

**Chapter**

**22**

# **COMMUNITY IMPROVEMENT**

# 22. COMMUNITY IMPROVEMENT

---

## 22.1 GOAL

22.1.1 To provide for and encourage public and private sector activities for the purpose of the maintenance, rehabilitation and *redevelopment* of the *existing* built *environment* of the Municipality.

## 22.2 OBJECTIVES

22.2.1 To maximize the efficient use of *existing* public services and facilities.

22.2.2 To improve the public *infrastructure* where deficiencies or deteriorating conditions exist.

22.2.3 To provide guidance to Council in setting priorities for municipal spending with respect to community improvement projects.

## 22.3 POLICIES

22.3.1 Community Improvement Areas and Subareas are shown on Map I of this Plan. It is the intent of the Municipality to prepare community improvement project plans for each of the Community Improvement Areas, or parts thereof. These project plans shall serve as the basis for community improvement works.

22.3.2 The Community Improvement Areas and Subareas are prioritized as follows:

| First Priority                  | Second Priority        | Third Priority                  |
|---------------------------------|------------------------|---------------------------------|
| Bowmanville Subarea B3          | Bowmanville Subarea B1 |                                 |
| Bowmanville Subarea B4          | Bowmanville Subarea B2 | Burketon                        |
| Bowmanville Subarea B5          | Newc. Vill. Subarea N2 |                                 |
| Bowmanville Subarea B6          | Hampton                | Enniskillen                     |
| Newc. Vill. Subarea N1          | Leskard                | Kendal                          |
| Orono                           |                        | Haydon                          |
| Clarington Energy Business Park |                        | Newtonville<br>Mitchell Corners |

- 22.3.3 Section 22.3.2 is to be used only as a guide in the preparation of community improvement project plans. Program choices, financial constraints, on-site project necessities, and funding criteria may change the priorities. The Municipality may revise its priorities without the necessity of an amendment to this Plan.
- 22.3.4 The community improvement project plans will be implemented by means of powers conferred upon Council under the Planning Act, the Municipal Act, and other applicable statutes including:
- a) municipal and private sector participation in available Federal, Provincial and Regional programs;
  - b) the acquisition, improvement and disposal of land and buildings;
  - c) agreements with any government authority or agency for the preparation of studies, plans and programs;
  - d) the integration of community improvement projects with the ongoing maintenance and improvements of municipal *infrastructure* and programs;
  - e) using the provisions of the Local Improvement Act to upgrade municipal services where appropriate;
  - f) encouraging public participation in the preparation of community improvement project plans;
  - g) encouraging infilling, *redevelopment* and other land use *intensification* activities;
  - h) supporting the preservation of historic or architecturally *significant* buildings and the use of funding programs under the Ontario Heritage Act; and
  - i) supporting local service clubs and other organizations in the *development* of recreational and other facilities and services.
- 22.3.5 The Municipality will consult with the Region of Durham when community improvement project plans are being prepared to ensure the co-ordination of improvements to sewer, water and other Regional services with municipal improvements. The Municipality will obtain the concurrence of the Region prior to the approval of any community improvement project plan.