

Chapter

14

OPEN SPACE SYSTEM

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

14. OPEN SPACE SYSTEM

14.1 GOALS

- 14.1.1 To protect, manage and enhance the Municipality's *natural heritage features*.
- 14.1.2 To create an integrated and continuous system of natural areas.

14.2 OBJECTIVES

- 14.2.1 To protect *significant natural heritage features* from the effects of human activity.
- 14.2.2 To maintain, restore and create continuous green corridors along stream valleys and throughout the Oak Ridges Moraine.
- 14.2.3 To ensure *active and passive recreational activities* are compatible with the natural *environment*.
- 14.2.4 To protect the Oak Ridges Moraine area and its special *ecological functions*.
- 14.2.5 To provide a Waterfront which is clean, green, connected, open, accessible, useable, diverse, affordable and attractive.

14.3 GENERAL POLICIES

- 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. Unless otherwise provided for in the detailed policies of this Plan, *development* within the designated Open Space System is generally discouraged.
- 14.3.2 Nothing in this Plan requires that private land in the Open Space System be made available for public use, nor that the Municipality will purchase these lands.
- 14.3.3 New land uses, including the creation of *lots*, and new or expanding livestock facilities, shall comply with the Minimum Separation Distance Separation Formulae.

14.4 ENVIRONMENTAL PROTECTION AREAS

- 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.
- 14.4.2 No *development* shall be permitted on lands designated Environmental Protection Areas, except *low-intensity recreation* and uses related to forest, fish and wildlife management or erosion control and stormwater management.
- 14.4.3 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* designated as Environmental Protection Area shall be determined based on the sensitivity of the specific natural heritage 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 in accordance with Section 4.4.40 and 4.4.41 of this Plan.
- 14.4.4 With the exception of designated Environmental Protection Areas in the Oak Ridges Moraine 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 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.
- 14.4.5 Notwithstanding Section 14.4.3, a *development* setback for the woodlots designated Environmental Protection Area shall not be required for Plans of Subdivision 18T-92014 and 18T-94027. Appropriate measures to protect Environmental Protection Areas on *adjacent* lands shall be implemented through the conditions of draft approval for subdivision.

14.5 GREEN SPACE

- 14.5.1 Green Space lands as designated 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. Green Space lands are also intended to function as urban separators. A significant portion of the Lake Iroquois Beach is designated Green Space.
- 14.5.2 Notwithstanding Section 14.5.1, on the property with tax assessment roll no. 18-17-010-040-01900, the retail sales of arts, crafts, antiques and/or other hobby items in addition to already permitted uses shall be permitted.
- 14.5.3 Lands designated Green Space on Map A shall be used primarily for *conservation* and *active or passive 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 may be permitted by amendment to Section 18.6 of this Plan in accordance with Section 13.3.4 (c) to (g). Farm-related commercial/ industrial uses are permitted in accordance with Section 13.3.6.
- 14.5.4 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 18-17-010-090-139000000, may also be used for the purposes of an *existing* automotive body shop.
- 14.5.5 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.

14.6 NATURAL CORE AREA

- 14.6.1 The Natural Core Area as designated on Map A possesses a high concentration of *natural heritage features*, hydrologically sensitive features or *landform conservation areas*. The maintenance, restoration or improvement to the health, size, diversity and *connectivity* of these features and areas is critical in ensuring the *ecological integrity* of the moraine.
- 14.6.2 The Natural Core Areas shall be used only for *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.

- 14.6.3 Where lands have a dual designation of Natural Core Area and Environmental Protection Area on Map A the permitted uses and associated policies of the Environmental Protection Area shall prevail.
- 14.6.4 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 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 *significant* portions of the *habitat of endangered, rare or threatened species*.
- 14.6.5 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 and 23 of this Plan.

14.7 NATURAL LINKAGE AREA

- 14.7.1 The Natural Linkage Area as designated on Map A forms part of a corridor system that supports, or have the potential to support, the movement of plants and animals between the Natural Core Areas, Natural Linkage Areas, river valleys and stream corridors. Protection of 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.
- 14.7.2 The Natural Linkage Areas shall be used only for *agricultural uses, home-based occupations, home industries, bed and breakfast establishments, farm vacation homes, low-intensity recreational uses, unserviced parks, and uses related to fish, wildlife and forest management, conservation projects, and flood and erosion control projects*.
- 14.7.3 The permitted uses and associated policies of the Environmental Protection Area shall prevail.
- 14.7.4 Small-scale structures accessory to *low-intensity recreational* uses may be permitted in accordance with Section 14.6.4.
- 14.7.5 In addition to the other policies of the Plan, the Natural Linkage Area is subject to the policies set out in Chapters 4, 12, 13, 15 and 23 of this Plan.

14.8 WATERFRONT GREENWAY

- 14.8.1 The Municipality shall seek to protect and regenerate the unique physical, natural and cultural attributes associated with the Waterfront Greenway. 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.
- 14.8.2 The predominant use of land within the Waterfront Greenway shall be *passive and active recreational* uses, compatible tourism uses, *conservation*, and agriculture. Marinas may be permitted by amendment to this Plan. Golf courses may be permitted by amendment to Section 18.6 of this Plan and in accordance with Section 13.3.4 (c) to (g).
- 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 and 4.6.8 of this Plan.