

Chapter

2

BASIS OF THE PLAN

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

2. BASIS OF THE PLAN

This document constitutes the Official Plan (the “Plan”) of the Municipality of Clarington (the “Municipality”). Upon approval by the Regional Municipality of Durham, it repeals and replaces the Official Plan of the former Town of Newcastle.

The Clarington Official Plan is prepared in accordance with *The Planning Act* and the Comprehensive Set of Provincial Policy Statements. This Plan, once approved by Regional Council, will conform to and implements the provisions of the Durham Regional Official Plan.

The basis of this Plan is that:

- *the population of Clarington at 2016 will be approximately 130,000 with 60,000 in Bowmanville, 35,000 in Courtice, 18,500 in Newcastle Village including Wilmot Creek Retirement Community, 2,000 in Orono and 15,000 in Rural Areas*
- *Bowmanville will continue to grow as the predominant urban centre in Clarington and will form the eastern anchor of the Region*
- *future growth will be accommodated primarily in fully serviced urban areas*
- *there will be an increase in employment participation rates (jobs to population) over time*
- *there will be a need and demand for a variety of housing*
- *retail facilities will be required on a phased basis related to population growth*
- *agriculture will continue to be a viable economic activity*
- *environmental considerations will be increasingly important*
- *there is a two-tier system of planning within which local municipalities are required to detail the general directions provided by the Regional Plan*
- *Council provided direction in response to public submissions*