

Chapter

12

RURAL SETTLEMENT AREAS

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

12. RURAL SETTLEMENT AREAS

12.1 GOAL

- 12.1.1 To ensure that the *development* of rural settlement areas is consistent with the principle of *sustainable development*.

12.2 OBJECTIVES

- 12.2.1 To preserve, enhance and promote the cultural and historical attributes of hamlets and other rural settlements.
- 12.2.2 To reinforce hamlets as the predominant and preferred locations for rural growth.
- 12.2.3 To ensure *development* in the rural areas is adequately serviced and does not impact soil, water and other natural resources.

12.3 GENERAL POLICIES

- 12.3.1 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.
- 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.
- 12.3.3 Unless otherwise specified, the phasing of *development* for new growth in rural settlement areas is not required. However, the Municipality will monitor the rural growth activity on an annual basis to determine whether or not phasing policies will be introduced in the future. In any event, Council shall endeavour to ensure that approval of future *development* is granted on a gradual basis.
- 12.3.4 *Development* shall be serviced by private drilled wells and private sewage disposal systems or municipal or communal water or sewage disposal systems approved and in compliance with Provincial and Regional standards. Where a municipal or communal system exists, new *development* shall be required to connect to these systems subject to such matters as capacity, feasibility, the sequential extension of services, and financing.

- 12.3.5 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, the Municipality, Region or other designated authority.
- 12.3.6 New residential *lots* in any rural settlement area with or without a municipal water system shall:
- a) have a minimum *lot* size of 0.4 hectares;
 - b) meet the requirements of the Durham Region Health Services Department;
 - c) provide a primary and reserve conventional tile field area; and
 - d) provide a technical report that demonstrates there is no adverse impact on *adjacent* wells and septic systems and meets provincial guidelines for assessing water supply and risk of water quality impact.
- 12.3.7 Notwithstanding Section 12.3.6, in the event *development* is serviced by approved alternatives including communal systems, the size of a rural residential *lot* may be reduced.
- 12.3.8 *Home-based occupations* are permitted in any rural settlement area in accordance with the provisions of Section 9.3.6, 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.

12.4 HAMLETS

- 12.4.1 Hamlets are designated as Hamlet Residential on Map A. The predominant use of lands 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.

- 12.4.2 *Development* within a hamlet shall:
- a) complement and enhance the historic character of the hamlet;
 - b) provide housing designed to complement the architecture of *existing* buildings;
 - c) implement a grid street system; and
 - d) consider opportunities and innovations to provide a more compact settlement form.
- 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 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.
- 12.4.4 Individual land severances may be considered provided they do not jeopardize the future *development* of the hamlet and meet the requirements of Section 12.3.6.
- 12.4.5 In the consideration of an amendment to the Official Plan for the expansion to the limits of a hamlet, a settlement capacity study shall be prepared by the proponent to the satisfaction of the Municipality and the Region of Durham in consultation with other agencies to provide the following:
- a) an analysis of the hydrogeological regime in the area to determine the availability and quality of groundwater on a long-term basis;
 - b) an assessment of servicing alternatives, such as municipal and communal services, including research into the feasibility of connecting *existing development* to such systems;
 - c) an assessment of the long-term suitability of the soil conditions for the effective operation of private sewage disposal systems, where an investigation has demonstrated that private services provide the optimal servicing alternative;
 - d) an assessment of surface drainage;
 - e) an identification of any *existing* restrictions to future *development*;

- f) an inventory of cultural *heritage resources* and an assessment of how new growth will be complementary to, and consistent with, the historic character of the area;
- g) an environmental inventory and assessment of the impact of new growth on the natural, built and cultural *environments*;
- h) an assessment of servicing alternatives such as communal systems;
- i) an assessment of the impact on agricultural lands and the identification of directions for growth which will minimize such impacts, and a statement of conformity to the *Minimum Distance Separation Formulae*; and
- j) other information as may be deemed necessary by the Municipality or the Region of Durham.

12.4.6 Notwithstanding Section 12.4.5, in the 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.

12.5 COUNTRY RESIDENTIAL SUBDIVISIONS

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

12.5.2 Country Residential subdivisions may be permitted by amendment to this Plan only within General Agricultural Areas, Waterfront Greenway, and Green Space provided such *development*:

- a) shall not exceed 20 *lots* in size;
- b) is planned and designed to blend into the rural landscape, is unobtrusive in nature and conforms with the *Minimum Distance Separation Formulae*;

- c) does not impact upon, detract from or propose any *significant* alterations to the natural features, hazard lands and regulatory shorelines as identified on Map C;
- d) is distinct and well separated from *existing* urban areas, hamlets, other country residential subdivisions and *rural residential clusters*;
- e) contains a range of *lot* sizes generally from 0.6 to 1.0 hectare;
- f) has an internal road network which does not directly access onto any type of arterial road;
- g) is not located on and will not impact upon lands of high capability for agriculture or mineral *aggregate* extraction; and
- h) is not located in corridors affected by *existing* or proposed freeways, arterial roads, railways, hydro transmission lines and other utilities.

12.5.3 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).

12.5.4 Council shall monitor the approval of future country residential subdivisions and shall generally not approve more than 20 *lots* within any five year period.

12.6 RURAL RESIDENTIAL CLUSTERS

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

12.6.2 Once the limits of a Cluster have been defined in the Zoning By-law, no expansion to the Cluster shall be permitted. Infilling may be permitted subject to meeting the applicable policies of this Plan.

12.6.3 Additional *Rural Residential Clusters* 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 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) every *lot* within the Cluster shall have frontage upon, and access to, an open public road other than a Highway or a Type A arterial road;
- c) the *lots* within the Cluster shall not impact upon, detract from or propose any *significant* alterations to the natural features or land characteristics identified on Map C;
- d) every *lot* within the Cluster shall conform to the *Minimum Distance Separation Formulae*; and
- e) any new *lot* shall meet the requirements of Section 12.3.5.

12.6.4 A maximum of 50 residential *lots* is permitted in the *Rural residential cluster* of Bond Head. Residential *development* in Bond Head shall:

- a) be in the form of infilling;
- b) connect to the municipal water supply system; and
- c) have a minimum *lot* area of 2,500 square metres.