

why the secondary plan?

The Clarington Science and Technology Business Park presents an important opportunity to attract jobs and secure a strong tax base within Clarington and the Region. This Secondary Plan is meant to guide the convergence of the life sciences and biotechnology sectors into an important employment cluster locally and regionally.

In 2004, Holburn approached Clarington Municipal Council with an application to develop a bio-tech research facility on a 50 acre parcel of land (now the north/east corner of the study area). Recognizing this as a strategic opportunity, the Municipality of Clarington initiated a planning and servicing review of the area. In 2004, along with TSH and The Climans Group Inc., Urban Strategies Inc. was retained to develop a conceptual Vision for the Park, which would be realized through a planning framework, implementation tools and economic and servicing strategy.

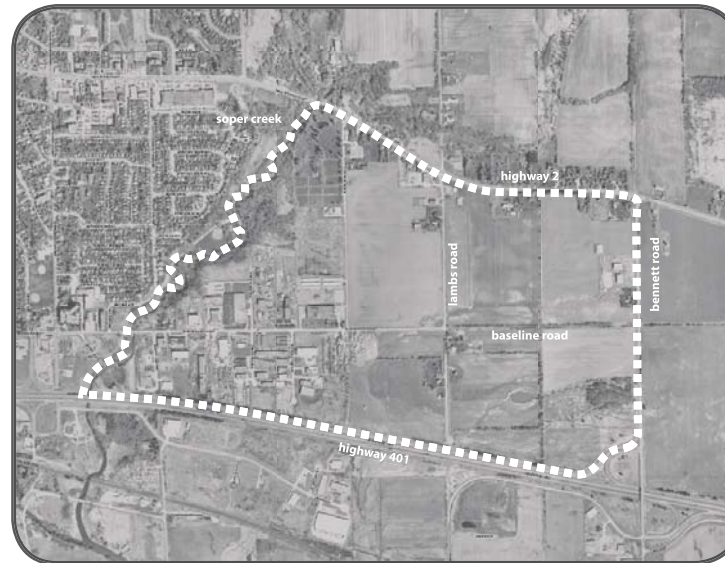
The Vision for the Park proposes two predominant types of activities: "research" and "business". As a research park it will have strong links to MaRS, access to other research institutions and agencies, and potentially shared on-site testing facilities. As a business park it will have a global market focus and identity creating prestige employment opportunities for the surrounding area.

Project Phases:

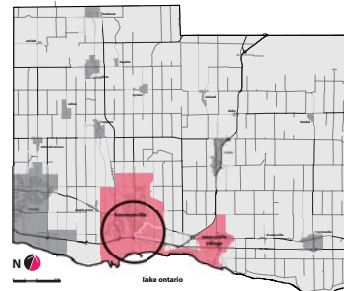
- Phase 1:** Reconnaissance, analysis and initial concept development of the Study Area
- Phase 2:** Review of conceptual options and identification of a preferred concept
- Phase 3:** Market analysis of Clarington employment lands
- Phase 4:** Planning Rationale draft report

Where we are now?

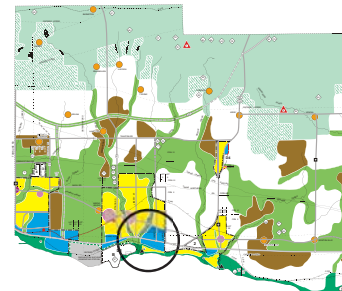
- Phase 5:** Circulation and public consultation of the DRAFT Clarington Science and Technology Business Park Secondary Plan



existing site conditions



location map



region of durham official plan

today

Location The proposed Clarington Science and Technology Business Park occupies 635 acres (257 hectares) of lands located immediately north of Highway 401, between and including Bennett Road (to the east) and Soper Creek (to the west). King Street/ Highway 2 form the area's northern boundary. Lamb's Road bisects the area. The subject area is entirely within the town of Bowmanville.

Existing Zoning Most of the area is designated Light Industrial (M1) or General Industrial (M2), including the Holburn lands zoned General Industrial (M2-17). General Industrial zoning does not permit Prestige Employment uses on site. The remaining lands, largely found east of Lamb's Road, are zoned Agricultural (A-22).

The majority of the current land use designations for the study area comply with both the Region of Durham and the Municipality of Clarington Official Plan. However, the land use designation General Industrial Area is inconsistent with the Official Plan's designation of the site as an Employment Area. The Secondary Plan will provide amendments to create greater consistency between the Employment Area designation of the Clarington Official Plan and the zoning by-laws for the area.

Existing Policy The development of a Science and Technology Business Park is supported by policies at the provincial and local levels. At the provincial level, the Provincial Policy Statement (2005), Growth Plan for the Greater Golden Horseshoe (2006), and the Planning and Conservation Land Statute Law Amendment Act (Bill 51) (2007) support the retention of these lands for future employment uses. At the local level, the Region of Durham Official Plan Amendment 114 (2006), Region of Durham Employment and Needs Analysis (2005), Commercial Policy Review (2005) and the Council Resolution March 1 (2006) identify optimal vacant land and provide guidelines for the types of employment uses in these areas. For example, the March 1 Council Resolution, helped set precedence for the types of employment activity appropriate for this.