

Chapter

5

GROWTH MANAGEMENT

MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

5. GROWTH MANAGEMENT

5.1 GOAL

- 5.1.1 To guide and manage the growth of the Municipality consistent with the principles of *sustainable development* and healthy communities.

5.2 OBJECTIVES

- 5.2.1 To provide for phased, sequential *development* within clearly defined urban boundaries to the year 2016.
- 5.2.2 To ensure the role of Bowmanville as the dominant urban centre of the Municipality.
- 5.2.3 To efficiently utilize public *infrastructure*, including transportation facilities, sanitary sewer, water supply and stormwater facilities, and recreational, cultural and community facilities.
- 5.2.4 To provide for balanced growth in the Municipality and to achieve a minimum non-residential assessment base of 25% of total assessment by 2016.
- 5.2.5 To minimize conflicts between land uses, including but not limited to conflicts between *agricultural* and non-agricultural uses.

5.3 POLICIES

- 5.3.1 The population and employment targets for Clarington are indicated on Table 5-1.

Table 5-1 Population and Employment Targets, 2016		
	Population Targets	Employment Targets
Courtice	35,000	15,000
Bowmanville	60,000	23,500
Newcastle Village *	18,600	2,500
Orono	2,000	300
Rural	15,000	2,000
TOTAL	130,600	43,300

* Figures include Wilmot Creek Retirement Community

5.3.2 The Municipality's rural population target of 15,000 persons will be accommodated as follows:

- a) within the established boundaries of rural settlements identified on Map A;
- b) on vacant lots of record that are in existence on the date of adoption of this Plan;
- c) within the boundaries of clusters on Map A to be identified in the Zoning By-law; and
- d) within new or expanded rural settlements, if allowed by amendment to this Plan.

It is the policy of this Plan to allocate approximately 300 new lots in rural settlement areas to the year 2016 as follows:

- | | |
|------------------------------------|----------|
| • hamlet expansion | 200 lots |
| • country residential subdivisions | 80 lots |
| • infilling within clusters | 20 lots |

5.3.3 The management of growth in urban areas shall be consistent with the principles of sustainability, flexibility, adaptability over time, protection of *ecosystems*, compactness of urban form, *intensification* of existing areas, mix and integration of uses and the progressive, orderly extension of urban *development*.

5.3.4 Map A indicates the Urban Area Boundary for each community as defined in the Durham Regional Official Plan. In accordance with Section 5.3.14 of the Regional Plan, Map A identifies the lands for urban *development* to the year 2016. The policies governing the lands shown as Future Urban Residential Area are contained in Sections 9.3.2 and 9.3.3 of this Plan.

5.3.5 The redesignation of land from Future Urban Residential Area to Urban Residential Area shall only be considered in the context of a comprehensive review and update of the Official Plan undertaken by the Municipality. No privately-initiated application for this purpose will be considered by Council.

5.3.6 In considering an application for approval and phasing of residential *development* in urban areas, including draft plans of subdivision, the Municipality shall seek to ensure:

- a) the sequential *development* of neighbourhoods and the prevention of "leap-frogging" of vacant lands;
- b) *development* in or adjacent to Town and Village Centres;

- c) the economical use and extension of all *infrastructure* and services;
 - d) *intensification* to implement Sections 6.3.4, 6.3.5, and 9.4.5; and
 - e) increased density for new neighbourhoods having regard for proposed measures to integrate existing residential areas with such neighbourhoods.
- 5.3.7 In the approval of a draft plan of subdivision, the Municipality will recommend appropriate conditions to implement the policies of Section 5.3.6. In addition, final approval for registration of any plan of subdivision, in whole or in part, may not be granted unless the Municipality is satisfied that the principles of Section 5.3.6 have been met.
- 5.3.8 The Municipality may require that a Financial Impact Analysis be undertaken for major *development* proposals. The Municipality shall select and retain qualified professional expertise to undertake such a study but the expense of the study shall be borne by the proponent. Where such an analysis demonstrates that the *development* will have an *adverse effect* on the Municipality's financial situation, then the *development* will be considered to be premature and contrary to the intent of this Plan.
- 5.3.9 Council may declare a residential draft plan of subdivision to be premature and recommend that it not be approved if any of the following circumstances apply:
- a) the plan does not implement the principles contained in Section 5.3.6;
 - b) the municipal wide non-residential assessment is less than 15 percent of total assessment;
 - c) the capital works and services required to service the lands and the future residents are not within the Municipality's current capital budget or 10 year capital works forecast as updated from time to time; or
 - d) Council is of the opinion that the Municipality's administrative and financial resources are not sufficient to provide an adequate level of services for those residents who would be accommodated in the proposed plan of subdivision as well as to provide and maintain an adequate level of services for existing residents and residents who will live in developments which have been approved by the Municipality.
- 5.3.10 The Municipality encourages proponents of residential *development* to concurrently develop Employment Area lands.

- 5.3.11 The Municipality will utilize its *development charges* by-law and may initiate other growth management strategies to implement this Plan.
- 5.3.12 New land uses, including the creation of lots, and new or expanding livestock facilities, shall comply with the *Minimum Distance Separation Formulae*.
- 5.3.13 The Municipality will review *development* activity to monitor progress towards the achievement of the growth management objectives and the implementation of the policies contained in this Plan.

5.4 SPECIAL POLICIES

5.4.1 Northglen Neighbourhood

In addition to Section 5.3.6, 5.3.7, 5.3.9 and 5.3.11 *development* within the Northglen Neighbourhood may only proceed on the following basis:

- i) A phasing implementation plan for the Northglen Neighbourhood is prepared and approved to the satisfaction of the Director of Planning Services, Director of Engineering Services and the Director of Finance, which demonstrates how the orderly *development* of capital works and services in each phase will achieve the Municipality's level of urban service and will not have negative financial impacts on the Municipality having regard for the Municipality's capital budget program and the Municipality's *Development Charges* Study as updated from time to time;
- ii) *Development* for any phase may only proceed if the necessary capital works required for that phase of *development* is approved by Council through the annual capital budget process or suitable arrangements have been made to provide such capital works at the expense of the owner satisfactory to the Director of Planning Services, Director of Engineering Services and the Director of Finance;
- iii) *Development* phasing will have regard for the Province's *intensification* target.
- iv) Parkland is dedicated to the Municipality with the registration of the first phase of *development*. Park construction in accordance with a park concept plan, approved by the Municipality of Clarington, must be completed prior the issuance of 50% of the building permits for the phase of *development* in which the park is located

- v) An Environmental Sustainability Plan is prepared by the significant landowners and is approved by the Municipality of Clarington. The Plan shall identify specific measures on how *development* in the Northglen Neighbourhood will ensure the protection, *conservation* and enhancement of air, water and *ecological features and functions*, energy and other resources and *heritage resources*. As a minimum, it shall address:
- a. Energy *conservation* measures for new homes such as the Energy Star program;
 - b. Water *conservation* measures for new homes such as the Water Sense program;
 - c. Use of environmentally friendly materials or finishes in the dwellings;
 - d. A reuse and recycling program for construction materials; and
 - e. The preparation of community education materials on the environmentally sensitive areas in the neighbourhood.