

Amendment No 131 to the Clarington Official Plan

Purpose: The purpose of this Amendment is to create a planning framework that will guide and facilitate the development of a complete community consisting of employment, business, living and recreation opportunities in the Courtice Waterfront and Energy Park Secondary Plan area, a largely undeveloped area.

This initiative supports the Official Plan objectives to promote higher-density, energy-related employment uses within the Energy Park and a mix of residential, commercial and recreational uses, including a new municipal-wide park, on the Courtice waterfront.

Location: This Amendment applies to a 209-hectare area between Darlington Provincial Park to the west and Crago Road to the east, south of Highway 401. The subject lands are entirely within the Courtice urban area boundary and located at the south and west edge of the Municipality of Clarington.

Basis: The Municipality began planning the Clarington Energy Business Park in 2004, adopting a Secondary Plan for the 'Park' the following year. Development of the park, expected to be catalyzed by the planned refurbishment of the Darlington Nuclear Station, did not subsequently result, and since then the context for the park's development has changed. Clarington has grown significantly, Highway 418 has been completed, and plans to extend GO transit to Bowmanville, with a station in Courtice, have advanced. Recently, Ontario Power Generation announced it is relocating its headquarters and 2,000 employees to the Energy Park, and there is increasing demand for serviced employment land in the region.

In light of the evolving planning context in South Courtice, the Municipality recognized the need to review and update the Energy Park and to plan the broader Courtice waterfront. While reinforcing the vision for the Energy Park, the Municipality wanted to ensure land use policies responded to the needs of employers in energy-related industries. In 2018, the Municipality initiated an update to the Energy Park Secondary Plan. In 2019, the plan area was expanded west to Darlington Park and south to Lake Ontario. The Municipality has long recognized the future value of the waterfront as a public amenity by identifying the location and size of a municipal-wide park. A study to plan the broader waterfront provided an opportunity to clarify the vision for the park and how it should be connected to the growing Courtice community with infrastructure and land uses on adjacent lands.

This Secondary Plan is based on extensive technical study and public engagement. It incorporates recommendations of the Robinson Creek and Tooley Creek Subwatershed Study and has been informed by a Land Use and Urban Design Analysis, a Functional Servicing Study and a Transportation Impact Assessment. Given the proximity of the Darlington Nuclear Station, the Courtice Water Pollution Control Plant and the Durham Energy Centre, a Land Use Compatibility Study was also completed. An open-house-style Public Information Centre was held in December 2019, a public Waterfront Visioning Workshop was held in March 2020, and a virtual Public Information Centre took place in March 2022. A project web page was also created to provide access to relevant documents, announce consultation events and invite feedback.

**Actual
Amendment:**

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a ~~strike-through~~.

1. Existing Clarington Official Plan is hereby amended as follows:

All Clarington Official Plan policies that reference the “Energy Business Park” will be amended appropriately to reference the Courtice Waterfront and Energy Park Secondary Plan.

2. Existing Clarington Official Plan, Map A, is hereby amended as follows:

Map A2 Land Use Courtice Urban Area is amended by revising the boundaries of the Municipal Wide Park in accordance with the Secondary Plan and re-designating the lands immediately north of the park, to Highway 401, from ‘Waterfront Greenway’ to ‘Urban Residential’ as shown on Exhibit 1 attached hereto and forming part of this Amendment.

3. Existing Clarington Official Plan, Map J, is hereby amended as follows:

Map J2 Transportation Network Roads and Transit Courtice Urban Area is amended to include the Collector Road identified in the Courtice Waterfront and Energy Park Secondary Plan as shown on Exhibit 2 attached hereto and forming part of this Amendment.

4. Existing Part Six, Section 3 “General Policies for Secondary Plans” is hereby amended as follows:

“3. Secondary Plans have been prepared for the following areas:

- a) Bowmanville East Town Centre;
- b) Bowmanville West Town Centre;
- c) Courtice Main Street;
- d) Newcastle Village Main Central Area;
- e) Port Darlington Neighbourhood;
- f) Bayview;
- g) ~~Clarington Energy Business Park;~~ Courtice Waterfront and Energy Park;
- h) Brookhill Neighbourhood;
- i) Clarington Technology Business Park;
- j) Foster Northwest; and
- k) Southeast Courtice.”

5. Existing Part Six Secondary Plans is amended by deleting the ‘Clarington Energy Business Park Secondary Plan’ in its entirety and replacing it with the Courtice Waterfront and Energy Park Secondary Plan as follows:

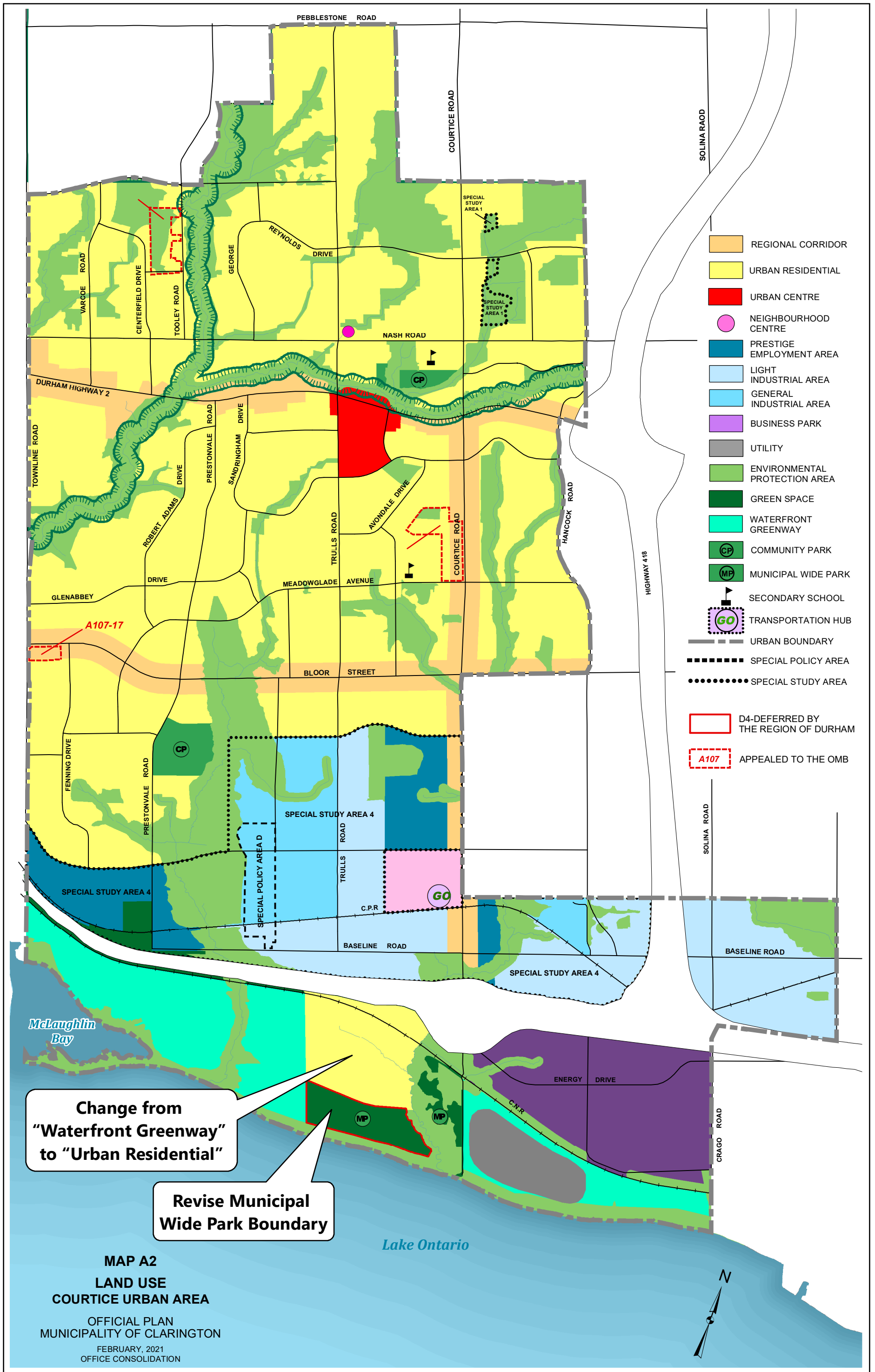
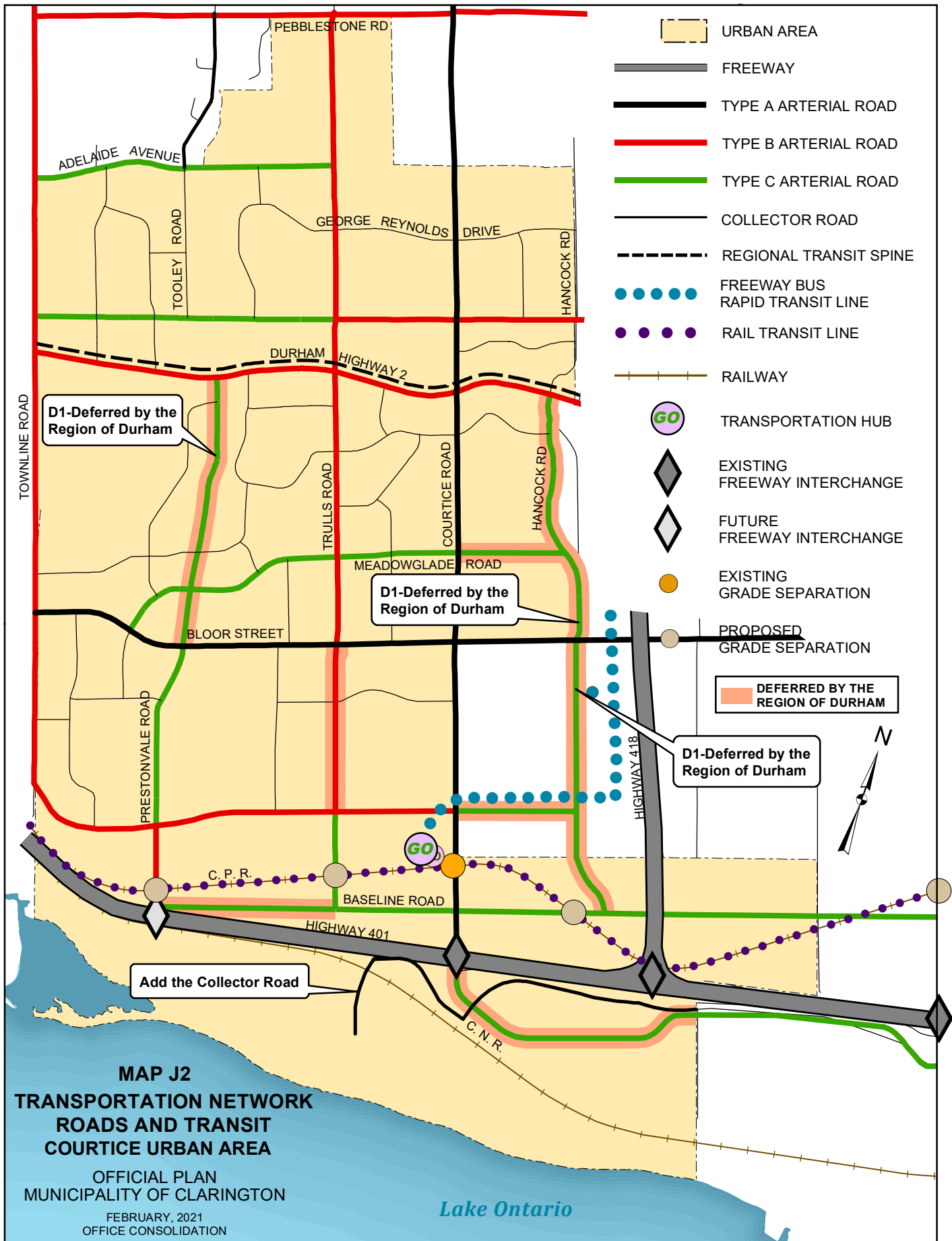


Exhibit "1", Amendment No. 131 to the Municipality of Clarington Official Plan Map A2, Land Use, Courtice Urban Area



**Exhibit "2", Amendment No. 131 to the Municipality of Clarington Official Plan
Map J2, Transportation Network Roads and Transit, Courtice Urban Area**