

Part One
Introduction

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Chapter

1

OVERVIEW

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

1. OVERVIEW

1.1 INTRODUCTION

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

The changes of 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.

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 1800s and the degradation of the fragile soils of the Oak Ridges Moraine early in this century 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 end of the 20th 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.

1.2 PURPOSE

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 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*
- *to inform the public, business and other levels of government of Council's intentions for the physical development of the Municipality*

1.3 PLAN PREPARATION PROCESS

The process to prepare this Plan commenced in February 1992. A comprehensive review of the Official Plan was warranted due to the age of the existing Plan, the adoption of a new Durham Regional Official Plan, the evolution of Provincial policies, and changing public attitudes.

The Plan was prepared in five phases as follows:

- Phase 1 - In November of 1992, **14 Background Papers** were released on various topics to document planning information and to identify key issues.
- Phase 2 - In November of 1993, four discussion papers under the title **Planning Issues and Options** were released to identify the opportunities for responding to the major planning issues facing the Municipality.
- Phase 3 - In May of 1994, a draft **Official Plan** was released for public consultation and review by government agencies.
- Phase 4 - In September of 1995, Council considered the seventh public consultation report - **Review of Public Submissions on Draft Official Plan** and provided direction to staff to finalize the Official Plan.
- Phase 5 - Council's adoption of the **Official Plan**.

Extensive public consultation was undertaken in preparing a new Official Plan including many Information Centres and Public Meetings at each phase of the process. A Public Attitude Survey was conducted in the fall of 1992. Throughout the Plan preparation process periodic newsletters were distributed to seek public comment. Public participation is documented in **Public Consultation Reports** 1 to 8.

1.4 ORGANIZATION OF THE PLAN

The Official Plan consists of six parts as follows:

- Part I: Introduction**
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**
This section provides the principles, direction and policies regardless of land use designation, unless otherwise indicated.
- Part III: Land Use Policies**
The goals, objectives and policies for designated land use areas are articulated in this Section.
- Part IV: Infrastructure and Services Policies**
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**
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.
- Official Plan Maps
- A Land Use
 - B Transportation
 - C *Natural Heritage System*
 - D Natural Hazards and Land Characteristics
 - E Neighbourhood Planning Units
 - F Community Improvement Areas
 - G Potential Aggregate Resource Areas
- Part VI: Secondary Plans** contains various secondary plans for specified areas identified in this Plan.