

Chapter

17

SPECIAL STUDY AREAS

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

17. SPECIAL STUDY AREAS

17.1 GENERAL POLICY

- 17.1.1 Special Study Areas identified on Map A are subject to comprehensive planning studies to determine future land uses which will be incorporated into the Official Plan by amendments and/or by the addition of Secondary Plans. Until such time as appropriate land use designations and planning policies are determined, the use of land within the Special Study Areas shall be limited to *existing* uses.

17.2 SPECIAL STUDY AREA No. 1 COURTICE MAIN CENTRAL AREA

- 17.2.1 The boundary of the Courtice Town Centre is delineated on Map A. Prior to any *development*, the Municipality shall prepare a secondary plan which provides detailed land uses and articulates the urban design principles for *development* of the Town Centre. In particular, the secondary plan shall address the long term evolution of the Courtice Town Centre as the centre of commercial, cultural, and community activity with a fully integrated array of land uses.
- 17.2.2 Notwithstanding the above, the 6.4 hectare parcel of land at the south-east corner of King Street and Trulls Road (identified under Assessment Roll # 18-17-010-050-22700-0000) may be permitted to develop up to a maximum of 13,900 square metres of gross leasable floor space for *retail uses* prior to the completion and approval of a secondary plan provided:
- a) the proposal conforms to the urban design principles of Section 10.3.2 and *site development* criteria of Sections 10.3.7; and
 - b) the Municipality has completed and adopted an urban design plan for the Courtice Town Centre which addresses the distribution and integration of land uses, the siting and *massing* of buildings, the pedestrian *environment*, traffic circulation including the location of public or private streets, public transit and parking.

17.3 SPECIAL STUDY AREA No. 3 ORONO

- 17.3.1 Orono is identified as a Special Study Area for the purpose of investigating the feasibility of extending lake-based sanitary sewer

and water supply services to Orono for possible future urban expansion. Notwithstanding Section 17.1, *development* in Orono shall be governed by the land use designations and all applicable policies of this Plan.

17.4 SPECIAL STUDY AREA No. 4 HIGHWAY 401 AND 35/115 AREA

17.4.1 Special Study Area No. 4 is located immediately west of the Newcastle Village Urban Area. Due to the strategic location of these lands in proximity to an urban area and with exposure to two major highways, the lands have potential for a variety of uses. The Municipality will undertake future studies to determine suitable land use designations and related policies. Until such studies have been completed and municipal sewer and water services have been extended to the *site*, the only permitted uses in the Special Study Area are those legally *existing* uses as of the date of adoption of this Plan.

17.5 SPECIAL STUDY AREA No. 5 FAREWELL HEIGHTS (EAST)

17.5.1 The Durham Regional Official Plan designates these lands as a Special Study Area. Council has recognized Special Study Area No. 5 as lands which are not required for residential *development* in Courtice within the timeframe of this Plan.

a) Prior to any *development* or consideration of an application for official plan amendment, plan of subdivision, rezoning or *site* plan, a *watershed* planning study for the Farewell and Black Creeks shall be completed and approved by the Ministry of Natural Resources, Ministry of the Environment, Conservation Authority, Region of Durham and the Municipality.

17.5.2 In addition to the requirements of the regulatory agencies for the broader *watershed* area, the *watershed* planning study shall address the following specific issues for Special Study Area No. 5:

- a) lands which cannot be developed;
- b) density and type of *development*;
- c) alignment and standard of roads;
- d) open space corridor and *buffer* area requirements;
- e) location of schools, parks, stormwater management facilities and other detailed land uses; and

- f) any mitigation measures and special design considerations including, if required, alteration to municipal engineering and planning standards.

17.5.3 Upon completion of the *watershed* study, at the next 5 year review of this Plan, the Municipality will review its land area requirements and, if appropriate, consider the inclusion of these lands for urban uses. Detailed land use may be incorporated by amendment to this Plan which implements the conclusions of the *watershed* study. Until then, the only permitted uses in Special Study Area No. 5 are those legally *existing* uses as of the date of adoption of this Plan.

17.6 SPECIAL STUDY AREA NO. 6 FAREWELL HEIGHTS (WEST)

17.6.1 The Durham Regional Official Plan designates these lands as a Special Study Area. Council has recognized Special Study Area No. 6 as lands required for urban *development* in Courtice before 2016.

- a) Prior to any *development* or consideration of an application for official plan amendment, plan of subdivision, rezoning or *site* plan, a *watershed* planning study for the Farewell and Black Creeks shall be completed and approved by the Province, Conservation Authority, Region of Durham and the Municipality.

17.6.2 In addition to the requirements of the regulatory agencies for the broader *watershed* area, the *watershed* planning study shall address the following specific issues for Special Study Area No. 6:

- a) lands which cannot be developed;
- b) density and type of *development*;
- c) alignment and standard of roads;
- d) open space corridor and *buffer* space requirements;
- e) location of schools, parks, stormwater management facilities and other detailed land uses; and
- f) any mitigation measures and special design considerations including, if required, alteration to municipal engineering and planning standard.

17.6.3 Upon completion of the *watershed* study, the Municipality will detail land uses and policies to implement the conclusions of the *watershed* study and incorporate them by amendment to this Plan. Until then, the permitted uses in Special Study Area No. 6 are only those legally *existing* as of the date of the adoption of this Plan.