, specify the scope of work to be undertaken, the means of procuring the work, ensure study objectivity, and cover project management and administrative costs incurred by the Municipality. Such agreement shall not be conditional on any endeavours to collect from non-participating landowners, but may allow for development charge credits. The decision to enter into any such agreement shall be at the discretion of the Council

694. New Sections 23.13.2 and 23.13.3 are hereby added as follows:

23.13.2 The Terms of Reference for any study identified in this Plan, or as a result of a development application, shall be approved by the Municipality in consultation with the Region of Durham, the appropriate Conservation Authority, or agency prior to the preparation of the Study.

23.13.3 The Municipality reserves the right to select and retain qualified consultants to undertake a peer review of any studies to ensure that the requirements of Municipality, the Region of Durham or another government agency, as well as the terms of reference for the study are satisfactorily addressed. The expense of the peer review shall be borne by the proponent.

695. Existing Section 23.14.1 is hereby amended as follows:

23.14.1 In accordance with the Planning Act, within designated Village or ~~Town~~ Urban Centres, Council may in a Zoning By-law authorize increases in the height and/or density of *development* for a *site specific development* proposal beyond that permitted in the Zoning By-law, in return for the provision of such facilities, services, or matters that include a *significant* public benefit in accordance with the Community Benefits section of the implementing Zoning By-law.

696. Existing Section 23.14.3 is hereby amended as follows:

23.14.3 ~~Council~~ The Municipality may also consider a Community Benefits by-law outside of ~~Village or Town~~ Centres for the protection of *cultural heritage resources* and/or natural features beyond the parklands dedication requirements of the Planning Act, in accordance with the Community Benefits section of the implementing Zoning By-law.

697. Existing Section 23.15.1 is hereby amended as follows:

23.15.1 The Development Permit System (~~DPS~~) is an additional implementation tool that may be used to ensure the Municipality's goals, objectives and policies of this Plan such as *sustainable*

economic development are realized. The ~~DPS~~ Development Permit System is intended to be a flexible planning tool which combines zoning, minor variance and *site* plan control into one process.

698. Existing Section 23.15.2 is hereby amended as follows:

23.15.2 The ~~municipality~~ Municipality may investigate the development of a ~~DPS~~ Development Permit System for use in specific geographic areas of the municipality such as revitalization areas, *brownfields*, or *intensification* areas.

699. A new Section 23.16.3 is hereby added as follows:

23.16.3 A landscape analysis shall be required as part of the information requirements for a complete application.

700. A new Section 23.17 is hereby added as follows:

23.17 Monitoring Growth and Development

701. Existing Section 23.1.2 is hereby renumbered to 23.17.1.

702. New Sections 23.17.2 and 23.17.3 are hereby added as follows:

23.17.2 The Municipality will monitor its intensification rate on an annual basis. The intensification rate will be calculated based on the number of building permits issued for all new housing units within the *Built-up Areas*.

23.17.3 On an annual basis, in order to monitor Greenfield *development* and conformity with the density targets of this Plan, the Municipality will:

a) develop a monitoring program for its *Greenfield Areas* to track the density of *development* and housing mix targets; and,

b) work with the Region of Durham to ensure that *infrastructure* phasing is aligned to reflect this balanced approach to *development*.

703. Existing Section 5.3.13 is hereby renumbered and amended as follows:

~~5.3.13~~23.17.4 The Municipality will review *development* activity on a regular basis to assess its ~~monitor~~ progress towards the achievement of the growth management objectives and the implementation of the policies contained in this Plan.

704. New Sections 23.17.5 and 23.17.6 are hereby added as follows:

23.17.5 Development applications received prior to June 16, 2006 and not approved before June 17, 2016 must meet the policies of the Growth

Plan and the Durham Regional Official Plan. By June 17, 2016, applications that have not advanced to the next level of approval, will be closed and a new application will be required to meet the policies of the Growth Plan and Regional Plans, as well of this Plan.

23.17.6 Expansions to any Settlement Area Boundary may only be considered through a *municipally initiated comprehensive review of the Official Plan* and in accordance with the Durham Regional Official Plan.

705. Existing Section 6.3.16 is hereby renumbered to 23.17.7.

706. A new Section 23.17.8 is hereby added as follows:

23.17.7 The Plan recognizes that comprehensive planning requires the equitable sharing amongst landowners of costs associated with the development of land. It is a policy of this Plan that prior to the approval of any draft plan of subdivision, applicants/landowners shall have entered into appropriate cost sharing agreements which establish the means by which the costs (including Region of Durham costs) of developing the property are to be shared. The Municipality may also require, as a condition of draft approval, that proof be provided to the Municipality that landowners have met their obligations under the relevant cost sharing agreements prior to registration of a plan of subdivision.

707. A new Section 23.18 is hereby added as follows:

23.18 General

708. Existing Sections 5.3.10, 5.3.11, 5.3.12 and 4.4.16 are hereby renumbered to Sections 23.18.1, 23.18.2, 23.18.3 and 23.18.4 respectively.

709. Existing Section 23.17 Exceptions and all subsequent subsections are hereby renumbered to 23.19.

710. A new heading Section 23.19.1 Residential Exceptions is hereby added.

711. Existing Section 23.17.12 is hereby reorganized and listed as i) under new Section 23.19.1 and amended as follows:

~~12.17.12i)~~ ~~Notwithstanding Section 6.3.7 an~~ An apartment-in-house shall be permitted within a *single detached dwelling* on those lands identified by Assessment Roll Number 1817-010-010-13850 located in Part Lot 6, Concession 3, Former Township of Darlington having a municipal address of 2898 Concession Road 3, Darlington, subject to the following:

One parking space per apartment;

- a) Structural suitability of building to accommodate alterations for an additional unit;
- b) Compliance with building and fire regulations and other municipal regulations, including registration; and
- c) Meet the requirements of the Durham Region Health Department with respect to servicing.

712. Existing Section 23.17.5 is hereby reorganized and listed as ii) under new Section 23.19.1 and amended as follows:

~~23.17.5ii)~~ Notwithstanding Section ~~9.3.4~~9.3.1, in addition to a permitted residential use, an office not exceeding 120.0 square metres in gross floor area is permitted on those lands identified by assessment roll number 1817-030-090-15200 located in Part of Lot 28, Concession 5, former Township of Clarke, 5221 Main Street Orono.

713. Existing Section 23.17.15 is hereby reorganized and listed as iii) under new Section 23.19.1 and amended as follows:

~~23.17.15iii)~~ Notwithstanding Section 9.3 of the Clarington Official Plan and Section 4.1 of the Newcastle Village Centre Secondary Plan the lands located at ~~45 North Street~~ 80 King Ave. W. and described by assessment roll number 1817-030-130-~~08000~~08200 shall be re-designated to Street Related Commercial Area.

714. Existing Section 23.17.16 is hereby reorganized and listed as iv) under new Section 23.19.1 and the cross-reference is hereby renumbered from Section 9.3.4 to 9.3.1.

715. Existing Footnote 1 Table 9-1 is hereby reorganized and listed as v) under new Section 23.19.1 and amended as follows:

~~Footnote 1 Table 9-1v)~~ Notwithstanding (Table 9-1)the above, A 0.608 ha parcel at 2349 Highway 2 Bowmanville, identified by assessment roll number 1817-010-020-17601 may have a *net density* not exceeding 206 units per hectare.

716. Existing Footnote 2 Table 9-1 is hereby reorganized and listed as vi) under new Section 23.19.1 and amended as follows:

~~Footnote 2 Table 9-1vi)~~ Notwithstanding (Table 9-1)the above, A 1.52 ha parcel at 43 Darlington Boulevard, identified by assessment roll number 1817-010-070-04300 may have a maximum *net density* not exceeding 121 units per net hectare and a maximum height of 8 storeys.

717. Existing Section 23.17.13 is hereby reorganized and listed as vii) under new Section 23.19.1 and the cross-reference is hereby renumbered from Section 9.3.4 to 9.3.1.

718. Existing Section 12.6.5 is hereby reorganized and listed as viii) under new Section 23.19.1 and amended as follows:

~~12.6.5~~ viii) Notwithstanding Section 12.6.2 and any other provisions of this plan to the contrary, the property north of ~~Bolton~~ Boulton Street, west of Parklane in Bond Head may be rezoned to permit a minor expansion of the ~~Bond Head~~ Rural Residential Cluster Zone.

719. A new heading Section 23.19.2 Commercial Exceptions is hereby added.

720. Existing Sections 23.17.9 and 23.17.14 are hereby reorganized and listed as i) and ii) under new Section 23.19.2

721. The cross-references in existing Section 23.17.14 are hereby renumbered from Sections 10.6.1, 10.6.4 c), and 10.6.5 to 10.5.1, 10.5.3, and 10.5.4 respectively.

722. A new heading Section 23.19.3 Employment Exceptions is hereby added.

723. Existing Section 23.17.2 is hereby reorganized and listed as i) under new Section 23.19.3 and the cross-reference to Section 11.7.5 is renumbered to 11.7.6 and subsection a) is hereby amended as follows:

a) The Owner has executed an agreement with the Province of Ontario concerning the Owner's commitment (at their cost) to dismantle, demolish and remove the *waste transfer station and material recovery and recycling facility for solid non-hazardous waste* and the removal of any associated approvals necessary to operate the facility, and any associated impacts, when necessary for the Province of Ontario to proceed with the Highway 407 East Clarington ~~Freeway~~ Highway Link once it has received environmental approval as an Undertaking;

724. Existing Section 11.6.6 is hereby reorganized and listed as ii) under new Section 23.19.3 and amended as follows:

~~11.6.6~~ ii) Notwithstanding Section 11.6.2, the sale, repair, and outdoor display and storage of commercial motor vehicles may be permitted in addition to other permitted uses on land located at 122 Lake Road within Part Lot 9, Broken Front Concession, Bowmanville, identified by assessment roll number 1817-020-130-02600.

725. A new heading Section 23.19.4 Agriculture Use Exceptions is hereby added.

726. Existing Section 13.3.5 hereby reorganized and listed as i) under new Section 23.19.4 and the cross-reference is hereby renumbered from Section 13.3.3 to 13.5.2.

727. Existing Section 13.3.14 is hereby reorganized and listed as ii) under new Section 23.19.4 and the cross-reference is hereby renumbered from Section 13.3.3 to 13.5.2.

- 728.** Existing Section 13.3.10 is hereby reorganized and listed as iii) under new Section 23.19.4 and the existing Table 13-1 is hereby renumbered to Table 23-1.
- 729.** Existing Section 23.17.11 is hereby reorganized and listed as iv) under new Section 23.19.4 and amended as follows:

23.17.11iv) ~~Notwithstanding Section 13.3.2,~~ *Agri-tourism* uses shall be permitted as an *accessory use* to a farm operation on the subject property identified by assessment roll 1817-030-020-12450 and municipally known as 3745 Highway 2, subject to *Site Plan Control*. Before an *agri-tourism* use shall be permitted, it must satisfy all of the following criteria:

- a) The use is small in scale and clearly associated with a farm operation on the subject property;
- b) The proposed use shall not have a *negative impact* on the enjoyment and privacy of neighbouring properties;
- c) Adequate on-site parking area is provided for the use;
- d) The proposed access to the *site* will not cause a traffic hazard;
- e) Measures are in place to mitigate noise levels wherever possible; and
- f) The proposed use can be serviced with appropriate water and wastewater systems.

For the purpose of this amendment, *agri-tourism* shall be defined as:

Agri-tourism: means an activity or use which is small in scale, which promotes and educates public about farming and agricultural activities, and is directly related to the farm operation. Such uses may include farm tours, seasonal festivals and social events (charity events and wedding receptions) that benefit from the farm/rural setting.

- 730.** Existing Section 23.17.4 is hereby reorganized and listed as v) under new Section 23.19.4 and amended as follows:

23.17.4v) Notwithstanding Section 13.3, a nine hole *pitch and putt golf course* is permitted as accessory to a farm winery on those lands identified by assessment roll number 1817-010-110-~~0860048600~~ located in Part of Lot 10, Concession 6, Former Township of Darlington, 6275 Liberty Street North. Zoning and *site plan* requirements will ensure that:

- a) The *pitch and putt golf course* will not occupy more than 10% of the total *lot* area;

- b) Appropriate *buffers* and fencing will be incorporated into the design;
- c) Permanent washroom facilities will be provided to the satisfaction of the Region of Durham;
- d) The *site* plan and design incorporate best management practices; and
- e) Appropriate monitoring and mitigation measures be taken.

731. Existing Section 23.17.7 is hereby reorganized and listed as vi) under new Section 23.19.4 and the cross-reference is hereby renumbered from Section 13.3.3 to 13.5.2.

732. A new heading Section 23.19.5 Environmental Protection Exceptions is hereby added.

733. Existing Section 14.5.3 is hereby reorganized and listed as i) under new Section 23.19.5 and amended as follows:

~~14.5.3i)~~ ~~Notwithstanding Section 14.5.2, on~~ The property with tax assessment roll no. 1817-010-040-01900, the retail sales of arts, crafts, antiques and/or other hobby items in addition to already permitted uses shall be permitted.

734. Existing Section 14.5.4 is hereby reorganized and listed as ii) under new Section 23.19.5 and amended as follows:

~~14.5.4ii)~~ ~~Notwithstanding Section 14.5.2, A~~ 0.5 hectare parcel of land located within Part of Lot 29, Concession 3, former Township of Darlington as identified by Assessment Roll Number 1817-010-090-13900, 3872 Courtice Road, may also be used for the purposes of an existing automotive body shop.

735. Existing Section 14.5.5 is hereby reorganized and listed as iii) under new Section 23.19.5 and amended as follows:

~~14.5.5iii)~~ ~~Notwithstanding Section 14.5.2, A~~ crematorium, chapel and ancillary uses may be permitted on land located within Part Lot 8, Concession 1, former Town of Bowmanville, identified by assessment roll numbers 1817-020-120-08401 and 1817-020-120-19855.

736. Existing Section 23.17.17 is hereby reorganized and listed as iv) under new Section 23.19.5 and amended as follows:

~~23.17.17iv)~~ Notwithstanding any other provision of this Plan, a hamlet residential use may be permitted on lands designated Environmental Protection Area on lands in Part Lot 20, Concession 8, former Township of Darlington having a municipal address of 2160

Regional Road 3, Enniskillin, identified by assessment roll number 1817-010-150-15902.

737. Existing Section 23.17.1 is hereby reorganized and listed as v) under new Section 23.19.5 and amended as follows:

23.17.1v) Notwithstanding Section 4.63.7, Section 14.4, and Section 23.9.1, the construction of a *single detached dwelling* and related accessory buildings shall be permitted on each of the properties identified by roll numbers 1817-030-080-10265 (4504 Regional Road 18) and 1817-030-080-10225 (4460 Regional Road 18) in Part Lot 9, Concession 4, former Township of Clarke. The developable area shall be defined in the implementing Zoning By-law.

738. A new heading Section 23.19.6 Other *Site Specific Policies* is hereby added.

739. Existing Sections 15.4.1, 23.17.3, and 23.17.10 are hereby reorganized and listed as i), ii), and v) respectively under new Section 23.19.6.

740. Existing Section 23.17.6 is hereby reorganized and listed as iii) under new Section 23.19.6 and the cross-reference is hereby renumbered from Section 4.4.13 to 3.4.18.

741. Existing Section 23.17.8 is hereby reorganized and listed as iv) under new Section 23.19.6 and amended as follows:

23.17.8iv) Notwithstanding any other provision of this Plan, a new *lot* may be created for the existing *single detached dwelling* located on lands in Part Lot 18, Concession 5, former Township of Darlington having a municipal address of 28 Millstream Lane, Hampton, identified by assessment roll number 1817-010-120-15650.

742. Existing Section 14.5.6 is hereby reorganized and listed as vi) under new Section 23.19.6 and amended as follows:

14.5.6vi) ~~Notwithstanding Section 14.5.2~~ The permitted uses on the property with Assessment Roll Number 1817-010-110-18500 (5216 Darlington-Clarke Townline Road), also include unserviced camping and ancillary uses such as portable washrooms and day parking, as an intermittent and temporary use, accessory to *adjacent* lands that permit motor race events and music festivals, subject to the following:

- Permanent buildings and/or structures related to the temporary use are prohibited;
- Alteration to grades is prohibited;
- *Natural heritage features* will be appropriately buffered;
- *Site Plan* approval will be obtained to address such matters as *site* layout; access; temporary fencing, signage and

lighting; and monitoring of measures to mitigate environmental impacts.

743. Existing Section 14.5.7 is hereby reorganized and listed as vii) under new Section 23.19.6 and amended as follows:

~~14.5.7vii)~~ ~~Notwithstanding Section 14.5.2~~ The permitted uses on the property with Assessment Roll Number 1817-010-110-19100 (3061 Regional Road 20), also include unserviced camping, ticket booths and ancillary uses such as portable washrooms and day parking, as accessory to nearby lands that permit music festivals, subject to the following:

- Permanent buildings and/or structures related to the temporary use are prohibited;
- Alteration to grades outside of the licensed area or fill area is prohibited;
- *Natural heritage features* will be appropriately buffered;
- *Site Plan* approval will be obtained to address such matters as *site* layout; access; temporary fencing, signage and lighting; and monitoring of measures to mitigate environmental impacts.

744. Existing Section 14.5.8 is hereby reorganized and listed as viii) under new Section 23.19.6 and amended as follows:

~~14.5.8viii)~~ ~~Notwithstanding Section 14.5.2~~ The permitted uses on the property with Assessment Roll Number 1817-010-110-13500 (7716 Bethesda Road), also include parking, temporary ticket processing booths and ancillary uses such as bus loading and parking areas, accessory to nearby lands that permit music festivals, subject to the following:

- Permanent buildings and/or structures related to the temporary use are prohibited;
- Alteration to grades is prohibited;
- *Natural heritage features* will be appropriately buffered;
- *Site Plan* approval will be obtained to address such matters as *site* layout; access; temporary fencing, signage and lighting; and monitoring of measures to mitigate environmental impacts.

745. A new Section 24.1 General is hereby added.

746. Existing Sections 24.1 to 24.5 are hereby renumbered to 24.1.1 to 24.1.5 respectively.

747. Existing Section 24.6 is hereby renumbered and amended as follows:

~~24.6~~24.1.6 The information shown on Maps ~~C, D and E~~ are not land use designations. The Maps show the general location of the identified features and should be read in conjunction with the applicable policies. Minor deviations to the boundaries of the identified features may be permitted without amendment provided such deviations do not alter the intent of this Plan.

748. Existing Section 24.7 is hereby renumbered and amended as follows:

~~24.7~~24.1.7 *Development* proponents shall be responsible for fulfilling all applicable requirements of other regulatory agencies, including but not limited to ~~Certificates of Environmental Compliance~~ Approvals issued under the Environmental Protection Act.

749. Existing Sections 24.8 to 24.13 are hereby renumbered to 24.1.8 to 24.1.13 respectively.

750. Renumbered Section 24.1.12 is hereby amended as follows:

24.1.12 The indication of roads, parks, schools and other services shall not be interpreted as being a commitment by the Municipality or other Authority having jurisdiction to provide such services at the planned location by a certain point in time. They are subject to detailed design and capital budget approval by Council on an annual basis.

751. New Sections 24.1.14 and 24.1.15 are hereby added as follows:

24.1.14 All references to a chapter, section or subsection are implied to mean this Plan.

24.1.15 This Plan has been prepared in accordance with relevant Provincial Policies and/or Plans. Specific terms appearing in italics are defined in this Plan and these definitions are consistent with the definitions provided in the Provincial Policy Statement (PPS), Oak Ridges Moraine Conservation Plan, Greenbelt Plan, and Growth Plan for the Greater Golden Horseshoe. For specific applicability to any respective Provincial Policy or Plan regard should be given to that document.

For specific applicability to lands located within the Oak Ridges Moraine as shown on Map H, reference shall be made to Section 3 of the Oak Ridges Moraine Conservation Plan for detailed definitions of terms used in the relevant policies of this Plan.

752. A new Section 24.2 Definitions is hereby added.
753. Existing Section 24.14 is hereby renumbered to 24.2.1.
754. Within new Section 24.2.1 only the definitions that have been deleted, amended, or inserted are provided as follows:

Accessory Apartment: a self-contained second *dwelling unit* within a permitted residential dwelling or a permitted detached garage that is clearly secondary to the principle dwelling.

Active Transportation: Active transportation refers to all human powered forms of transportation, in particular walking and cycling. It includes the use of mobility aids such as wheel chairs, and can also encompass other active transport variations such as in-line skating, skateboarding, and cross-country skiing. Active transportation can also be combined with other modes, such as public transit.

Adjacent: means

- a) in relation to natural features identified on Map GD and Map ED, means contiguous to a natural feature where there is a probability that *development* may have a *negative impact* on that feature. Generally adjacent lands are considered to be within 120 metres from any part of the feature.
- b) In regard to cultural heritage and archaeology, those lands contiguous to, or located within 50 m of a *protected heritage property*.

Adverse Effect: ~~means any impairment, disruption, destruction or harmful alteration as defined in the Environmental Protection Act, means one or more of:~~

- a) impairment of the quality of the natural *environment* for any use that can be made of it;
- b) injury or damage to property or plant or animal life;
- c) harm or material discomfort to any person;
- d) an *adverse effect* on the health of any person;
- e) impairment of the safety of any person;
- f) rendering any property or plant or animal life unfit for human use;
- g) loss of enjoyment of normal use of property; and
- h) interference with normal conduct of business.

Affordable Housing means:

- a) In the case of ownership housing, the least expensive of:

1. housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the *regional market area*;

b) In the case of rental housing, the least expensive of:

1. a unit for which the rent does not exceed 30 percent of gross annual household income for *low and moderate income households*; or
2. a unit for which the rent is at or below the average market rent of a unit in the *regional market area*.

~~—housing with market price or rent that is *affordable* to households of low or moderate income, which are households within the lowest 60% of the income distribution for the housing market area, as determined by the Provincial Government. *Affordable* in this context means annual housing costs do not exceed 30% of gross annual household income.~~

Agricultural Uses: ~~(Oak Ridges Moraine)~~— means:

- a) Growing crops, including nursery, biomass and horticultural crops;
- b) Raising livestock and other animals,
- c) Raising of other animals including poultry and fish, for food, and fur or fibre;
- d) Apiaries
- e) Aquaculture; and
- f) Agro-forestry and maple syrup production.
- g) associated on-farm buildings and structures, including but not limited to livestock facilities, manure storages, value-retaining facilities, and
- h) accommodation for full-time farm labour when the size and nature of the operation requires additional employment (in accordance with section 13.3 of this Plan.

Agriculture-Related Uses: ~~(Oak Ridges Moraine)~~— means those farm related commercial and industrial uses that are generally small in scale:

- a) ~~Small-scale~~ support agriculture;

- b) ~~Directly~~ are directly related to a farm operation; ~~and~~
- c) ~~Required~~ are required in close proximity to the farm operation;
- d) provide direct products and/or services to farm operations as an exclusive activity; and
- e) process agricultural commodities into new forms that enhance their value and may include off-farm inputs.

Agri-Tourism: means those farm-related tourism uses, such as farm tours, education courses, wineries, including limited accommodation such as a *bed and breakfast* and farm vacation homes that promote the enjoyment, education or activities related to the farm operation.

Animal Agriculture: ~~(Oak Ridges Moraine)~~ means growing, producing and raising farm animals including, without limitation:

- a) ~~Livestock, including equines, poultry and ratites;~~
- b) ~~Fur-bearing animals;~~
- c) ~~Bees;~~
- d) ~~Cultured fish;~~
- e) ~~Deer and elk; and~~
- f) ~~Game animals and birds.~~

Apartment-in-House: ~~a self-contained second dwelling unit within a permitted residential dwelling created through converting part of or adding on to an existing dwelling unit.~~

Brownfield: means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built-up Area: means all land within the *Built Boundary*. Development located within the *Built-up area* contributes towards the Provincial and Regional *intensification* target. The *Built-up area* is identified on Map B Urban Area Structure.

Built Boundary: means the limits of the developed urban area as defined by the Ministry of Public Infrastructure Renewal.

Built Heritage Resources: means ~~one or more significant~~ a buildings, structures, monuments, installations or any manufactured remnant remains associated with architectural, cultural, social, political, economic or military history and that contributes to a property's cultural heritage value or interest as identified as being important to by a community, including Aboriginal community. These resources

may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

Community Infrastructure: ~~refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.~~

Climate Change Adaptation: refers to actions that respond to the actual or predicted impacts of climate change which also take advantage of opportunities or reduce associated risks.

Climate Change Mitigation: refers to actions taken to eliminate or reduce factors that negatively contribute to climate change, including strategies to reduce greenhouse gas sources and emissions and enhance greenhouse gas sinks.

Compact Urban Form: A land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Complete Streets: means the roadways and adjacent public areas that are designed to accommodate users of all ages and abilities, including pedestrians, cyclists, transit users, and motorists.

Conservation: ~~the management of resources in a way to maintain, restore, enhance and protect their quality and quantity for sustained benefit to people and the natural environment.~~

Conserved: means the identification, protection, use and/or management and use of cultural heritage and archaeological resources of built heritage resources, cultural heritage landscapes and archaeological resources in such a way a manner that ensures their cultural heritage values, or interest, attributes and integrity are is retained. This may be addressed through a conservation plan or heritage impact assessment.

Contaminated Sites: refers to lands, buildings or structures that, for reasons of public health and safety or environmental quality, may present potential health or environmental hazards as a result of past activities conducted on them, but do not include hazard lands. Sources of contamination can include disposal of waste materials, raw material storage, residues left in containers, maintenance activities and spills

Correctional Residence means a residence for the accommodation of up to eight persons, excluding staff that is maintained and operated primarily for persons who have been placed on probation or released on parole under provincial or federal

statute; or youth who have been charged under provincial or federal statute and who have been placed in detention or custody.

Corridor: is a Regional or Local *corridor* which provides connections between Centres and between residential and employment uses and is not a *utility corridor* or *hydro corridor*. *Corridors* are considered the main artery of the Municipal urban structure and support the movement of people and goods. *Corridors* are measured 100 metres back from the edge of the street right-of way and are intended to function as *complete streets*, be pedestrian friendly and incorporate sidewalks, street trees, building entrances, and transit and bicycle routes.

Crime Prevention Through Environmental Design (CPTED): means the use of design principles and effective use of the built *environment* which may lead to a reduction of the opportunities for crime, and an improvement of the quality of life. *CPTED* emphasizes modifications to the physical *environment* as a way to complement community-based policing, neighbourhood watch, and social programs that aim to reduce some of the root causes of criminal behaviour.

Cultural Heritage Landscape: means a defined geographical area of ~~heritage significance which has that~~ activity and is ~~valued~~ identified as having cultural heritage value or interest by a community including an aboriginal community. It involves a ~~grouping(s) of individual heritage~~ The area may involve features such as structures, spaces, archaeological sites and or natural elements that are valued together for their interrelationship, meaning or association, which together form a significant type of heritage form, distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act and villages, *parks*, gardens, battlefields, main streets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas, and industrial complexes of ~~cultural heritage value significance; and areas recognized by federal or international designation authorities.~~

Development: means any of the following events:

- the construction, erection, or placing of a building or structure
- the addition to or alteration of a building or structure
- the creation of a new *lot* and/or increase in the number of permitted units on a *lot*
- the change in use or the increase in intensity of use of any building, structure, or premises
- activities such as *site*-grading, excavation, removal of topsoil or peat, the placing or dumping of fill, or the extraction of mineral *aggregate*; or drainage works, except for the maintenance of existing municipal and agricultural drains;

but does not include:

- activities that create or maintain *infrastructure* authorized under an *environmental assessment process*;
- works subject to the Drainage Act

~~**Development** – (Oak Ridges Moraine): means the creation of a new *lot*, a change in land use, or the construction of buildings and structures, any of which require approval under the *Planning Act*, the *Environmental Assessment Act*, or the *Drainage Act*, but does not include:~~

- a) ~~The construction of facilities for transportation, *infrastructure* and utilities uses, by a public body, or~~
- b) ~~For greater certainty:~~
 - i. ~~the reconstruction, repair or maintenance of a drain approved under the *Drainage Act* and in existence on November 15, 2001; or~~
 - ii. ~~the carrying out of agricultural practices on land that was being used for *agricultural uses* on November 15, 2001.~~

~~**Earth Science Values:** means values that relate to the geological, soil and *landform features* of the *environment*.~~

~~**Ecological Value – (Oak Ridges Moraine):** means the value of vegetation in maintaining the health of the *natural heritage feature* and the related *ecological features* and *ecological functions*, as measured by factors such as the diversity of species, the diversity of *habitats*, and the suitability and amount of *habitats* that are available for *rare, threatened and endangered species*.~~

~~**Employment Area:** means those areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.~~

~~**Existing – (Oak Ridges Moraine):** means lawfully in existence on November 15, 2001, and for greater certainty does not include a use, building or structure that is in existence on that date without being lawful.~~

~~**Farm Produce Outlets:** means a building in which farm produce, exclusive of meat or poultry, is offered for sale, and may include the limited sale of farm produce which has been reprocessed.~~

~~**Farm Retirement Lot – (Oak Ridges Moraine):** means a *lot* that is severed from land that is being used in a farming operation, on the application of a person who:~~

- a) ~~Owned and operated the farm operation, as a full-time farmer, for a substantial number of years;~~

- ~~b) Was engaged in farming on January 1, 1994 or on an earlier date set out in the applicable official plan; and~~
- ~~c) Has reached retirement age and is retiring from active working life.~~

Garden Suite: a self-contained, portable dwelling unit located in a side or rear yard of an existing residential property. ~~designed to provide temporary residential accommodation for the care of an elderly, sick or disabled person.~~

Green Development Standards: refers to a collection of criteria or metrics that may be used for evaluating the environmental sustainability of a proposed *development*.

Green Infrastructure: refers to natural and semi-natural systems that perform an *infrastructure* function, provide more opportunities to contribute to improved air and water quality, energy and water efficiency and conservation, and *climate change mitigation* and adaptation than traditional *infrastructure*.

Greenfield Area: means the area within the Urban Area boundary and outside the *Built-up Area* that have not been developed, as identified on Map B.

Gross Density: is calculated by dividing the number of people, jobs or units by the *gross developable area*.

Gross Developable Area: means the area of the *site* or *lot* less the area designated Environmental Protection, and major *infrastructure* that is built or approved under the Environmental Assessment Act (Provincial 400 series highway rights of way, hydro *corridors*, and hydro generation stations).

Ground Water Features: means water-related features in the earth's subsurface, including recharge/discharge areas, water tables, aquifers and unsaturated zones that can be defined by surface and subsurface hydrogeologic investigations.

Group Home: ~~a provincially licensed detached dwelling used as special needs housing accommodating up to 10 persons, exclusive of staff, but shall not include halfway houses for ex-offenders.~~

Habitat of Endangered Species and Threatened Species: means

- a) with respect to a species listed on the Species at Risk in Ontario List as an *endangered or threatened species* for which a regulation made under clause 55(1)(a) of the Endangered Species Act, 2007 is in force, the area prescribed by that regulation as the *habitat* of the species; or
- b) with respect to any other species listed on the Species at Risk in Ontario List as an *endangered or threatened species*, an area on which the species depends, directly or indirectly, to carry on its life processes, including life processes such as reproduction, rearing, hibernation, migration or feeding, as approved by the Ontario Ministry of Natural Resources; and

- c) places in the areas described in clause (a) or (b), whichever is applicable, that are used by members of the species as dens, nests, hibernacula or other residences.

Habitat of Rare, Endangered, and Threatened Species: means land that:

- a) ~~Is an area where individuals of an *endangered species*, a rare species or a *threatened species* live or have the potential to live and find adequate amounts of food, water, shelter, and space needed to sustain their population, including an area where a species concentrates at a vulnerable point in its annual or life cycle and an area that is important to a migratory or non-migratory species; and~~
- b) ~~Has been further identified, by the Ministry of Natural Resources or by any other person, according to evaluation procedures established by the Ministry of Natural Resources, as amended from time to time.~~

Heritage Attributes: means the principal features or elements, characteristics, context and appearance that contribute to a *protected heritage property's* the cultural heritage value or interest, and may include the property's built or manufactured elements, as well as natural landforms, vegetation, water features, and its visual setting (including *significant views or vistas to or from a protected heritage property*). ~~significance of a *protected heritage property*.~~

High Capability Agricultural Lands: ~~lands that are predominately Class 1 to 3 according to the Canada Land Inventory of Soil Capability for Agriculture.~~

Home Industry: a small scale industrial use primarily serving the agricultural community which is an *accessory use to a farm or rural residential lot* and includes such uses as furniture restoration, small engine repair, welding, crafts, or producing value-added agricultural products such as cider, honey or wine, which is accessory to a *single detached dwelling*. It shall not include auto repair, furniture stripping or outside storage of materials or the storage of commercial motor vehicles. A *home industry* may be conducted in whole or in part in an accessory or farm building.

Home-based Occupation: use of a residential dwelling for the purpose of conducting businesses including professional offices, personal services, instructional services, homecraft business, private day care, *bed and breakfast*, and repair services excluding small engines and vehicles.

Hydrologically Sensitive Feature: *hydrologically sensitive features* include the following

- a) *Wetlands*
- b) *Watercourses*.
- c) *Seepage areas and springs*

- d) Groundwater features and
- d) Lakes and their littoral zone.

Intensification: means the *development* of a property, *site* or area at a higher density than currently exists through:

- a) *redevelopment*, including the reuse of *brownfield* sites;
- b) the *development* of vacant and/or underutilized *lots* within previously developed areas;
- c) *infill development*, and
- d) the expansion or conversion of existing buildings
 - ~~the creation of new residential units or accommodation in existing buildings or on previously developed and/or serviced land, generally including:~~
 - ~~creation of rooming, boarding, and lodging houses~~
 - ~~creation of apartments in houses and *garden suites*~~
 - ~~conversion of non-residential structures to residential use~~
 - ~~*infill development* on *lots* created through consent or plan of subdivision within the built-up portion of the urban area~~
 - ~~*redevelopment*, but does not include draft approved *lots* or vacant *lots* in registered plans of subdivision within developing *greenfield areas*~~

~~**Kettle Lake:** means a depression formed by glacial action and permanently filled with water.~~

~~**LEED Rating System:** refers to the Leadership in Energy and *Environmental* Design Green Building Rating System established by the Canada Green Building Council as amended from time to time.~~

~~**Life Science Values:** means values that relate to the living component of the *environment*.~~

Linkage: means natural areas within the landscape that ecologically connect the *Natural Heritage System*. They are avenues along which plants and animals can propagate, genetic interchange can occur, populations can move in response to environmental changes and life cycle requirements, and species can be replenished from other natural areas. Conserving *linkages* also protects and enhances the *Natural Heritage System*.

Low and Moderate Income Households: means

- a) in the case of ownership housing, households with incomes in the lowest 60 percent of the income distribution for the *regional market area*; or

- b) in the case of rental housing, households with incomes in the lowest 60 percent of the income distribution for renter households for the *regional market area*.

Low Intensity Recreation – Low Intensity means uses that have minimal impact on the natural *environment*, and require very little terrain or vegetation modification and few, if any, buildings or structures, including but not limited to the following uses: non-motorized trail uses; natural heritage appreciation, unserviced camping on public and institutional land.

Major Office: means freestanding office buildings of 10,000 m² or greater or with 500 or more jobs.

Major Recreational Uses: means recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures, including but not limited to golf courses; serviced playing fields; serviced campgrounds; and ski hills.

Major Retail Use: means large-scale retail operations and commercial facilities with a *gross leasable floor area* of 2,000 m² or greater.

Minimum Distance Separation Formulae: means formulae and guidelines developed by the Province as amended from time to time to separate land uses so as to reduce incompatibility concerns about odour from livestock facilities.

Mixed Use development: a development comprised of a mix of land uses in addition to residential, either in a mixed-use building or in separate buildings located along a Regional Corridor.

Mixed-Use Building: means a building containing residential apartments and at least one non-residential use.

Multi-Modal Transportation: means several forms of transportation such as automobiles, walking, trucks, cycling, buses, rapid transit, rail (such as commuter and freight), air and marine.

Municipally Initiated Comprehensive Review: means an Official Plan review or an Official Plan amendment, initiated by the Municipality and undertaken by the Municipality that comprehensively applies considers the Provincial and Regional policies and schedules of Provincial Policies and Plans. It can be undertaken on specific land use components, such as residential, employment, or undertaken as one comprehensive plan.

Natural Heritage Features – (Oak Ridges Moraine): includes, but is not limited to features and areas, including Wetlands, Woodlands, Wildlife Habitat, Fish Habitat and Riparian Corridors, Valleylands, Areas of Natural and Scientific Interest (ANSI), rare vegetation communities, Habitat of Endangered Species or Threatened Species, which are important for their environmental and social values

~~as a legacy of the natural landscape, include those key *natural heritage features* and/or hydrologic features as defined by the Province.~~

Natural Heritage System: means a system made up of *natural heritage features* and areas, *hydrologically sensitive features* and *linkages* intended to provide *connectivity* (at the regional or *site* level) and support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and *ecosystems*. These systems can include *natural heritage features* and areas, *hydrologically sensitive features*, federal and provincial *parks* and conservation reserves, other *natural heritage features*, lands that have been restored or have the potential to be restored to a natural state, areas that support hydrologic functions, and working landscapes that enable *ecological functions* to continue a connected group of natural areas, and the native flora, fauna, and related geological features and landforms that contribute to the health and biodiversity of the natural *environment*.

~~The *natural heritage system* includes core areas, *natural corridors*, and *linkages* including naturalized road or rail allowances.~~

Net Density: is calculated by dividing the number of people, jobs or units by a *net developable area*. the overall density of a *site* excluding public roads and widenings, public *parks*, non-developable land, school *sites* and similar public land areas.

Net Developable Area: means the *gross developable area* less any public roads and widenings, public *parks*, stormwater ponds, non-developable land, schools and similar public land areas.

Net Zero Communities: means Communities that meet their energy demand through low-carbon or carbon-free forms of energy and offset, preferably locally, any releases of greenhouse gas emissions that cannot be eliminated. Net-zero communities include a higher density built form, and denser and mixed-use development patterns that ensure energy efficiency, reduce distances travelled, and improve integration with transit, energy, water and wastewater systems.

Net Developable Area — (Oak Ridges Moraine): means the area of a *lot* or *site*, less any area that is within a *natural heritage feature* or a *hydrologically sensitive feature*.

Office Floor Space: commercial floor space designed specifically for occupancy by business, professional, medical or dental offices or by a financial institution and includes second *storey* offices, free-standing offices and free-standing banks.

On-farm Diversified Uses: means uses that are secondary to the principal agricultural use of the property and are limited in area. Uses include, but are not limited to, farm gate sales and seasonal *farm produce outlets*, and uses that produce value added agricultural products from the farm operation.

Park: means municipally owned or leased sites that are designated, and appropriately developed (including un-serviced sites), for community use for indoor and/or outdoor, programmed and/or self-directed sport, fitness, physical activity, culture, leisure and social pursuits.

Prime Agricultural Land: means specialty crop areas and/or Canada Land Inventory Class 1, 2, and 3 lands, as amended from time to time, in this order of priority for protection.

Prime Agricultural Land – (Oak Ridges Moraine): means:

- a) ~~Land where fruit and vegetable crops and greenhouse crops are grown;~~
- b) ~~Agriculturally developed organic soil land; or~~
- c) ~~Land with Class 1, 2 or 3 soils according to the Canada Land Inventory.~~

Protected Heritage Property: means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*, property subject to a heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*, property identified by the Province and prescribed public bodies as provincial heritage property under the Standards and Guidelines for Conservation of Provincial Heritage Properties; property protected under federal legislation, and UNESCO World Heritage Sites. and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Provincial Plan: means a *Provincial plan* within the meaning of Section 1 of the *Planning Act* approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

Rapid Infiltration Basin – (Oak Ridges Moraine): means a basin or system of basins at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from *impervious surfaces*.

Rapid Infiltration Column – (Oak Ridges Moraine): means a column or system of columns at or below surface grade that is constructed in porous soil and punctures through a relatively impermeable layer to gain access to a more permeable sand or gravel layer, so as to rapidly infiltrate into the ground, at a single point or area of concentration, surface runoff collected from *impervious surfaces*.

~~**Rare Species:** means a native species that is not currently at risk of becoming threatened but, because of its limited distribution, small population or specialized *habitat* needs, could be put at risk of becoming threatened through all or part of its Ontario range by changes in land use or increases in certain types of human activity.~~

~~**Recreation:** means leisure time activity undertaken in built or natural settings for arts and cultural pursuits, purposes of physical activity, health benefits, sport participation and skill *development*, personal enjoyment, positive social interaction, and the achievement of human potential.~~

~~**Recreation – Active:** uses which are higher in intensity and require modification of the land surface, accompanied by the introduction of buildings and structures.~~

~~**Recreation – Passive:** uses of relatively low intensity requiring minimal modification of the land surface, the minimal removal of trees, and relatively few if any buildings or structures.~~

~~**Redevelopment:** the creation of new units, uses or *lots* on previously developed land in existing communities. *development* of land where demolition or conversion of the existing structure is to take place, or has taken place.~~

~~**Residence Surplus to a Farming Operation – (Oak Ridges Moraine):** means:~~

- ~~a) If there are two or more farm residences, both built before 1978, on a *lot* that is being used in a farming operation, one of those residences that is surplus to the farming operation; or~~
- ~~b) If the owner and operator of a farming operation acquires an additional *lot* and uses it in the consolidated farming operation, any existing farm residence that is surplus to the consolidated farming operation.~~

~~**Retail Floor Space:** ground floor commercial floor space designed primarily for occupancy by *retail uses* but may be suitable for office or community uses.~~

~~**Retail Warehouse:** a building or part of a building suitable for occupation by a single user which contains at least 1,400 square metres of gross leasable floor space, of which at least 80% is visible to shoppers, and is used primarily for the combination of storage and display for retail sale of goods in a warehouse format.~~

~~**Retirement Home – (Oak Ridges Moraine):** means a building in which:~~

- ~~a) Accommodation is provided, mainly for retired persons;~~
- ~~b) Common kitchen and dining facilities are provided for the residents;
and~~
- ~~c) Common lounges, *recreation* rooms and health care facilities may also be provided for the residents.~~

Riparian Corridors: means the lands *adjacent* to watercourses, lakes, ponds, and *wetlands* which are transitional areas between aquatic and upland *habitats* and as such can provide natural features, functions and conditions that support fish life processes and protect *fish habitat*.

~~Rural Residential Cluster:~~ shall mean a definable node of non-farm residential *lots* located in the rural area identified in the Zoning By-law. A Cluster shall consist of a minimum of five dwellings with frontage on an open public road and located either on both sides of a road or within the quadrant of an intersection. ~~Rural Residential Clusters are recognized by the Official Plan as rural settlement areas and are designated on Map A.~~

~~Rural Residential Concentration:~~ shall mean a group of at least five *lots* which may be located either on the same side or both sides of an open public road in the rural area. The *lots* in a Rural Residential Concentration may have a dwelling constructed on them or be undeveloped, provided that each undeveloped *lot* must have zoning in force which permits the construction of a *single detached dwelling* on it. The maximum distance between any two *adjacent* residential buildings in a Rural Residential Concentration shall be 150 metres, and the maximum linear extent of a Rural Residential Concentration along a road frontage shall be 600 metres. Where a *lot* is larger than the minimum required *lot* area, the *lot* area for the purposes of describing the limits of the Rural Residential Concentration shall be 0.6 ha which shall incorporate the primary residential structure when the *lot* is occupied for residential purposes. Rural Residential Concentrations are not recognized by the Official Plan as rural settlement areas and are not designated on Map A. They have been identified only for the purposes of Section 4.5.16 and Map G of the Plan.

~~Saturated Zone:~~ means the zone below the water table where the spaces between soil grains are filled with water.

Sensitive Land Uses: means buildings, *amenity areas*, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more *adverse effects* from contaminant discharges generated by a nearby major facility. *Sensitive land uses* may be a part of the natural or built *environment*. Examples may include, but are not limited to: residences, day care, centres, and educational and health facilities.

~~Sensitive Land Use Activities:~~ a use associated with residences, elementary and secondary schools, hospitals and senior citizen homes or other land use activities where humans or the natural *environment* may be *adversely affected* by industrial emissions.

~~Significant:~~ in regard to natural features and functions, ecologically important to the natural *environment* in terms of the amount, content, representation, or effect, thereby contributing to the quality and integrity of an identifiable ecological region or *natural heritage system*. Significance is based on criteria and guidelines established by the province or on comparable municipal evaluations.

Significant Wildlife Habitat: ~~may consist of areas which are seasonally important to wildlife; rare vegetation communities or specialized *habitats* for wildlife; *habitats* of species of conservation concern; and wildlife movement *corridors*.~~

Significant Woodland: shall mean an *old growth woodland*, or a *woodland*, greater than 4 ha located outside of settlement areas ~~in the rural areas of the Municipality~~, or greater than 1 ha in settlement areas ~~urban areas and Hamlets~~. Significance of woodlands within the Oak Ridges Moraine is determined by the Ministry of Natural Resources using evaluation procedures established by that Ministry, or by a study conducted in accordance with this Plan. "*Significant Woodland*" may also include *plantations*.

Single Detached Dwelling —(Oak Ridges Moraine): means a building containing only one *dwelling unit*.

Site Alteration —(Oak Ridges Moraine): means activities such as filling, grading and excavation that would change the landform and natural vegetative characteristics of land, but does not include:

- a) The construction of facilities for transportation, infrastructure and utilities uses, by a public body; or
- b) ~~For greater certainty:~~ i. the activities or works under the Drainage Act (in the case of lands on the Oak Ridges Moraine), this applies only to reconstruction, repair or maintenance of a drain approved under the Drainage Act and in existence on November 15, 2001; or
- ii.c) the carrying out of agricultural practices on land that ~~was being~~ continues to be used for agricultural uses on November 15, 2001.

Stable Slope: ~~means the angle a slope would achieve when erosion or human activities are absent.~~

Storey: means the usable area of a building measured on a vertical scale containing a specific floor or level that can be distinguished by another floor or level. A *storey* must comply with Ontario Building Code requirements for occupancy. With the exception of the ground floor, each *storey* shall contain a floor area equal to no less than 50% of the floor area immediately beneath it.

Supervised Residence means a residence licensed, supervised, approved, or funded under federal or provincial statute for the accommodation of more than eight persons, excluding staff, living under responsible supervision in a single housekeeping unit and who, by reason of their intellectual, mental health, social, or physical condition or legal status, require a group living arrangement for their well-being.

Surface Catchment Area: means the area including and surrounding a kettle lake or wetland, from which surface runoff drains directly into the kettle lake or wetland.

Time of Travel: means the time that is needed for groundwater to travel a specified horizontal distance in the saturated zone.

Transit-supportive: when referred to *development*, means a *development* that makes transit viable and improves the experience of those using transit. It often refers to compact, *mixed use development* that are high pedestrian generators and has a high level of residential and employment densities to support frequent transit service. When referred to *transit-supportive* urban design, means design principles that make *development* more accessible for transit users, such as grid street network, pedestrian-friendly built *environment*, reduced building setbacks, parking located at the sides/rear of buildings, and improved *connectivity* between arterial roads and local residential roads.

Transportation Demand Management: means the application of a range of measures to affect travel patterns and reduce the demand for single occupant vehicle forms of transportation.

Urban Forest: means a system of plant and animal communities, or as the woody and associated vegetation in and around human settlement areas. It includes street trees, residential trees, *park* trees and greenbelt and ravine plant and animal communities, and provides *habitat* for a diversity of urban wildlife.

Utility: means all public and/or private utilities (including but not exclusive of television, electricity generation facilities and transmission and distribution systems, gas, telecommunications/ communications, Canada Post) or any similar works for systems necessary to the public interest.

Vegetation Protection Zone: A vegetated *buffer* area surrounding a *natural heritage feature* or *hydrologically sensitive feature* within which only those land uses permitted within the feature itself are permitted. A *vegetation protection zone* is intended to be restored with native, *self-sustaining vegetation* and be of sufficient width to protect the feature and its functions from effects of the proposed change and associated activities before, during, and after, construction, and where possible, restore and enhance the feature and/or its function

Waste Disposal Site: any land, building or structure in which *waste* is deposited or processed and any machinery or equipment required for the treatment or disposal of *waste* including a composting facility but not including a *waste transfer* facility or a recycling facility.

Watershed: means an area that is drained by a watercourse ~~river~~ and its tributaries.

Watershed and/or Sub-watershed Plan means a plan used for managing human activities and natural resources in an area defined by *watershed* or *sub-watershed*

boundaries. *Watershed* and/or *Sub-watershed Plans* shall include, but not be limited to, the following components:

- a. establish the existing conditions of the watersheds, including natural heritage and hydrologic features and functions, natural hazards, hydrogeology, fluvial geomorphology and hydrology;
- b. a water budget evaluating water supply and water demand, and a conservation plan;
- c. evaluate and recommend specific storm water management, erosion, and sedimentation control measures, including low impact development strategies;
- d. recommend targets on a *watershed* or *sub-watershed* basis for the protection and restoration of riparian areas, and the establishment of *natural self-sustaining vegetation* and *vegetation protection zones*.
- e. establish criteria for evaluating the protection of water quality and quantity, and hydrologic features and functions
- f. recommend targets, management strategies, and programs and a monitoring plan to ensure the continued or improved health of the *watershed*;
- g. requirements for the use of environmental management practices and programs; and,
- h. a framework for implementation

Wetlands: lands that are seasonally or permanently covered by shallow water, as well as lands where the water table is at or close to the surface as defined by either the Ministry of Natural Resources, the Conservation Authority, or through a comparable evaluation. In either case, the presence of abundant water has caused the formation of hydric soils and has favoured the dominance of either hydrophytic or water tolerant plants. The four major types of *wetlands* are swamps, marshes, bogs and fens. *Wetlands* included in the *natural heritage system* are at least 0.5 hectares in size.

~~**Wetland Complex:** two or more individual *wetlands* along with their *adjacent* lands that are related in a functional manner and are grouped within a common wetland boundary. The whole complex is evaluated and classified and not its individual wetland area components.~~

~~**Wetland Functions:** means the biological, physical, and socio-economic interactions that occur in an *environment* because of the properties of the *wetlands* that are present, including, but not limited to:~~

- ~~• *ground water recharge and discharge*~~

- ~~flood damage reduction~~
- ~~shoreline stabilization~~
- ~~sediment trapping~~
- ~~nutrient retention and removal~~
- ~~food chain support~~
- ~~habitat for fish and wildlife~~
- ~~attendant social and economic benefits~~

Zone of Contribution: ~~when used in reference to a period of time, means the area within which the water pumped from a well originates during that time.~~

755. Appendix A is hereby amended as follows:

Appendix A – General Description of Studies Reports, Studies and Plans

As outlined in section 23.16 of this plan, the *Planning Act* permits Council to require an application to pre-consult with the Municipality prior to submitting an application, and to request from the applicant, at the time of the application submission, any information determined as necessary to properly assess the application.

The general descriptions for reports that may be required of an applicant, are outlined below. The final scope of the reports shall be determined by the Municipality, in consultation with any other government body, public authority and/or external agency, and is dependent on the nature of the proposal. Additional information may be required ~~from these reports~~ through the planning analysis, council deliberation, and/or public participation processes. The reports need to be signed and stamped by the respective registered professional.

The following list describes the most common reports that are required for an application to be deemed complete. This is not considered an exhaustive list. Other specialized reports may be required based on the nature of the application.

756. Existing Study ‘Financial Impact Analysis’ is hereby amended as follows:

Financial Impact Analysis The purpose of a Financial Impact Analysis is to determine the proposed development’s financial impact on the Municipality’s operating and long term capital budgets. The study will consider the costs of the development in all Municipal services and infrastructure at both the Municipal, and if required, Regional levels.

The report ~~may include~~ will include demographic projections for both Greenfield and Intensification development, impacts on both hard and soft infrastructures like roads and libraries or fire protection respectively. In addition to the capital cost, the analysis should also include the additional operating/maintenance costs to be incurred by the Municipality.

The report needs to include an analysis of municipal capital and operating costs already committed to other development applications, Secondary Plans, and other municipal projects. The analysis should also include the impact on the Development Charges schedule and financing and include sensitivity analysis on various growth projection scenarios and may include analysis on various phasing options within the study area. The analysis should also demonstrate the impact on municipal taxes.

757. A new Study is added to Appendix A following “Financial impact Study” as follows:

Landscape Analysis. A Landscape Analysis provides the framework for the level of change appropriate in a development area or site. This analysis will provide an understanding of the structure, characteristics and functions of the landscape in a given area prior to development and site alteration.

The purpose of a Landscape Analysis is to assess, describe and interpret the existing context of the lands within a development area or site.

At a minimum, a landscape analysis must:

- a) Identify topography and grading;
- b) Identify existing built form; and
- c) Identify existing natural features.

The result of this analysis is a summary of the site in terms of parcel, topography, and built environment which is to be used as the foundation for planning and design of the develop area or site.

758. A new Study is added to Appendix A following “Environmental Impact Study” as follows:

“Linkage Assessment

The purpose of the Linkage Assessment is to provide the applicant with information to create a development plan that maintains and enhances the Linkage, so natural areas function as a connected system in the long term. A Linkage Assessment is a study that assesses the ecological features and functions of a Linkage, including its vegetative, wildlife, and/or landscape features or functions. A Linkage Assessment:

- identify its boundaries;
- describes its ecological function, value, and integrity;
- identifies how its function can be maintained or enhanced within a development proposal;
- assesses potential impacts as a result of the development; and,

- makes recommendations on how to protect, enhance, or mitigate impacts on the Linkage and its functions.

A Linkage Assessment must be prepared by a qualified expert, such as an ecologist or biologist.”

759. Existing Study “Energy Conservation and Sustainability Plan” is hereby amended as follows:

“Sustainability Report ~~Energy Conservation and Sustainability Plan~~

The Clarington Official Plan recognizes three key principles which provide direction for the policies in the Plan; sustainable development, healthy communities and the management of growth.

The Municipality is encouraging the development industry to promote high quality design practices centered on resource (e.g. water, energy) conservation, efficiency and environmental sustainability. The ~~Energy Conservation and Sustainability Plan~~ must demonstrate how the development will achieve these three key principles. The Plan needs to consider the following:

- a) Energy efficiency;
- b) Air quality;
- c) Water quality and quantity;
- d) Solid waste;
- e) Natural environment; and
- f) Homeowner education.”

760. Existing Study “Slope Stability” is hereby amended by changing the title as follows:

“Slope Stability Report”

761. Existing Study “Traffic Impact Study” is hereby amended as follows:

“Traffic Impact Study

The Traffic Impact Study (~~TIA~~) shall provide an assessment of the impact of a proposed development on the transportation system and determine if infrastructure improvements, service upgrades and mitigation measures are required to reduce any adverse impacts of a proposed development. In this assessment the TIS shall address not just automobile flows, but also have the pedestrian as the first priority and his/her use of other modes of mobility.

The study should include an analysis of other modes of transportation such as cycling, walking, and transit and how these modes of transportation will be promoted, accommodated or impacted by the development.

This study may also include a parking analysis that may reduce the number of spaces required by the zoning by-law. This reduction could be contemplated when the site is adjacent to transit routes and/or it can be supported by a shared parking analysis of demand times by use.”

- 762.** Existing Study “Transportation Demand Management Study” is hereby amended by changing the title as follows:

“Transportation Demand Management Plan Study”

- 763.** A new Study has been added following renamed “Transportation Demand Management Plan” as follows:

“Soil Capability Study

A Soil Capability Study identifies and assess the soil type on a specific property to determine if the soil is suitable for the proposed change in land use and to ensure that prime agricultural lands are not taken out of production. It assess the capability of the soil to produce common field crops. Prime agricultural lands (Classes 1-3) have moderate to no significant limitations in use for cultivation and/or pasture. Non-prime agricultural lands (Classes 4-7) have severe to unsuitable land for cultivation and/or pasture.

The study will be determined upon the assumption that the existing Canada Land Inventory maps are correct. Detailed evidence must be systematically collected and provided to test this assumption. Any areas found to have a different classification rating than mapped by the Canada Land Inventory must be clearly identified by the proponent undertaking the Soil Capability Study and assign a new classification according to the Canada Land Inventory guidelines. A Soil Capability Study cannot be accepted by the Municipality to reclassify Classes 1 to 3 soils. It can only be used for evaluating Classes 4 to 7 properties mapped by Canada Land Inventory to determine if the land is actually Classes 1 to 3 and/or organic through the Soil Capability Study. If the lands classified as 4 to 7 are found to actually be Classes 1 to 3 through the Soil Capability Study, these lands must be avoided for non-agricultural uses.”

- 764.** Existing study “Aggregate Extraction Area Study” is hereby amended as follows:

“Aggregate Extraction Area Study

An Aggregate Extraction Area Study shall include the following:

- a) Description of the context of the proposed application including existing landform features, all *natural heritage features* on and adjacent to the site and their ecological functions, cultural heritage and archaeological resources, existing and planner land uses adjacent to the development site and along proposed haul routes, and existing licensed pits and extraction limits, and abandoned pits;

- b) A description of the project, including activities which may produce impacts, and the anticipated quality and quantity of aggregate to be extracted;
- c) An extraction plan;
- d) An identification and assessment of the impacts associated with the project taking into account applicable provincial standards;
- e) A description of proposed measures to mitigate the identified impacts, including any measures to protect core *natural heritage features* on adjacent lands and their ecological functions;
- f) A progressive rehabilitation plan which, if applicable, takes into account the objectives of any area-wide rehabilitation plan;
- g) The criteria of a Natural Heritage Evaluation as contained in Appendix A for applications located within the Natural Linkage Area as identified on Map A;
- h) The matters set out in Section ~~15.3.8~~ 15.3.11, and ~~15.3.9~~ 15.3.12 to ~~15.3.12~~ 15.3.15 inclusive; and
- ~~i) The matters set out in Section 19.4.4; and~~
- ~~j)-i)~~ Any other matters deemed necessary by the Municipality or the Region to address the applicable policies of this Plan.

An Aggregate Rehabilitation Plan is required as part of the license process under the jurisdiction of the Ministry of Natural Resources pursuant to the *Aggregate Resources Act*.”

- 765.** Existing study “Cultural Heritage Resource Impact Assessment” is hereby amended as follows:

“Heritage Impact Assessment ~~Cultural Heritage Resource Impact Assessment~~

Heritage Impact Assessment is a study to evaluate the impact a proposed development or site alteration will have on the cultural heritage resource(s) and to recommend an overall approach to the conservation of the resource(s). This analysis, which must be prepared by a qualified heritage conservation professional, will address properties identified in the Municipality of Clarington’s Inventory of Heritage Properties (which includes both listed and designated properties) as well as any yet unidentified cultural heritage resource(s) found as part of the site assessment.

This study will be based on a thorough understanding of the significance and heritage attributes of the cultural heritage resource(s), identify any impact the proposed development or site alteration will have on the resource(s), consider mitigation options, and recommend a conservation strategy that best conserves the resource(s) within the context of the proposed development or site

alteration. The conservation strategy will apply conservation principles, describe the conservation work, and recommend methods to avoid or mitigate negative impacts to the cultural heritage resource(s). Minimal intervention should be the guiding principle for all work. Further, the conservation strategy recommendations will be in sufficient detail to inform decisions and direct the conservation plan.

~~The Cultural Heritage Resource Impact Assessment is intended to provide relevant information on the nature and significance of a heritage property and develops the policy framework in which the heritage property can be conserved.~~

~~Any proposal for the development of a heritage property designated under the Ontario Heritage Act or of a property abutting a designated heritage property would need to identify and evaluate the impact of development or site alteration on the built heritage resource or the cultural heritage landscape and recommend appropriate impact mitigation measures and conservation strategies, based on conservation and urban design principles, and provide a statement of cultural significance.”~~

766. A new Study is hereby added following “Park Concept Plan” as follows:

“Block Master Plan

A Block Master Plan may be required to ensure proposed community design elements established in the Clarington Official Plan or Secondary Plan are enhanced and further detailed for a smaller parcel of land. The limits of the area are to be defined by the Municipality on a case-by-case basis and may involve an appropriate conceptualization of the future development of the lands and the area in the vicinity of the subject site, as well as show existing site conditions and/or other concurrent proposals in the broader surrounding area.

Block Master Plans will:

- evaluate the character, size, and urban form of residential, institutional, commercial, and industrial sites;
- determine the siting of a particular proposal within a broader surrounding context;
- co-ordinate the delivery of services and infrastructure;
- co-ordinate the layout of roads and their location and configuration;
- determine the location, layout, and function of parks and public squares;
- enhance the function of open space corridors, valleylands, woodlots and other natural features; and
- determine where to allocate development priority.

A Block Master Plan may also be used as a mechanism by which to evaluate compliance of a proposal under ultimate built-out conditions.”

767. All references to Table 4-1 have been replaced with a reference to Table 3.1.

768. By introducing Appendix B Unit Targets by Neighbourhood as follows:

“Appendix B – Unit Targets By Neighbourhood

Estimated Unit Targets for Neighbourhoods by Urban Area

Urban Area Neighbourhoods	Low	Medium	High	Total
COURTICE				
Courtice Main Street	0	495	1,505	2,000
Worden	922	114	20	1,056
Highland	1,112	54	0	1,166
Glenview	496	222	183	901
Hancock	829	118	0	947
Farewell Heights*	-	-	-	0
Darlington	358	26	13	397
Penfound	1,395	91	17	1,503
Emily Stowe*	1,569	284	17	1,870
Avondale*	770	153	120	1,043
Ebenezer*	-	-	-	0
Bayview*	917	352	342	1,611
Total	8,368	1,909	2,217	12,494
BOWMANVILLE				
Soper Springs*	-	-	-	0
Northglen	1,473	269	126	1,868
Brookhill	1,401	645	98	2,144
Knox	1,480	247	112	1,839
Elgin	1,064	215	61	1,340
Fenwick	1,354	395	21	1,770
West Town Centre	0	484	2,557	3,041
Darlington Green	783	234	93	1,110
Aspen Springs	1,138	267	97	1,502
Waverly	1,075	197	16	1,288
East Town Centre	145	188	892	1,225
Memorial	1,025	0	296	1,321
Central	443	18	156	617
Apple Blossom	1,290	158	43	1,491
Orchard Park	849	0	10	859
Juryvale*	51	15	7	73
Soper Hills*	273	268	-	541
Port Darlington	324	476	506	1,306
Total	14,168	4,076	5,091	23,335
NEWCASTLE				
North Village*	730	273	0	1,003

Foster	1,587	188	142	1,917
Village Centre	28	0	104	132
Graham	1,095	0	151	1,246
Port of Newcastle	660	12	422	1,094
Wilmot Creek*	960	0	0	960
Total	5,021	473	819	6,313
Total Units Neighbourhoods	27,557	6,458	8,127	42,142

* Units for these Neighbourhood Areas do not include Future Secondary Plan Units as they will be added through the development of a Secondary Plan

Estimated Unit Targets for Future Secondary Plans Areas

	Low	Medium	High	Total
Future Secondary Plan Areas				
C1 (Bloor Street and Courtice Road)	573	594	1,010	2,177
C2 (Future extension to Bayview neighbourhood)	481	138	69	688
C3 (Farewell Heights)	693	173	0	866
Total	1,747	905	1,079	3,731
B1 (Highway 2 and Lambs Road)	1,453	415	207	2,075
B2 (Liberty Street and Concession Road 3)	336	0	0	336
Total	1,789	415	207	2,411
N1 (Future Wilmot Creek Area)	100	100	301	501
N2 (Future extension to North Newcastle)	589	168	84	841
Total	689	268	385	1,342
Total Units Future Secondary Plan Areas	4,225	1,588	1,671	7,484
Total Units Neighbourhoods	27,557	6,458	8,127	42,142
Total Units Future Secondary Plan Areas	4,225	1,588	1,671	7,484
Total Units Rural Areas and Orono	6,977	0	0	6,977
Grand Total Units	38,759	8,046	9,798	56,603

Note: This appendix does not form part of the Official Plan and is intended for information purposes only.

Estimated unit capacity may exceed the Region's targets for Clarington to 2031 because it considers full development of all lands within the Urban Areas.

Housing units for Future Secondary Plan Areas will be refined through the development of Secondary Plans."

769. By adding a figure "Appendix B Neighbourhoods Courtice Urban Area" to Appendix B Unit Target Neighbourhoods as shown on Exhibit 37 attached hereto and forming part of this Amendment.

770. By adding a figure "Appendix B Neighbourhoods Bowmanville Urban Area" to Appendix B Unit Target Neighbourhoods as shown on Exhibit 38 attached hereto and forming part of this Amendment.

771. By adding a figure “Appendix B Neighbourhoods Newcastle Urban Area” to Appendix B Unit Target Neighbourhoods as shown on Exhibit 39 attached hereto and forming part of this Amendment.

772. By introducing Appendix C Road Classifications as follows:

Table C-1 Classification Criteria	
Criteria	Definition
Traffic Service Objective	Roads of higher classification should serve inter-regional and regional traffic movements over relatively longer distances. Lower order classifications should cater to local traffic movements over shorter distances and provide access to abutting property.
Land Service/Access	Direct access from adjoining properties to roads of higher classification should be limited or restricted in recognition of their through traffic function, and for traffic safety and flow reasons. Lower order classifications should provide direct access to abutting lands where requires, assuming the entranceway can be positioned in a safe location.
Traffic Volume	Roads of higher classification being the principal routes between traffic generating centres should accommodate higher traffic usage relative to a lower classification, taking into account urban and rural differences.
Flow Characteristics	Roads primarily serving traffic movement should have traffic control and design characteristics that permit uninterrupted flow. On lower classification roads, drivers should expect interrupted flow due to the frequency of accesses and intersections, and the presence of more traffic control devices, parked vehicles and pedestrian crossings.
Travel Speed	The road cross-section and the roadside environment generally determine the operating speeds on a roadway. Speed limits are typically posted at the 85 th percentile operating speed. Roads of higher classification with emphasis on long distance travel should be designed to accommodate higher operating speeds than roads of lower classification.
Goods Movement	Long distance commercial vehicle operation should occur on roads of higher classification and be discouraged on local roads.
Connectivity	Roads should connect to other roads with the same or similar functions, and to roads that are directly above or below them in the hierarchy.
Transit	Roads of higher classification should be the focus of the more frequent and higher-order transit service, including express bus operations. Lower classes of road should accommodate bus operations of a more local nature.
Cycling and Pedestrian Provisions	On roads of higher classification, cycling and pedestrian activity should be restricted or provided for separate facilities.

Table C-1 Classification Criteria	
Criteria	Definition
	On lower classes of roads, cycling and pedestrian activity should be encouraged, but would not require dedicated facilities.
Parking	Parking should be prohibited or restricted on roads of higher classification to provide for clearway conditions, while curbside parking may be accommodated on lower road classes.
Minimum Intersection Spacing	Roads of higher classification should have limited, appropriately spaced side road connections and should not be intersected by lower class roads. They may be grade separated or controlled at grade by well coordinated traffic control signals. More frequent intersection spacing is acceptable on lower classes of road. These intersections may be controlled at grade using regulatory signs and other traffic control mechanisms, including traffic calming measures.
Right-of-Way Width	The cross-section of roads can range from divided, multi-lane facilities for higher classifications, through to two-lane undivided facilities for lower classes of road. This criterion is related to route capacity as well as maneuverability of heavy vehicles. The ultimate cross-section for a road generally evolves over time as traffic volumes increase. As such, right-of-ways should be of sufficient width to accommodate the ultimate cross-section.
Continuity	Roads of higher classification have longer continuous road sections, serve inter-municipal or inter-regional traffic and are characterized by higher volumes of through traffic. On the other hand, lower order roads have shorter, discontinuous road sections, serving shorter local trips and playing a key role in providing access to adjacent properties.
Cross-Section Features	Roads of higher classification tend to be higher capacity routes with relatively higher operating speeds and traffic volumes, with enhances features such as acceleration/deceleration lanes, climbing and passing lanes, and intersection turn bays to improve traffic flow. Lower classes tend to have lower capabilities with lower operating speeds and traffic volumes.
Vehicle Priority	Roads of higher classification are likely to provide priority capacity for particular modes/uses by way of bus lanes, truck lanes or transit lanes. Lower road classes generally provide for mixed traffic.
Network Spacing	The spacing of roads in the hierarchy normally relates to the density of activity occurring in the area. Roads of higher classification will be spaced more widely apart than the lower

Table C-1 Classification Criteria	
Criteria	Definition
	road classes, which provide for a completed grid to enable efficient traffic circulation.

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
Traffic Service Objective	Traffic movement primary consideration Predominantly serves inter-regional and inter-municipal trips	Traffic movement major consideration Predominantly serves inter- and intra-municipal trips	Traffic movement slightly more important than land access Predominantly serves intra-municipal trips	Provide reasonable continuous movements Predominantly serves short distances within a particular area of the municipality Collects and distributes traffic through neighbourhoods	Carry lower volumes of vehicular traffic, facilitate access to individual properties, and promote walking and cycling	Provides access to private garage or parking space and promotes through traffic movements on arterial and collector roads, where individual access is limited
Land Service/Access	Rigid/Progressive access control Private access generally located a minimum of 200 metres apart in Urban Areas.	Incremental/progressive access control Private access generally located a minimum of 80 metres apart in Urban Areas. Rural Areas not	Limited access control Promote higher densities with shared or combined access In Centres, commercial areas	Limited private accesses Individual accesses to detached, semi-detached, and street townhouse	Allows for private access for all abutting properties	Allows for private access for all abutting properties

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
	Private access in Rural Areas not permitted except for existing lots of record where there is no alternative access to a local road. Permit large scale commercial and industrial developments, mixed use developments and higher density developments with shared or combined access	permitted except for existing lots of record where there is no alternative access to a local road Promote higher densities with shared or combined access	and Employment Areas, one access every 30 metres apart. In Residential Areas, access is generally discouraged except for apartment/ townhouse blocks Rural areas permitted to have one access per lot	dwelling may not be permitted		
Traffic Volume	>10,000 AADT	5,000-40,000 AADT	4,000-20,000 AADT	1,000-5,000 AADT	0-1,000 AADT	0-1,000 AADT
Flow Characteristics	Uninterrupted flow except at traffic control signals		Uninterrupted flow except at traffic control signals and pedestrian crossings	interrupted	interrupted	interrupted
Travel Speed	70 km/h Urban Area, 80 km/h	60 km/h Urban Area, 80 km/h	50 km/h Urban Areas	50 km/h	40-50 km/h	20-30 km/h

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
	outside Urban Areas	outside Urban Areas				
Goods Movement	Generally no restrictions			Limited to Employment Areas	Restricted	Not permitted
Connectivity	Connects with freeways and arterials	Connects with freeways, arterials and collectors	Connects with arterials, collectors and limited local road access	Connects with arterials, collectors and limited local road access	Connects with limited Type B and C arterial roads, collectors, local road and lanes Cul-de-sacs are generally not permitted	Connects with collectors, local roads and lanes
Transit	May serve as regional transit spines		May serve as local transit corridor and connections to regional transit spines	Accommodate local public transit and transit stops but not regional transit spines	May serve some local transit routes	No transit access
Cycling and Pedestrian Provisions	Cycling provisions as per the Regional Cycling Plan and the Clarington Transportation Master Plan.	Cycling provisions as per the Regional Cycling Plan and the Clarington Transportation Master Plan.	Cycling provisions as per the Regional Cycling Plan and the Clarington Transportation Master Plan	Cycling provisions as per the Regional Cycling Plan and the Clarington	Cycling provisions as per the Regional Cycling Plan and the Clarington	No cycle provisions required No sidewalk required

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
	Sidewalk on both sides with separation from traffic lane preferred for pedestrians.	Sidewalk on both sides for pedestrians	Sidewalks on both sides for pedestrians, however, may not be required in Employment Areas	<p>Transportation Master Plan</p> <p>Separate cycle lanes preferred or where appropriate marked shared-use lanes or traffic calming boulevard</p> <p>Sidewalks on both sides for pedestrians</p>	<p>Transportation Master Plan</p> <p>Marked shared-use lanes or traffic calming boulevard where appropriate</p> <p>Sidewalks on both sides for pedestrians are encouraged where warranted, particularly in Urban Areas and for roads that provide connections to schools, community parks and facilities, transit stops and trails</p>	

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
Parking	Prohibited or peak hour restrictions		Not recommended where traffic movement is impacted or it becomes a safety issue	Permitted as per Municipal By-law requirements	Permitted as per Municipal By-law requirements	Prohibited
Minimum Intersection Spacing	<p>700 m intersection spacing in north-south direction 300 m /500 m intersection spacing in east-west direction.</p> <p>Signalized intersections where required.</p>	<p>525 m major intersection spacing in north-south direction 300 m /500 m major intersection spacing in east-west direction.</p> <p>Some minor intersections (T-type) mid-block subject to possible future control, if necessary to maintain corridor progression</p> <p>Signalized intersections where required.</p>	<p>300 m intersection spacing</p> <p>Some minor intersections with future control provisions if necessary due to capacity and queuing considerations</p> <p>Signalizing intersections where required but not at consecutive intersections</p>	<p>150 m intersection spacing</p> <p>Stop control or roundabouts where required but not at consecutive intersections</p>	<p>As needed but generally avoid long block lengths (over 250 m) in Urban Areas to facilitate walkability. As a guide:</p> <ul style="list-style-type: none"> ➤ Transit station areas 120-180 m ➤ Centres 150-200 m ➤ Corridors 180-200 m ➤ Non-residential uses 180-300 m 	As needed

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
					<ul style="list-style-type: none"> ➤ Residential 180-250 m Stop control or roundabouts where required but not at consecutive intersections	
Right-of-Way Width	36-45 m right-of-way	30-36 m right-of-way	26-30 m right-of-way	23-26 m right-of-way	17-23 m right-of-way	9.5 m right-of-way
Continuity	Continuous across regional areas or larger municipal areas	Typically continuous across several municipalities	Typically continuous within a single municipality with few spanning two or more; may be shorter and discontinuous sections when serving major traffic generators	Typically continuous however, incorporate methods to prevent speeding without compromising continuous movement	Typically discontinuous however, incorporate methods to prevent speeding without compromising continuous movement	Typically discontinuous however, incorporate methods to prevent speeding without compromising continuous movement
Cross-Section Features	Enhanced through development of supporting circulation system, roadway widening, raised medians, coordination of traffic signals, consolidation of private accesses, reducing and controlling local residential street intersections, adding auxiliary lanes at intersections, channelized non-traversable medians, improved curb radii, and provision of turn lanes			Enhanced through development of supporting <i>active transportation</i> , the context sensitive features, inclusion of pedestrian furniture, streetscaping and lighting, separate of shared space for cyclists, sidewalks with or without separation from traffic lanes		

Table C-2 Criteria by Road Classification Type						
Criteria	Arterial Road Classes			Municipal Road Classes		
	Type A	Type B	Type C	Collector	Local	Lanes
				In Hamlets and Estate Residential areas, local roads may be constructed to a modified urban standard		
Vehicle Priority	To be considered as part of the strategic goods movement network Consideration may be given for transit priority measures including dedicated transit lanes, queue jump lanes, and priority signals	To be considered for goods movement Consideration may be given for transit priority measures including queue jump lanes, and priority signals.	Predominately passenger and service vehicles, low to moderate truck traffic (except in Centres and Employment Areas)	Predominately passenger and service vehicles, low to moderate truck traffic	Predominately passenger and service vehicles	Predominately passenger vehicles
Network Spacing	Generally 6.5 km between north/south and east/west arterials	Generally 1.6 km between north/south arterials and 2.0 km between east/west arterials	Generally no less than 0.8 km between north/south and east/west arterials	As needed	As needed	As needed

773. The Environmental Protection Area Limits for the Rural Areas of Clarington as shown on Exhibits 12-15 have been determined based on the amendments to the Environmental Protection Area limits as follows:

- Redesignating certain lands from Country Residential to Environmental Protection
- Redesignating certain lands from hamlet Residential to EP
- Redesignating certain lands from EP to Hamlet
- Redesignating certain lands from EP to estate residential
- Redesignating certain lands from Natural Core Area to EP
- Redesignating certain lands from Natural Linkage Area to EP
- Redesignating certain lands from EP to Natural linkage Area
- Redesignating certain lands from EP to Prime Agriculture
- Redesignating certain lands from Green space to EP
- Redesignating certain lands from General Agriculture to EP
- Redesignating certain lands from Prime Agriculture to EP
- Redesignating certain lands from Utility to EP
- Redesignating certain lands from Waterfront Greenway to EP
- Certain lands remain EP

As shown on Exhibits 1-5 attached hereto and forming part of this Amendment.

774. The Environmental Protection Area limits as shown on Exhibits 16-19 for the Urban Areas of Clarington have been determined based on the amendments to the Environmental Protection Area limits as follows:

- Redesignating certain lands from Special Study Areas 5 and 6 to EP
- Redesignating certain lands from Future Urban Residential to EP
- Redesignating certain lands from Urban Residential to EP
- Redesignating certain lands from EP to Urban Residential
- Redesignating certain lands from town Centre to EP
- Redesignating certain lands from EP to Town Centre
- Redesignating certain lands from Village Centre to EP

- Redesignating certain lands from Corridor to EP
- Redesignating certain lands from Harbourfront Centre to EP
- Redesignating certain lands from Business Park to EP
- Redesignating certain lands from Community Park to EP
- Redesignating certain lands from EP to Community Park
- Redesignating certain lands from Greenspace to EP
- Redesignating certain lands from EP to Greenspace
- Redesignating certain lands from Waterfront Greenway to EP
- Redesignating certain lands from EP to Waterfront Greenway
- Redesignating certain lands from Light Industrial to EP
- Redesignating certain lands from EP to Light Industrial
- Redesignating certain lands from EP to General Industrial
- Redesignating certain lands from General Industrial to EP
- Redesignating certain lands from Prestige Employment to EP
- Redesignating certain lands from EP to Prestige Employment
- Redesignating certain lands from Highway Commercial to EP
- Redesignating certain lands from EP to Gateway Commercial
- Redesignating certain lands from General Agriculture to EP
- Redesignating certain lands from Prime Agriculture to EP
- Redesignating certain lands from utility to EP
- Redesignating certain lands from EP to utility
- Redesignating certain lands from Aggregate Extraction to EP
- Redesignating certain lands from EP to Aggregate Extraction
- Certain lands remain EP

As shown on Exhibits 6-10 attached hereto and forming part of this Amendment.

775. The Land Use Amendments, other than Environmental Protection Area amendments, for lands within the Clarington Rural Areas area as follows;

- Depicting the Oak Ridges Moraine Boundary
- Depicting the Greenbelt Boundary
- Depicting Settlement Area Boundaries
- Redesignating certain lands from Future Urban Residential to prime Agriculture
- Redesignating certain lands from Greenspace to Hamlet
- Redesignating certain lands from Proposed Highway 407 Greenspace to Prime Agriculture
- Redesignating certain lands from Greenspace to Rural
- Redesignating certain lands from natural core area to Prime Agriculture
- Redesignating certain lands from natural linkage area to Prime Agriculture
- Redesignating certain lands from general agriculture to Hamlet
- Redesignating certain lands from General agriculture to rural
- Redesignating certain lands from Proposed highway 407 General Agriculture to Prime Agriculture
- Redesignating certain lands from General Agriculture to Prime Agriculture
- Redesignating certain lands from Prime Agriculture to Hamlet
- Redesignating certain lands from Prime Agriculture to Community park
- Redesignating certain lands from Prime Agriculture to Rural
- Redesignating certain lands from Prime agriculture to Waterfront Greenway
- Redesignating certain lands from Waterfront Greenway to Prime Agriculture
- Identifying Hamlets
- Identifying Estate Residential
- Identifying utility
- Identifying EP
- Identifying Greenspace
- Identifying natural core area
- Identifying natural Linkage Area

- Identifying waterfront Greenway
- Identifying Rural
- Identifying Prime Agriculture
- Identifying Aggregate Extraction Area
- Identifying Community Park
- Identifying Municipal Wide Park
- Revising Settlement Area boundaries of Solina, Maple Grove, Courtice, Newtonville, Hampton, Leskard, Orono, and Kendal

As shown on Exhibits 11-15 attached hereto and forming part of this Amendment.

- 776.** For the lands south of Highway 401 between Bennett Road and Cobbledick Road extending southward to Lake Ontario, all land uses have been deleted from Exhibits 13 and 15 and have been replaced by the notation “Newcastle Village Urban Area (See Map A4)”. The land uses for this geographic area are depicted on the Newcastle Village Urban Area Map as shown on Exhibit 18 attached hereto and forming part of this Amendment.
- 777.** Existing “Map A2 Courtice Urban Area” is amended as depicted on Exhibit 16 Land Use Amendment Courtice Urban Area attached hereto and forming part of this Amendment.
- 778.** Existing “Map A3 Bowmanville Urban Area” is amended as depicted on Exhibit 17 attached hereto and forming part of this Amendment.
- 779.** Existing “Map A4 Newcastle Village Urban Area” is amended as depicted on Exhibit 18 attached hereto and forming part of this Amendment.
- 780.** Existing “Map A5 Orono Urban Area” is amended as depicted on Exhibit 19 attached hereto and forming part of this Amendment.
- 781.** Existing “Maps B1-B4 Transportation” are hereby deleted in their entirety and replaced with a new schedule “Map B Urban Structure Clarington Urban Areas” as shown on Exhibit 20 and attached hereto and forming part of this Amendment.
- 782.** Existing “Maps C1-C4 Natural Heritage System” are deleted in their entirety and replaced with a new schedule “Map C Secondary Plan Phasing Clarington Urban Areas” as shown on Exhibit 21 and attached hereto and forming part of this Amendment.
- 783.** New “Maps C1-C4 Natural Heritage System” are deleted in their entirety and replaced with a new schedule “Map C Secondary Plan Phasing Clarington Urban Areas” as shown on Exhibit 21 and attached hereto and forming part of this

Amendment include the revised settlement area boundaries described on Exhibits 12-15..

- 784.** Existing Maps D1 and D2 Natural Heritage System Oak Ridges Moraine are deleted in their entirety and replaced with new schedules “Maps D1 - D4 Natural Environment Natural Heritage System” as shown on Exhibits 22-25 and attached hereto and forming part of this Amendment.
- 785.** New Maps D1-D4 Natural Environment Natural Heritage System as shown on Exhibits 22-25 and attached hereto and forming part of this Amendment include the revised settlement area boundaries described on Exhibits 12-15 attached hereto and forming part of this Amendment.
- 786.** Existing “Map E1 Oak Ridges Moraine Landforms and Aquifer Vulnerability North Darlington” is renamed to “Map E1 Natural Environment Aquifer Vulnerability and Oak Ridges Moraine Landforms Northwest Clarington” as shown on Exhibit 26 and attached hereto and forming part of this Amendment.
- 787.** Renamed “Map E1 Natural Environment Aquifer Vulnerability and Oak Ridges Moraine Landforms Northwest Clarington” as shown on Exhibit 26 and attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibit 12 attached hereto and forming part of this Amendment.
- 788.** Existing “Map E2 Oak Ridges Moraine Landforms and Aquifer Vulnerability North Darlington” is renamed to “Map E2 Natural Environment Aquifer Vulnerability and Oak Ridges Moraine Landforms Northwest Clarington” and is further amended to include the Orono Wellhead Protection Area as shown on Exhibit 27 and attached hereto and forming part of this Amendment.
- 789.** Renamed “Map E2 Natural Environment Aquifer Vulnerability and Oak Ridges Moraine Landforms Northwest Clarington” as shown on Exhibit 27 and attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibit 14 attached hereto and forming part of this Amendment.
- 790.** Existing “Map F1 Natural Hazards and Land Characteristics Municipality of Clarington” is deleted in its entirety and replaced by two maps “Map F1 Natural Environment Natural Hazards and Waste Disposal Assessment Areas West Clarington” and “Map F2 Natural Environment Natural Hazards and Waste Disposal Assessment Areas East Clarington” and are further amended as depicted on Exhibits 28 and 29 respectively attached hereto and forming part of this Amendment.
- 791.** New maps “Map F1 Natural Environment Natural Hazards and Waste Disposal Assessment Areas West Clarington” and “Map F2 Natural Environment Natural Hazards and Waste Disposal Assessment Areas East Clarington” as shown on Exhibits 28 and 29 respectively attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibits 12 and 14 respectively attached hereto and forming part of this Amendment.

- 792.** Existing “Maps H1-H4 Neighbourhood Planning Areas” are deleted in their entirety and replaced by “Map H Greenbelt and Oak Ridges Moraine” as depicted on Exhibit 30 attached hereto and forming part of this Amendment.
- 793.** New “Map H Greenbelt and Oak Ridges Moraine” as depicted on Exhibit 30 attached hereto and forming part of this Amendment depicted on Exhibit 30 attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibits 12-15 respectively attached hereto and forming part of this Amendment.
- 794.** Existing “Map H Community Improvement Project Areas” is amended as depicted on Exhibit 31 attached hereto and forming part of this Amendment.
- 795.** New map “Map J1 Transportation Network Roads and Transit Clarington Rural Area” as depicted on Exhibit 32 attached hereto and forming part of this Amendment.
- 796.** New map “Map J1 Transportation Network Roads and Transit Clarington Rural Area” as depicted on Exhibit 32 attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibits 12-15 respectively attached hereto and forming part of this Amendment.
- 797.** New map “Map J2 Transportation Network Roads and Transit Courtice Urban Area” as depicted on Exhibit 33 attached hereto and forming part of this Amendment.
- 798.** New map “Map J2 Transportation Network Roads and Transit Courtice Urban Area” as depicted on Exhibit 33 attached hereto and forming part of this Amendment includes the revised urban area boundary described on Exhibit 16 attached hereto and forming part of this Amendment.
- 799.** New map “Map J3 Transportation Network Roads and Transit Bowmanville Urban Area” as depicted on Exhibit 34 attached hereto and forming part of this Amendment.
- 800.** New map “Map J4 Transportation Network Roads and Transit Newcastle Village Urban Area” as depicted on Exhibit 35 attached hereto and forming part of this Amendment.
- 801.** New map “Map J4 Transportation Network Roads and Transit Newcastle Village Urban Area” as depicted on Exhibit 35 attached hereto and forming part of this Amendment includes the revised urban area boundary described on Exhibit 18.
- 802.** New map “Map K Trails” as depicted on Exhibit 36 attached hereto and forming part of this Amendment.
- 803.** New map “Map K Trails” as depicted on Exhibit 36 attached hereto and forming part of this Amendment includes the revised settlement area boundaries described on Exhibits 12-15 attached hereto and forming part of this Amendment.