

Proposed Amendment to the Municipality of Clarington Official Plan to incorporate the requirements and permissions afforded to the Municipality as a result of Bill 51, the *Planning and Conservation Land Statute Law Amendment Act, 2006*, the *Places to Grow Act, 2005*, the *Greenbelt Act, 2005*, the *Ontario Heritage Act, 2005* and the *Provincial Policy Statement, 2005*.



**OFFICIAL
PLAN
REVIEW**

Compass to our Future

Municipality of Clarington
Planning Services Department
August 2010

AMENDMENT NO. 77
to the
MUNICIPALITY OF CLARINGTON OFFICIAL PLAN

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to update the policies of the Clarington Official Plan to incorporate the requirements and permissions afforded to the Municipality of Clarington as a result of Bill 51, the *Planning Conservation Land Statute Law Amendment Act, 2006* the *Greenbelt Act (and Plan), 2005* and revisions to the *Ontario Heritage Act* and the *Provincial Policy Statement, 2005* coming into effect.

B. LOCATION OF THIS AMENDMENT

This amendment is to be applied to all lands within the Municipality of Clarington.

C. BASIS OF THE AMENDMENT

The *Planning and Conservation Land Statute Law Amendment Act, 2006* came into effect on January 1, 2007 and supplied Ontario municipalities with a number of additional powers that deal with the land use planning process as well as Ontario Municipal Board (OMB) appeals. The majority of the changes to the *Planning Act* modify aspects of the land use planning process, provide additional tools for implementation of provincial policies and give further support to sustainable development, intensification and redevelopment.

The *Greenbelt Act (and Plan), 2005* came into effect on December 16, 2004. The *Greenbelt Plan* identifies where major growth cannot take place. Decisions on planning applications must conform to the Greenbelt Plan. Municipalities are required to bring their planning documents into conformity with the Greenbelt Plan.

The Growth Plan for the Greater Golden Horseshoe has been prepared under the *Places to Grow Act, 2005* and came into effect on June 16, 2006. The Growth Plan is a framework for implementing Ontario's vision for building stronger, prosperous communities by better managing growth. Official Plans are required to be in conformity with the Growth Plan, however at this time, only specific components of the Growth Plan, namely conversion of employment lands, identification of the built boundary and an emphasis on high quality and compact built form have been included in this proposed amendment.

The *Ontario Heritage Act, 2005* was amended to strengthen and improve heritage conservation in Ontario. The changes to the *Act* affect the Municipality's ability to prevent demolition and manage heritage conservation resources within the Planning Process, but have not changed the direction of the policy framework. The proposed amendments include minor terminology changes including some revised definitions.

D. THE AMENDMENT

In the Amendment, newly added text is shown with underlining, and deleted text is shown with a strike-through.

a) The Table of Contents is hereby amended as follows:

Chapter 5 Growth Management

- 5.1 Goal
- 5.2 Objectives
- 5.3 Policies
- 5.4 Urban Design

Chapter 11 Employment Areas

- 11.1 Goal
- 11.2 Objectives
- 11.3 General Policies
- ~~11.4 Business Parks~~ Conversion of Employment Areas
- ~~11.5 Prestige Employment Areas~~ Business Parks
- ~~11.6 Light Industrial Areas~~ Prestige Employment Areas
- ~~11.7 General Industrial Areas~~ Light Industrial Areas
- ~~11.8 Development Standards~~ General Industrial Areas
- 11.9 Development Standards

Chapter 23 Implementation

- 23.1 Monitoring, Plan Review and Updating
- 23.2 Public Notice and Amendment Procedures
- 23.3 Secondary Plans
- 23.4 Zoning By-law
- 23.5 Non-Conforming Uses
- 23.6 Subdivision and Condominium Approval
- 23.7 Severances
- 23.8 Site Plan Control
- 23.9 Existing Lots
- 23.10 Park Land Dedication
- 23.11 Public Land Acquisition
- 23.12 Capital Works and Development Charges
- 23.13 Planning Studies
- ~~23.14 Exceptions~~ Community Benefits
- 23.15 Preconsultation and Complete Applications
- 23.16 Exceptions

Appendix A – General Description of Studies

Maps

J. Built Boundaries

J1 Courtice Urban Area

J2 Bowmanville Urban Area

J3 Newcastle Village Urban Area

J4 Orono Urban Area

- b) Existing Subsection 1.1 Introduction, paragraph 4 is hereby amended as follows:

Over the centuries, the pressure of growth has put stress on the natural support systems - air, soil and water. The loss of the salmon fishery in the 1800's and the degradation of the fragile soils of the Oak Ridges Moraine early in the 1900's ~~this century~~ are examples of both environmental destruction and human restoration efforts. These events serve as useful signposts of the need for sustainable settlement patterns.

- c) Existing Subsection 1.1 Introduction, paragraph 6 is hereby amended as follows:

At the ~~beginning end~~ of the ~~20th~~ 21st century, Clarington is preparing for change and urbanization. This Official Plan is prepared in the context of our history, our current needs and the challenges of the future.

- d) Existing Subsection 1.3 Plan Preparation Process is hereby amended by adding the following paragraphs at the end of the Subsection:

"The Official Plan was adopted in 1996. Since that time, Clarington has experienced rapid growth. In addition the Provincial government has introduced major legislation affecting the land use planning process, and the Durham Regional Official Plan has been amended. The Municipality is required to conform to the new Provincial and Regional planning policies. A review of components of the Official Plan was initiated in 2008.

Clarington's approach to the Official Plan Review was designed to have continuous implementation throughout the process with several major amendments to the Official Plan. The Review consisted of the preparation of a number of Discussion Papers on major topics that highlighted key issues and suggested direction for the community. Following extensive public consultation, amendments were incorporated into the Official Plan."

- e) Existing Section 2. Basis of the Plan, paragraph 2 is hereby amended as follows:

The Clarington Official Plan is prepared in accordance with *The Planning Act*, the Provincial Policy Statement as amended and other relevant Provincial legislation and plans and the ~~Comprehensive Set of Provincial Policy Statements~~. This Plan and amendments thereto, once approved by Regional Council, will conform to and implements the provisions of the Durham Regional Official Plan.

- f) Existing subsection 4.4.35 (Environmental Impact Study) is hereby amended as follows:

4.4.35 An Environmental Impact Study shall be undertaken for development applications located on lands within or adjacent to ~~the Lake Iroquois Beach~~, any natural heritage feature including the Lake Iroquois Beach identified on Map C and any natural heritage feature which may exist but which is not presently identified on Map C but of which notice is given in accordance with Subsection 4.4.9. ~~The Municipality, in consultation with the Region of Durham, the Conservation Authority and other agencies, will select and retain qualified professional expertise to prepare the Environmental Impact Study. The Municipality will adopt Environmental Impact Study guidelines outlining the process for the preparation of Environmental Impact Studies by qualified professionals. The expense of the study shall be borne by the proponent.~~ The Study shall:

- a) examine the functions of the natural heritage features;
 - b) identify the location and extent of natural heritage features;
 - c) identify the potential impacts of the proposed development on the natural heritage features and their ecological functions;
 - d) identify any lands to be preserved in their natural state;
 - e) identify mitigating measures to address the adverse affects of development on the natural heritage features and their ecological functions, including setbacks for development;
 - f) identify the potential for restoration and/or creation of wildlife habitat; and
 - g) examine the cumulative impact of the existing, proposed and potential development, including the impact on groundwater function and quality.
- g) Existing Subsection 4.4 Natural Heritage System is hereby amended by adding a new subsection 4.4.36 as follows and renumbering subsequent subsections accordingly:

“4.4.36 Where the proponent of an application for development on lands within or adjacent to any natural heritage feature has submitted an Environmental Impact Study to the Province, the Region or the Municipality, the Municipality may select and retain qualified consultants to undertake a peer review of the study to ensure that the requirements of subsection 4.4.35 are satisfactorily addressed. The expense of the peer review shall be borne by the proponent. Where appropriate, the undertaking of the peer review shall be coordinated with the Region.”

h) Existing subsection 5.3.2 is hereby amended as follows:

- 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~~ subject to the provisions of the *Greenbelt 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

i) Renumber existing subsection 5.3.3 to 5.1.2:

~~5.3.3~~ 5.1.2

- j) Existing Subsection 5.3 Policies is hereby amended by adding a new sub-title "Built Boundary" after subsection 5.3.3
- k) Existing subsection 5.3.4 is hereby deleted in its entirety and replaced with a new subsection 5.3.4, as follows:

"5.3.4 Map J for the Urban Areas of Courtice, Bowmanville, Newcastle Village and Orono designates the Built-up Area and the Greenfield Area as prepared by the Ministry of Public Infrastructure Renewal, June 2006. The Built Boundary depicts the limits of the developed urban area. The areas outside of the developed urban area and within the urban boundary are referred to as Greenfield Areas."

l) Existing Subsection 5.3 Policies is hereby amended by adding a new sub-title "Secondary Plans" after subsection 5.3.4

m) Existing subsection 5.3.5 is hereby amended as follows:

5.3.5 In order to optimize the use of the existing land supply and infrastructure, the preparation of Secondary Plans shall be required for proposed development within Greenfield Areas and any other areas Council deem appropriate. 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.~~

- n) Existing Subsection 5.3 is hereby amended by adding new subsections 5.3.6 and 5.3.7 as follows:

“5.3.6 Secondary Plans shall be prepared in accordance with policies 23.3.3 and 23.3.4.

5.3.7 Secondary Plan areas shall be built to at least 75% of their planned dwelling unit capacity with a minimum of 25% of the Medium and High density units, prior to the approval of development in adjacent secondary plan areas.”

- o) Existing Subsection 5.3 Policies is hereby amended by adding a new sub-title “Phasing/Staging” after new subsection 5.3.7.

- p) Existing Subsection 5.3 Policies is hereby amended by adding new subsections 5.3.8 and 5.3.9 as follows:

“5.3.8 The phasing of development shall be based on the progressive extension of services and utilities and shall be guided by the following:

- a) substantial development of serviced areas, including community facilities and services, shall occur before commencing servicing and development in undeveloped areas,
- b) growth shall adhere to the principle of sequential development, and
- c) New development is within the fiscal capacity of the Municipality, from both an operating and capital budget perspective

5.3.9 The Municipality’s evaluation of development proposals shall also address the timely provision of Regional services, schools, and utilities.”

- q) Existing subsection 5.3.6 is hereby modified as follows:

- ~~5.3.6~~ 5.3.10 In considering an application for the 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 subsections 6.3.4, 6.3.5, and 9.4.5; and

e) ~~increased density for new neighbourhoods and the integration of new development while having regard for proposed measures to integrate existing residential areas with such neighbourhoods.~~

r) Existing subsection 5.3.7 is renumbered to 5.3.11 and is hereby amended as follows:

~~5.3.7~~ 5.3.11 In the approval of a draft plan of subdivision, the Municipality will recommend appropriate conditions to implement the policies of subsection ~~5.3.6~~ 5.3.10. 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 subsection ~~5.3.6~~ 5.3.10 have been met.

s) Existing Subsection 5.3 Policies is hereby amended by adding a new sub-title "Municipal Finances" after new subsection 5.3.11.

t) Existing Subsection 5.3 Policies is hereby amended by adding a new subsection 5.3.12 as follows:

"5.3.12 A Financial Impact Analysis may be required to evaluate the impact of the proposed development on the operating and capital budget of the Municipality. The Financial Impact Analysis shall also consider the impact on the development charge project sequencing and priorities, and on the multiyear budget and long term financial plans of the Municipality."

u) Existing subsection 5.3.8 is hereby amended as follows:

~~5.3.8~~ 5.3.13 ~~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 a Financial Impact Analysis such a study but with the expense of the study shall to 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.~~

v) Renumber existing subsections 5.3.9 through 5.3.13, to 5.3.14 through to 5.3.18 respectively, and modify existing subsection 5.3.14 as follows:

~~5.3.9~~ 5.3.14 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 intent of the principles contained in subsection ~~5.3.6~~ 5.3.10;
- 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~~ 5.3.15 The Municipality encourages proponents of residential development to concurrently develop Employment Area lands.

~~5.3.14~~ 5.3.16 The Municipality will utilize its development charges by-law and may initiate other growth management strategies to implement this Plan.

~~5.3.12~~ 5.3.17 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~~ 5.3.18 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.

w) Existing Section 5 Growth Management is hereby amended by adding a new Subsection 5.4 Urban Design as follows:

“5.4 **URBAN DESIGN**

The Municipality of Clarington is committed to excellence in the design of public and private buildings and structures in the public realm. Urban design defines the way in which places – streets, buildings and open spaces - work together and how people and the built environment interact with and relate to each other.

5.4.1 **Goals:**

- a) To ensure that new development is based on the fundamentals of effective and sustainable land use, and that it is compatible with and improves the Municipality's existing pattern of urban and open spaces.
- c) To promote development that prioritizes pedestrian-oriented and transit-supportive environments.

- d) To ensure that development results in attractive, safe communities with a diversity of built form that supports future intensification and re-use.
- e) To require a high quality of design for built and public spaces in all new development.

5.4.2 Integrated Urban and Community Structure

5.4.2.1 Objectives:

- a) To create an urban structure that permits future growth and intensification to occur in an orderly and efficient manner.
- b) To ensure that new development is compatible and integrated with existing.
- c) To ensure that new development supports Clarington's structure of distinct urban and rural areas.

5.4.2.2 Policies:

- a) Clarington's pattern of concentrated urban areas and hamlets, separated by open spaces and agricultural areas, shall be maintained.
- b) To conserve the distinction between urban and rural areas, new development shall facilitate the transitions using measures such as graduation of densities and built form, street hierarchy and use of open space or landscape buffers.
- c) New development shall be composed of a mix of land uses, including open space that is balanced and provides areas of transition to the existing built form.
- d) New development shall include a range of residential densities and housing types to create an integrated, diverse community that offers a range of tenure options for all ages and family structures.

5.4.3 Compatibility

5.4.3.1 Objectives:

To promote site design that is compatible with the surrounding landscape and patterns of development:

- a) Site design that is compatible with the surrounding landscape and patterns of development shall be promoted.
- b) To ensure that the design of buildings and exterior spaces do not negatively impact adjacent buildings, nor detract from established

site and building patterns that give an area a specific identity or character.

5.4.3.2 Policies:

- a) The attractiveness and functionality of Clarington's Town, Village and Neighbourhood Centres for living, working and recreation shall be enhanced by integrating a diverse mix of land uses.
- b) New development shall respect the local identity of communities such as, but not limited to, historic downtowns, hamlet and rural areas by responding to architectural and site features such as setback patterns, building orientation, consistent building heights, articulation, materials, interior side yards, and landscaping.
- c) Wherever possible, the facades of buildings shall align with adjacent development as well as reflect the lotting pattern and/or building divisions.
- d) Transitions/buffers between new developments and existing communities and rural areas shall be created through strategies such as the establishment of roads, landscaping, separation of land uses and the stepback of height and massing of buildings.
- e) All new developments shall be required to consider noise impacts on present and future land uses. Studies to assess and measures to mitigate noise impacts may be required.
- f) Where required, design measures to minimize the adverse effects of noise, odours and other emissions on the surrounding environment shall be incorporated into the overall design at the Site Plan Approval or Draft Plan of Subdivision stages.

5.4.4 Sustainability

5.4.4.1 Objectives:

- a) To promote new development based on the fundamentals of sustainable design including environment-first planning, land efficiency, compact and connected communities, and resource and energy efficiency in site planning and building design.
- b) To promote innovation in energy efficient building design.

5.4.4.2 Policies:

- a) The provision of mixed uses shall be promoted to ensure the efficient use of land and utilization of existing infrastructure.
- b) In areas of new development, transit networks and the design of waiting areas shall be integrated at the earliest stages of planning to encourage walking, promote alternative travel options, contribute

to a well-connected community structure, and reduce auto use dependency.

- c) The remediation and redevelopment of brownfield sites shall be promoted.
- d) Where possible, greyfield sites shall be redeveloped as mixed use sites that maintain their commercial amenities provide residential development, promote transit use and reduce the visual impact of parking areas at the street level.
- e) Where unique or heritage buildings exist on a development site, the design of the new development shall attempt to incorporate these structures through street and block patterning, adaptive re-use, and /or the integration of complementary and compatible materials in the new construction.
- f) At the subdivision and site planning stages, energy and water conservation shall be encouraged through site design and building orientation and form in order to optimize passive solar gain, natural ventilation and lighting, protection against prevailing winds, reduction of heat island build-up and reduction and control of stormwater.
- g) Where feasible, the conversion and reuse of existing buildings, through renovation and environmental retrofit /upgrade shall be supported.
- h) All new developments shall be required to provide recycling facilities in their design.
- i) The reduction and recycling of construction waste shall be encouraged.
- j) All buildings shall be constructed with durable systems and materials to prevent future energy inefficiencies such as heat loss, poor site drainage and premature deterioration.

5.4.5 Roads, Street Pattern and Streetscapes

5.4.5.1 Objectives:

- a) To establish an interconnected network of roads, local streets, sidewalks, pathways and trails which are understandable and accessible to all persons.
- b) To ensure that developments support a walkable, pedestrian-first environment with design elements to facilitate active transportation, walking, biking and public transit.
- c) To provide a high quality public realm in all land uses.

5.4.5.2 Roads and Street Pattern:

- a) New roads shall connect at logical and safe locations within the existing pattern of arterial and local streets.
- b) Local street patterns shall promote walkability. Block lengths should be generally short, ranging from 140 m to 250 m.
- c) Deviations to standard design criteria for roads under the jurisdiction of the Municipality may be permitted to accommodate alternative design standards approved by the Municipality.
- d) Where local streets abut a rural area, deviations to standard design criteria, such as rolled curbs or a rural curb section shall be considered, to make a transition to and reflect a more rural context.
- e) Where there is a significant natural feature or view, local street orientation shall be configured to preserve such a feature.

5.4.5.3 Streetscape:

- a) The Municipality will undertake a streetscape improvement program with particular attention to Town and Village Centres, the Regional Transit Spine on Highway 2, and gateway locations to each urban community.
- b) The street network shall be designed with an identifiable streetscape treatment for each major street type to create emphasis and orientation, and provide streetscape elements that are appropriate to the level of pedestrian activity and visibility within the community.
- c) Elements used to create visually attractive and high quality public spaces should be a coordinated “palette” of landscaping, street trees, decorative paving, lighting, furnishing elements (waste, recycling, bicycle lock-up) and signage.
- d) Site planning and building design shall be used to create a sense of enclosure and street character through the use of appropriate building heights and setbacks.
- e) Development at the street edge shall be designed to minimize shadowing on adjacent properties to the extent practicable, particularly on outdoor amenity areas.
- f) In commercial and public areas, building setbacks shall be located where appropriate to support an attractive and comfortable public realm by affording wider sidewalks or paved areas between the building and the street.
- g) Sidewalks shall be provided on at least one side of the street. The sidewalk system shall provide clear, convenient, safe and

uninterrupted connections to buildings, crossing points at major streets and opposite or connecting sidewalks.

- h) Street trees provide a sense of scale between building faces, provide protection and enhance the attractiveness of the street. Street trees shall be included, spacing and species shall be appropriate to the width and hierarchy of the street type.
- i) Street furniture and amenities such as transit shelters, benches, bicycle lanes, lighting, and convenient access to trails shall be incorporated as an integral part of new development to encourage and facilitate walking, biking and transit use.
- j) The design of streets shall include gathering spaces, where appropriate. These spaces could range from a widened pavement area to accommodate seating and landscaping to a formal civic or village square as a focal area.

5.4.6 Sense of Community: Views, Gateways, Signage and Lighting, Public Art

5.4.6.1 Objectives:

- a) To promote the high quality design of entry points at gateways to the Municipality, such as major highways and intersections, to reinforce their visually prominent locations and their role as identifying the transition points between communities.
- b) To encourage signs that respects the character of the local area and built form.
- c) To ensure that lighting levels create an attractive pedestrian environment and do not negatively affect surrounding areas.

5.4.6.2 Policies:

5.4.6.2.1 Views

- a) Views and view corridors shall be identified in the early stages of planning to improve orientation across the Municipality and the identity of the communities and focal areas.
- b) Adjacent to the Lake Ontario shoreline, views of the Waterfront areas shall be preserved wherever possible.
- c) The design of new blocks that abut natural features, natural heritage systems and/or agricultural lands, shall have visual openings that allow for public views into these natural areas through road alignments, lotting patterns and the location of buildings.

- d) Views of heritage buildings and civic institutions shall be retained through street orientation, streetscape design and building placement.
- e) The development of unique buildings and spaces as community focal points, particularly at the major intersections and the edge of streets shall be encouraged.

5.4.6.2.2 Gateways

- a) All elements within the gateway precinct shall be of the highest quality and durability.
- b) At highway and major arterial road frontages, new development shall be designed at a scale appropriate to wider roadways and higher traffic volumes, through the use of measures such as higher building massing, the scale of architectural detailing, and durability of materials and signage
- c) Buildings at major community entrances shall be designed with recognizable features and a high quality of design, materials and signage.

5.4.6.2.3 Signage

- a) Signs shall be used to promote a particular image in areas with a distinctive character such as historic downtowns, hamlets, and rural areas.
- b) Quality sign design shall be encouraged to enhance the image of the community for both pedestrians and motorists.
- c) Exterior signs shall complement the surrounding streetscape and building design through the selection of materials, placement and illumination in keeping with the local character.
- d) Signs shall be incorporated as an integral part of a building or site layout wherever possible; and,
- f) Signs will be designed and located so as not to be hazardous for either pedestrians or motorists.

More specific guidance regarding signage shall be provided through urban design guidelines and the Municipality's Sign By-law.

5.4.6.2.4 Lighting

- a) All building and site lighting shall be oriented so as not to cause glare on adjacent properties or public roads or permit light trespass.
- b) The use of outdoor lighting fixtures that reduce energy consumption and direct light away from, or preserve the night sky shall be required.

5.4.6.2.5 Public Art

- a) The integration of public art at an early stage in the design process for new development shall be considered.
- b) The design of public art shall reflect the community's character or cultural heritage.

5.4.7 Safety and Accessibility

5.4.7.1 Objectives:

- a) To ensure that new development creates a sense of safety and accessibility for all residents.

5.4.7.2 Policies:

- a) The public realm shall be designed so as to enhance the public's sense of personal safety on site and on adjacent streets.
- b) Public buildings and spaces shall be designed to increase the perception of safety for users and to reduce opportunities for criminal activity by implementing the key principles of Crime Prevention Through Environmental Design (CPTED), as follows:
 - *Surveillance* – Using the placement of physical features, activities and people in such a way as to maximize visibility and foster positive social interaction among legitimate users of private and public spaces;
 - *Access Management* – Selectively placing entrances and exits, fencing, sidewalks, lighting, landscaping and other features to limit access or control flow, natural access control occurs;
 - *Territorial Reinforcement* – Using buildings, fences, pavement, signs, lighting and landscaping to define public, semi-public and private spaces to create a sense of ownership and allow for improved surveillance; and
 - *Prevention Design* – Using of proven security devices to prevent unauthorized entry.

5.4.8 Site Planning And Building Design

5.4.8.1 Objectives:

- a) To ensure that new development creates a pedestrian oriented edge and human scale to the streetscape and other frontages where pedestrian activity occurs.

- b) To ensure that new development creates an image of attractive and high quality design.
- c) To promote sensitive and innovative forms of higher density site development and building design.
- d) To ensure that new development does not have a negative impact on existing transportation networks.

5.4.8.2 Policies:

5.4.8.2.1 Site Planning:

- a) Buildings shall be sited near the street line where feasible to contribute to the establishment of a strong street edge.
- b) Corner sites shall be emphasized by requiring buildings to have frontages of equally high quality articulation on both street frontages through the inclusion of special architectural elements such as corner design, parapets, transparent facades, and awnings.
- c) Site planning shall include landscaped areas at the street edge.
- d) The design of landscaped areas shall consider the appropriate size and location of signage, to clearly and attractively identify a development to pedestrians and drivers.
- e) Loading, service and storage areas for all land uses shall be located away from public view.
- f) Structured and/or surface parking shall generally be located at the rear or side of lots so as to minimize the visual impact of parking on the streetscape.
- g) Zoning provisions for reduced parking and/or shared parking may be considered where development achieves higher densities and floor space index (FSI) and is within a short walking distance to transit.
- h) Access and site layout shall promote safe and efficient traffic for for all users.
- i) Open storage is not permitted.
- i) Common vehicular access and internal circulation including service lanes connecting abutting properties should be provided wherever possible.

5.4.8.2.2 Building Design

- a) Buildings shall be designed with high quality materials and architectural design features to convey a positive and attractive community image.
 - b) Built form shall incorporate principles of sustainable design, energy and resource efficiency.
 - c) Built form shall create smooth transitions to existing buildings in the community.
 - d) Buildings shall be designed to create a pedestrian friendly and pedestrian-scale environment, and promote active and comfortable streetscapes and edges through the inclusion of entrance elements, windows, articulated wall areas and roofs.
 - e) The mass and height of buildings shall be mitigated through the stepping back of upper floors to allow for sunlight penetration on adjacent streets and properties, and to create a more pedestrian oriented streetscapes.
 - f) The development of street façades with identical building height and blank, uninterrupted wall surfaces shall be prohibited.
 - g) For sites with frontages on more than one street, the public entrance shall be oriented toward the street with the greatest pedestrian activity, or in the case of a corner site, a corner entrance is encouraged.
 - h) refuse collection areas will be internal to buildings wherever possible and in all other situations within separate buildings of similar design to the principal building on the lot.
 - i) loading areas and refuse collection areas shall be unobtrusive, anticipated noise impacts will be mitigated, the areas will be screened where necessary and shall generally be located at the side or the rear of the building.”
- x) Existing subsection 8.1.1 Goal is hereby amended as follows:
- 8.1.1 To promote a culture of conservation that will support cultural achievements, foster civic pride, strengthen the local economy and enhance the quality of life for Clarington residents in the conservation preservation, restoration and utilization of the Municipality's cultural heritage resources.
- y) Existing Subsection 8.2 Objectives is hereby amended by adding a new subsection 8.2.1 as follows, and renumbering the subsequent subsections accordingly.

“8.2.1 To identify, list and designate the Municipality’s cultural heritage resources in accordance with the *Ontario Heritage Act.*”

z) Renumbered subsection 8.2.2 Objectives is hereby amended as follows:

8.2.1 To encourage the conservation, protection and maintenance of ~~conserve and enhance~~ cultural heritage resources including:

- ~~structures, sites and streetscapes of cultural, historic and/or architectural significance~~
- ~~significant archaeological and historic resources~~
- ~~significant landscapes, vistas and ridge-lines~~

aa) Existing subsection 8.3.1 is hereby amended by as follows:

8.3.1 The Municipality, with the advice and assistance of the Clarington Heritage Committee shall:

- a) prepare and maintain a list ~~an inventory~~ of cultural heritage resources;
- b) support the conservation of listed cultural heritage resources ~~listed in said inventory~~;
- c) designate any such cultural heritage resource pursuant to the *Ontario Heritage Act*;
- d) ~~identify or designate a group or groups of heritage properties as a Heritage Conservation District or heritage zone, giving particular attention to the Bowmanville historic downtown;~~
- d) assist property owners in obtaining funding for cultural heritage resource conservation projects; and
- f) ~~consider the conservation of resources of archaeological value pursuant to the Ontario Heritage Act; and~~
- e) undertake the periodic review of the Clarington Heritage Committee's structure and mandate.

bb) Existing subsection 8.3.2 is hereby amended as follows:

8.3.2 Where a cultural heritage resource ~~structure or district~~ is designated under the *Ontario Heritage Act* or a ~~structure~~ is recognized on the cultural heritage resources list, the Municipality ~~will~~ shall:

- a) allow alterations, renovations, additions or repairs provided the proposed changes are compatible and consistent with the building and the surrounding area in terms of building materials, colour, height, scale and design including windows, doors and roof lines;
- b) discourage the demolition or the inappropriate alteration of a cultural heritage resource;

- c) require infill buildings to be compatible and consistent with the surrounding buildings and streetscape in terms of building materials, height, width, scale, colour, setback and design including windows, doors and roof lines;
- ~~d) keep confidential the existence and location of archaeological sites to maintain their protection;~~
- d) prepare urban design guidelines governing the alteration, development or redevelopment of districts or neighbourhoods; and
- de) consider the conservation of cultural heritage resources such structures and landscapes in the placement or modification to infrastructure.

cc) Existing subsection 8.3.3 is hereby amended as follows:

8.3.3 Wherever possible, built heritage resources structures should be retained for the original use and in their original location. Where the original uses cannot be maintained, the adaptive reuse of built heritage resources structures will be supported. If no other alternative exists for maintaining structures in their original location, consideration may be given ~~for~~ to the relocation of the structure.

dd) Existing subsection 8.3.4 is hereby deleted and replaced with a new subsection 8.3.4, as follows:

8.3.4 Development and site alteration may be permitted on lands adjacent to a protected heritage property where the proposed development and site alteration has been evaluated through a Cultural Heritage Resource Impact Assessment and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved. Mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

ee) Existing subsection 8.3.5 is hereby amended as follows :

- 8.3.5 a) promote public awareness and appreciation of cultural heritage resources;
- b) encourage the private sector to support the conservation of cultural heritage resources;
- c) support and promote the Clarington Museums and Archives Bowmanville and Clarke Museums;
- d) restore, rehabilitate, enhance and maintain Municipally-owned cultural heritage resources properties;
- e) ~~amend the Demolition Control By-law to implement the Policies of this Plan with respect to heritage structures~~ encourage the salvage of

architectural features and the documentation of the cultural heritage resource in the event that demolition is inevitable; and

- f) consider, in co-operation with the development industry, the development of a heritage subdivision to accommodate the relocation of heritage structures which cannot be incorporated into new developments.”

ff) Existing subsection 8.3.6 is hereby amended as follows:

8.3.6 In consideration of cultural heritage resources landscapes, vistas and ridge-lines, the Municipality has identified the following cultural heritage landscapes areas of importance:

- a) the Beech Avenue, Bowmanville, Heritage Conservation District;
- b) the commercial heritage downtowns of Bowmanville, Newcastle and Orono and their adjacent heritage residential areas;
- c) the Lake Ontario waterfront, particularly the lands east of Bond Head;
- d) the Oak Ridges Moraine, particularly those lands within the Ganaraska watershed; and
- e) the Lake Iroquois Beach.

gg) Existing subsection 8.3.7 Policies is hereby deleted and the subsequent subsections are renumbered accordingly.

hh) Existing subsection 8.3.8 Policies is hereby amended as follows:

8.3.8 Where development will cause an impact to archaeological resources or areas of archaeological potential, an archaeological assessment will take place in accordance with provincial guidelines. Development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by Significant archaeological resources that are located on the site of any proposed development will be conserved through either removal and documentation, or by preservation on-site. Where significant archaeological resources must be preserved on site only development and site alteration which maintains the heritage integrity of the site may be permitted, to the satisfaction of the Municipality and the Province. The proponent is required to consult with First Nations peoples when human remains are discovered that are believed to be of native origin.

ii) Delete existing subsections 9.3.2 and 9.3.3 and renumber the subsequent subsections accordingly.

jj) Renumbered subsection 9.3.2 and 9.3.3 are hereby amended as follows:

9.3.4 9.3.2 The predominant use of lands designated Urban Residential ~~within each neighbourhood~~ shall be for housing purposes. Other uses may be permitted which by the nature of their activity, scale and design are supportive of, compatible with and serve residential uses. These include ~~corner~~ convenience stores, home-based occupation uses, parks, schools, and community facilities. Parks, schools, and community facilities shall be permitted in accordance with Section 18 of this Plan.

9.3.5 9.3.3 ~~Corner~~ Convenience stores may be permitted in Residential areas including the establishment of such uses on the ground floor of a multiple unit residential building. A rezoning application shall be evaluated based on the following criteria:

- a) the store contains no more than ~~500~~ 200 square metres of gross leasable retail floor area;
- b) the store provides a limited variety of items of daily necessity, or services that serve the surrounding residents; and
- c) the store does not have direct access to a Type A or Type B arterial road; and
- d) parking shall be located at the side or rear of the building.

kk) Insert a new subsection 9.51 as follows:

"9.5.1 No new neighbourhood design plans shall be approved other than those identified on Schedule H."

ll) Renumber existing subsections 9.5.1 to 9.5.2 and hereby amend the text as follows.

~~9.5.1~~ 9.5.2 ~~Unless specified by Council, Development within the Greenfield areas shall only proceed following the preparation of a Secondary Plan for any residential neighbourhood shall generally not be required in accordance with the provisions of Chapter 5 Growth Management, and Chapter 23 Implementation.~~

mm) Delete existing subsections 9.5.2 and 9.5.3 and renumber the subsequent subsections accordingly.

nn) Modify renumbered subsection 9.5.4 by deleting the word "following" in the first paragraph, and inserting the words "urban design principles detailed in Subsection 5.4 Urban Design and the policies of the relevant Secondary Plan" therein, and by deleting sections a) through g).

oo) Existing subsection 10.3.5 is hereby deleted in its entirety.

pp) Existing subsection 10.4.5 is amended as follows:

10.4.5 Town and Village Centres shall be developed in accordance with the following urban design principles: Subsection 5.4 Urban Design.

- ~~a) — a grid system of streets and walkways shall be incorporated to fulfil vehicular and pedestrian requirements and to function as places of social interaction;~~
- ~~b) — an integrated and diverse mix of uses shall be planned and developed;~~
- ~~c) — active street life is encouraged through the provision of municipal squares, pocket parkettes, street-related buildings, outdoor patios, possible outdoor display and selling areas, and other amenities;~~
- ~~d) — the pedestrian environment is paramount in all Town and Village Centres and will be enhanced through development which is human in scale, buildings of high architectural quality, grade level doors and windows, and the provision of street benches, awnings, pedestrian-scale lighting, and streetscape amenities;~~
- ~~e) — buildings will be sited to provide a continuous facade to define the edge of the street and to provide a sense of enclosure;~~
- ~~f) — development within historic downtown areas should complement existing buildings, have consistent height, setback, floor and ceiling levels, arrangement and height of windows, and building materials;~~
- ~~g) — development of a transit supportive environment including consideration of the requirements of Section 19.8.3; and~~
- ~~h) — public safety will be enhanced in the design and siting of buildings and public open spaces to provide visibility, easy access, multiple routes, and unobstructed views from streets and buildings.~~

Urban design principles will be further elaborated through the urban design policy for specific Town and Village Centres as set out in subsection 10.4.6 of the Official Plan and Secondary Plans. Development shall comply with area specific urban design guidelines.

qq) Existing subsection 10.4.6 is hereby deleted in its entirety.

rr) Existing subsection 11.3.1 is hereby amended as follows:

“1.3.1 Employment Areas consist of Prestige Employment Areas, Light Industrial Areas and General Industrial Areas and Business Parks as designated on Map A1.

ss) Existing subsection 11.3.2 is hereby amended by adding a new section h) which shall read as follows:

“h) No auto-auction facility, auto wreckers, asphalt/ready mix facilities shall be permitted unless they are located on a parcel of land less than 2 ha in size.”

- tt) Add a new Subsection 11.4 Conversion of Employment Areas, which shall read as follows and renumber all subsequent Subsections accordingly:

11.4 CONVERSION OF EMPLOYMENT AREAS

11.4.1 The conversion of lands within an employment area to a non-employment use shall only be permitted during the five-year Official Plan review, or at any time the Municipality undertakes a comprehensive review of employment areas.

11.4.2 Council may permit the conversion of lands within employment areas to a non-employment use only where it has been demonstrated, to the satisfaction of Council, that:

- a) the land is not required for employment purposes over the long term;
- b) there is need for the conversion;
- c) there is existing or planned infrastructure to accommodate the proposed conversion;
- d) the conversion will not adversely affect the overall viability of the area of employment; and
- e) the potential impacts of the conversion have been considered on a municipality wide scale.”

- uu) Renumbered subsection 11.5.1, shall be amended as follows:

11.5.1 The Business Parks designated on Map A comprise lands having prime exposure to ~~freeways~~ along Highway 401 and major arterial roads. Development within Business Parks is intended for employment uses exhibiting the highest standard of building design and extensive landscaping in order to provide an attractive appearance that reflects or takes advantage of such high visibility.

- vv) Renumbered subsection 11.6.1 is hereby amended as follows:

11.6.1 The Prestige Employment Areas designated on Map A comprise lands having prime exposure to ~~freeways~~ along Highway 401 or major arterial roads. Development within this designation is intended for employment intensive uses exhibiting a high standard of building design and extensive landscaping in order to provide an attractive appearance that reflects or takes advantage of such high visibility.

- ww) Renumbered subsection 11.6.4, is hereby amended as follows:

11.6.4 Development within Prestige Employment Areas shall be subject to a high level of architecture, landscaping and signage control. Outside storage or

display of goods shall be strictly prohibited. The Municipality may develop design guidelines to assist in the review of development applications adjacent to Highway 401.

xx) Add new subsections 11.6.5 and 11.6.6 which shall read as follows:

“11.6.5 Adequate parking and loading facilities shall be provided on the site. These facilities, except for a limited amount of adjacent visitor parking, generally shall not be located between the building(s) and arterial roads or Highway 401 to promote a prestige appearance. Shared access and parking among various properties is encouraged.

11.6.6 Development of the interchange lands is to be characterized by pedestrian-friendly, high-quality, landmark built form that conveys a prestige employment image and definitive urban presence.”

yy) Renumbered subsections 11.7.2 and 11.7.6, are hereby amended as follows:

11.7.2 The predominant use of land in the Light Industrial Areas shall be manufacturing, assembling, processing of raw materials, fabricating, repairing, research and development and warehousing. Certain commercial, community and recreational uses, including banks, restaurants, athletic clubs, banquet facilities and fraternal organizations, are permitted provided they are limited in scale and provide services to employees of the Employment Area.

11.7.6 Notwithstanding subsection ~~41.6.2~~ 11.7.2, the sale, repair, and outdoor display and storage of commercial motor vehicles may be permitted in addition to other permitted uses on land located at 122 Lake Road within Part Lot 9, Broken Front Concession, Bowmanville.

zz) Renumbered subsections 11.8.2, 11.8.3, 11.8.4 and 11.8.5, are hereby amended as follows:

11.8.2 The predominant use of land in General Industrial Areas shall be manufacturing, assembling, processing of raw materials, fabricating, refining, warehousing, ~~storage and~~ repair and servicing operations. In addition, accessory office uses will be permitted provided they are on the same lot and are related to and ancillary to the main industrial to a maximum of 25% of the total gross building floor area.

11.8.3 Outside storage shall generally not exceed 50% of the total gross floor area of the building ~~will be permitted provided that it is properly screened from public view and shall generally no exceed 50% of the site area and to~~

a maximum height of 5 metres. Outside storage shall generally be located at the rear of the property.

11.8.4 ~~Truck terminals, including the repair, storage and sale of commercial transport vehicles, Transport depots~~ shall be located within the General Industrial Areas having direct access or close connection to an arterial road but not occupying high visibility sites adjacent to freeways or major entranceways to urban areas. Parking, loading and storage facilities shall generally be located at the rear of the lot, adequately screened from adjacent land uses, have a durable, dust-free, hard surface and suitable stormwater management facilities.

11.8.5 Notwithstanding the provisions of Subsection 4.7, waste processing facilities for non-toxic materials such as paper, glass, metal, construction waste and plastics, may be permitted by site-specific zoning within the General Industrial Areas, provided that the operation is wholly enclosed within a building or structure. Waste transfer stations may be permitted by site-specific zoning provided it is integrated and part of a waste processing facility. Outside storage may be permitted in accordance with Subsection 11.78.3, provided that processed or unprocessed waste is wholly enclosed.

aaa) Renumbered subsection 11.9.2 is hereby amended as follows:

11.9.2 ~~Development of Employment Areas shall generally proceed by registered plan of subdivision. However, development by land severance is permitted provided it does not jeopardize the overall future development of the surrounding lands.~~

Development of Employment Areas shall proceed by registered plan of subdivision and shall implement all arterial and collector roads. However, limited development by land severance may be considered provided that:

- a) a Secondary Plan has been prepared for the Employment Area;
- b) it does not jeopardize the implementation of the Official Plan and Secondary Plan;
- c) it does not jeopardize the overall development of the Employment Area and access to lands within the Employment Area; and
- d) the owner contributes proportionately to cost-sharing arrangements for the extension of services to the Employment Area.

bbb) Existing subsections 12.5.2 is hereby deleted and replaced with a new subsection 12.5.2, as follows

“12.5.2 No new Country Residential subdivisions shall be permitted in the Municipality.”

- ccc) Subsections 12.5.3 and 12.5.4 are hereby deleted and the subsequent subsections are replaced accordingly:
- ddd) Existing subsection 12.6.3 is hereby deleted and replaced with a new subsection 12.6.3, as follows:

“12.6.3 No new Rural Residential Clusters shall be permitted in the Municipality.”

- eee) Existing subsection 13.3.9 is hereby amended as follows:

13.3.9 Notwithstanding subsection 13.3.8 the removal by severance of a dwelling which is rendered surplus as a result of the acquisition of non-abutting farms may be permitted by amendment to this Plan provided:

- a) a retirement or intra-family lot was not previously severed since January 1, 1974;
- b) the farm to be acquired is a minimum of 40 hectares;
- c) the dwelling to be severed is not required for farm employees;
- d) the surplus dwelling lot is generally less than 0.6 hectares; and
- e) it is registered on title that once a surplus dwelling lot is severed, no further severance is permitted from the parcel for retirement purposes. new residential dwellings shall be permitted on the retained parcel of farm land.

- fff) Existing subsection 13.3.11 is hereby deleted and the subsequent subsections renumbered accordingly. Renumber existing 19.3 to 5.4.5.3 a).

- ggg) Existing subsection 22.3.1 is hereby amended as follows:

22.3.1 Community Improvement Project 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 Project Areas, or parts thereof. These plans shall serve as the basis for community improvement works.

- hhh) Existing subsection 22.3.2 is hereby amended as follows:

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

First Priority

~~Bowmanville Subarea B3~~

~~Bowmanville Subarea B4~~

~~Bowmanville Subarea B6~~

~~Newc. Vill. Subarea N1~~

Second Priority

~~Bowmanville Subarea B1~~

~~Bowmanville Subarea B2~~

~~Newc. Vill. Subarea N2~~

Third Priority

~~Bowmanville Subarea B5~~

~~Burketon~~

~~Enniskillen~~

~~Kendal~~

Orono
Clarington Energy Business Park

Hampton
Leskard

Haydon
Newtonville
Mitchell Corners

<u>“Completed</u>	<u>First Priority</u>
<u>Bowmanville B3</u>	<u>Bowmanville B6</u>
<u>Newcastle N1</u>	<u>Bowmanville B7</u>
<u>Orono</u>	<u>Courtice C1</u>
	<u>Courtice C2</u>
<u>Second Priority</u>	<u>Third Priority</u>
<u>Bowmanville B2</u>	<u>Bowmanville B1</u>
<u>Bowmanville B4</u>	<u>Newcastle N2</u>
<u>Bowmanville B5</u>	<u>Hampton</u>
	<u>Mitchell Corner’s</u>
	<u>Newtonville”</u>

iii) Existing subsection 22.3.3 is hereby amended as follows:

22.3.3 Subsection 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.

jjj) Existing subsection 22.3.4 is hereby amended by amending the first paragraph, by deleting existing section e) in its entirety, by renumbering the subsequent subsections accordingly, as:

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;~~
- ef) encouraging public participation in the preparation of community improvement project plans;

- fg) encouraging infilling, redevelopment and other land use intensification activities;
- gh) supporting the preservation of historic or architecturally significant buildings and the use of funding programs under the Ontario Heritage Act; and
- hi) supporting local service clubs and other organizations in the development of recreational and other facilities and services.

kkk) Existing subsection 22.3.5 is hereby amended as follows:

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~~ consult with the Region prior to the approval of any community improvement ~~project~~ plan.

lll) Existing subsection 23.1.2 is hereby deleted in its entirety and the subsequent subsections renumbered accordingly.

mmm) Existing subsection 23.1.4 renumbered to 23.1.3 is hereby amended as follows:

23.1.3 The Official Plan shall be reviewed every five years as required by the *Planning Act* may be amended from time to time to ensure that it conforms with Provincial Plans, has regard to matters of Provincial interest, is consistent with the *Provincial Policy Statement*, and continues to embody provincial policy and the policies of Council, enhancing the achievement of the principles, goals and objectives of this Plan.

nnn) Existing subsection 23.1.5 is renumbered to 23.1.4 and is hereby amended as follows:

“23.1.4 Prior to revising the Official Plan under subsection 23.1.3, Council shall hold a special meeting of Council, open to the public, to discuss the revisions that may be required in accordance with the provisions of the *Planning Act*. ~~public meeting at least once every 5 years to consider the need for a complete review of the Official Plan or significant components of it.”~~

ooo) Existing subsection 23.2.1 is hereby amended as follows:

23.2.1 Prior to passing or adopting an Official Plan, Secondary Plan, Community Improvement Plan or Zoning By-law, or amendments thereto, Council shall ensure that adequate information ~~and material~~ is made available to the public. For this purpose, Council shall hold at least one statutory public meeting, at which time any person in attendance shall be afforded

the opportunity to make representations and to address Council on issues related thereto.

ppp) Existing subsection 23.2.2 is hereby amended as follows:

- 23.2.2 In order to provide ample opportunity for the public to review and discuss the proposed Plans, By-laws or amendments, notification of any statutory public meeting as required under subsection 23.2.1 shall be given at least ~~18~~ 20 consecutive days prior to the date of the public meeting and will be given ~~either in accordance with the *Planning Act*.~~ by:
- a) ~~publication in a newspaper that is, in the Clerk's opinion, of sufficiently general circulation in the area to which the proposal would apply; and/or~~
 - b) ~~personal service or pre-paid first class mail, to every owner, occupant or tenant of land in the area and within 120 metres of the area to which the proposal would apply at the address as shown on the last revised assessment roll of the Municipality. Where the Clerk has received written notice of a change of ownership or occupancy of land, notice shall be given to the new owner or occupant as the case may be at the address set out in the written notice; and/or,~~
 - c) ~~personal service or prepaid first-class mail to every person and agency that has given the Clerk a written request for such notice in respect of the proposed Plan, By-law and/or amendments thereto.~~

qqq) Existing subsection 23.2.4 is amended as follows:

- 23.2.4 Council may initiate amendments to this Plan in response to significant changes to the planning and development environment in the Municipality and, in particular:
- a) as a result of the 5 year review set out in subsection 23.1.5 23.1.4;
 - b) to implement the strategic policies set out in Part II of this Plan;
 - c) in response to new Provincial Legislation, Provincial Policy Statements or Guidelines; and
 - d) due to changes to the Durham Regional Official Plan.

rrr) Existing Subsection 23.3 Secondary Plans is hereby amended by adding new subsection 23.3.3 and 23.3.4 as follows:

- “23.3.3 The preparation of a Secondary Plan shall include the following considerations:
- a) recommendations contained in the relevant watershed plan;
 - b) contiguity with existing urban development;
 - c) sequential and orderly development;

- d) development in or adjacent to Town and Village Centres;
- e) economical use and extension of full municipal water and sanitary sewerage systems;
- f) increased density for new neighbourhoods having regard for proposed measures to integrate residential areas with such neighbourhoods;
- g) an assessment of how new growth will affect the natural, built and cultural environments and, where new growth is to be integrated with existing rural settlements, every effort should be made to integrate the new growth so that it is sensitive to and compatible with the existing rural settlements;
- h) transportation needs for all modes;
- i) the growth management objectives of this Official Plan; and,
- j) an assessment of the services and facilities required to support the development of the area, including whether they are within the financial capability of the Municipality of Clarington.

23.3.4 Secondary Plans shall be developed in accordance with the following Urban Design principles:

- a) Compact, complete and connected:
 - Mixed densities
 - Mixed land uses
 - Transit supportive
 - Live/work proximity
 - Permeable and linked street and trail system
 - Lifecycle housing options – aging in place
 - Conformity with Provincial policies (i.e. Places to Grow)
 - Mix of housing types and tenure
- b) Healthy and sustainable neighbourhoods:
 - Enhance public realm (i.e. streets, parks, etc.) to encourage walking/cycling/recreational opportunities that improve cardiovascular health
 - Improve air quality and respiratory health by encouraging the use of alternative energy sources and discouraging car dependency.
 - Provide opportunities for social interaction by creating formal and informal public meeting places and reducing long-distance commuting
 - Address accessibility needs and lifecycle housing at all levels
- c) Scale and function to compliment adjacent residential areas, natural features, agricultural lands and roads/streets:

- Acknowledge existing built form context, character and vernacular style
- Compliment new and existing needs for schools, parks and community services and facilities (hard and soft)
- Recognize cultural and natural amenities through design

d) Neighbourhoods defined by centres and edges:

- Create neighbourhood centres (i.e. parks/landmark buildings/heritage landscapes and buildings, etc.)
- Define neighbourhood boundary edges to create and support five-minute walk to centre
- Provide pedestrian destinations in proximity to schools, shops, parks, etc.

e) High-quality enhanced streetscapes, accommodating natural habitat where appropriate:

- Provide high quality architectural presence along streets (i.e. doors, windows, building design)
- Ensure proximity of building facade to sidewalks
- Provide appropriate planting materials and street furniture
- Define appropriate street-building proximity by road type and function
- Identify high priority public linkage routes and treatments
- Provide appropriate planting materials to address summer/winter conditions, canopy closure on local roads, etc.
- Integrate building/garage setbacks and locations to enhance comprehensive streetscape design

f) Linked parks and open space system:

- Provide full hierarchy of open space uses to address broader community needs (i.e. natural areas, parks, parkettes, trails, sidewalks and urban squares)
- Provide Open Space Master Plan that sets out how all components are linked together (continuous linkages) at the local and regional scale
- Integration of natural features as part of the neighbourhood's character and open space system
- Preserve/enhance/rehabilitate natural environmental features and areas

g) High degree of regional accessibility (transit-supportive alignment):

- Identify present and future automobile, transit and bicycle routes
- Provide for present and future infrastructure locations
- Provide for transit-supportive land uses and design
- Identify transit stops, local catchment areas and access

- h) Diversity of experiences in the public domain, provided through a variety of scales, changing views and natural and built elements:
- Identify and define memorable character areas on-site and adjacent to the community (i.e. lake views, escarpment views, valleys, woodlots, wetlands, etc.)
 - Place landmark buildings in high visibility locations
 - Terminate key axial views at significant natural and built features
- i) Permeable street system that enhances neighbourhood character and supports pedestrian, bicycle, utility vehicles and automobiles:
- Create road system that disperses traffic volumes and reduces bottlenecks
 - Encourage road design that defines individual neighbourhood characteristics (i.e. linkages, central features, topography, etc.)
 - Ensure block lengths are designed to encourage permeability
 - Encourage appropriately sized roads to reflect the built form scale and context (i.e. local/ neighbourhood roads vs. active/transit corridors)
 - Integrate passive traffic calming measures (i.e. limit length of straight streets, permit on-street parking, narrowing roads in neighbourhood areas)
 - Utilize comprehensive streetscape elements (i.e. trees, road crossings, pavement patterns, bump outs, etc.)
- j) Natural Environment:
- Identify key natural features and functions (i.e. habitat sensitivity and ability to adapt and change)
 - Integrate naturalized storm water management systems with adjacent natural features to provide flora/fauna corridors and habitat areas
 - Preserve/enhance/rehabilitate natural environment features
- k) Energy Conservation:
- Prepare comprehensive policy on sustainability
 - Encourage all LEED ND™ (or similar) initiatives
 - Encourage energy saving home appliance and utilities (i.e. new home purchase packages/programs such as EnergyStar)
 - Explore sustainability opportunities for community-based initiatives (i.e. car sharing, community garden plots, waste reduction, education and stewardship programs)”

sss) Existing Subsection 23.6 Subdivision and Condominium Approval is hereby amended by adding new subsections 23.6.5 and 23.6.6 as follows:

“23.6.5 Condominiums shall be considered in the context of a community or neighbourhood that comprises public streets and facilities. Consideration shall be given to the scale and size of the condominium development and its integration with the surrounding community through the review of the application.

23.6.6 Common element condominiums and vacant land condominiums shall not be permitted if the Municipality requires public ownership of the lands for pedestrian or vehicular access to create local road connections to existing developed or undeveloped land.”

ttt) Existing subsection 23.8.1 is hereby amended by amending section h) and adding new section i), which shall read as follows:

- “h) any expansion or enlargement of a building or structure that is less than 20 square metres or less than 10% of the total floor area of the building, whichever is less; “and
- i) the placement of a portable classroom on a school site of a district school board if the school site was in existence on January 1, 2007.”

uuu) Existing Subsection 23.8 is amended by deleting subsections 23.8.2 and 23.8.3 in their entirety and by adding new subsections 23.8.2, and 23.8.3 as follows:

“23.8.2 No person shall undertake any development in an area designated under 23.8.1 unless the Municipality has approved:

- a) Plans showing the location of all buildings and structures to be erected and showing the location of all facilities and works to be provided under clause 41(7) (a) of the *Planning Act*, including facilities designed to have regard for accessibility for persons with disabilities.
- b) Drawings showing plan, elevation and cross-section views for each building to be erected, except a building to be used for residential purposes containing less than twenty-five dwelling units, which are sufficient to display:
 - i. the massing and conceptual design of the proposed building;
 - ii. the relationship of the proposed building to adjacent buildings, streets and exterior areas to which members of the public have access;
 - iii. the provision of interior walkways, stairs, elevators and escalators to which members of the public have access from

- streets, open spaces and interior walkways in adjacent buildings;
- iv. matters related to exterior design, including without limitation the character, scale, finish, texture, materials, patterns, colours and design features of all building exteriors, and exterior signage and lighting;
- v. the placement, finish, colour and size of any exterior mechanical systems such as heating and air conditioning, electronic transmission/receiving devices, including any screening materials;
- vi. the sustainable design elements to be incorporated into buildings, including without limitation energy efficient design features, green roofs or walls, solar panels, reflective or permeable surfaces;
- vii. the sustainable design elements on any adjoining highway under a municipality's jurisdiction, including without limitation trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers and bicycle parking facilities; and
- viii. facilities designed to have regard for accessibility for persons with disabilities.

23.8.3

As a condition of the approval of the plans and/or drawings required in this subsection, the Municipality may require the owner of the land to:

- a) Provide and maintain, to the satisfaction of and at no expense or risk to the Municipality, the facilities, works or matters set out in Section 41(7) (a) of the *Planning Act*;
- b) Enter into one or more agreement(s) with respect to the provision and maintenance of such facilities, works or matters set out in Section 41(7) (a); and,
- c) Enter into one or more agreement(s) to ensure that development proceeds in accordance with the approved plans and drawings as required as set out in Section 41 (7)."

- vvv) Existing subsection 23.11.3 is hereby deleted in its entirety.
- www) Existing Subsection 23.14 Exceptions is hereby amended by renumbering it to Subsection 23.16, and by renumbering the subsections of the new Subsection 23.16 accordingly.
- xxx) Existing Section 23 Implementation is hereby amended by adding a new Subsection 23.14 Community Benefits, as follows:

23.14.1 In accordance with the *Planning Act*, within designated Village or Town Centres, Council may in a Zoning By-law authorize increases in the height and/or density of development for a site specific development proposal beyond that permitted in the Zoning By-law, in return for the provision of such facilities, services, or matters that include a significant public benefit in accordance with the Community Benefits section of the implementing Zoning By-law.

23.14.2 Increases in height and/or density may be considered in order to obtain the following community benefits:

- a) the preservation of cultural heritage resources;
- b) the provision of major cultural or arts facilities;
- c) the provision of public squares, arcades and walkways within the development otherwise not required by the policies of this Plan that have functional benefits;
- d) the provision of assisted or special needs housing;
- e) the provision of daycare facilities;
- f) the provision of community facilities; and
- g) any other public benefit deemed suitable by Council.

23.14.3 Council may also consider a Community Benefits by-law outside of Village or Town Centres for the protection of cultural heritage resources and/or natural features beyond the parklands dedication requirements of the *Planning Act*, in accordance with the Community Benefits section of the implementing Zoning By-law.

23.14.4 The use of Community Benefits zoning shall be carefully controlled, and shall only be undertaken after a thorough site-specific Community Benefits study.

23.14.5 The site-specific Community Benefits study referred to in subsection 23.14.4 shall assess the extent of the permitted height and/or density bonuses that shall be established based on:

- a) the proposed development's compatibility with existing adjacent development;
- b) the extent to which the proposed development is consistent with the stated goals and objectives of the Municipality;
- c) conformity to the general intent of the relevant land use designation of this Plan; and
- d) the adequacy and impact of infrastructure and community services

- 23.14.6 When considering Community Benefits, and allowing the provisions of benefits off-site, the positive impacts of the exchange should benefit the surrounding areas experiencing the increased height and/or density.
- 23.14.7 The Community Benefits Zoning By-law shall set out areas where the height and/or density of development would be permitted to increase, as well as the extent of the height and/or density bonus.
- 23.14.8 As a condition of the Community Benefits Zoning By-law, the Municipality will require the proponent to enter into one or more agreements registered against the lands to which it applies, and dealing with the provision and timing of facilities, services or matters that are to be provided, and the height and/or density bonus to be given.”

yyy) Section 23 is hereby amended by adding a new Subsection 23.15
Preconsultation and Complete Applications as follows:

“23.15 **Preconsultation and Complete Applications**

- 23.15.1 The *Planning Act* permits Council to require an applicant to pre-consult with the Municipality prior to submitting an application and to require an applicant to provide, at the time of the application submission, any information determined as necessary to properly assess the application. The purpose of the following Pre-Consultation and Complete Application policies is to outline what is required for a particular application and to ensure that applications are comprehensive and can be processed expeditiously:
- a. Prior to the submission of a complete application for an Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, or Site Plan the applicant shall consult with the Municipality in accordance with this Plan and the Municipality’s Pre-consultation By-Law.
 - b. Pre-consultation meetings shall be held with the Municipality and any other government, public authority and/or external agency as deemed appropriate by the Municipality.
 - c. For any application for an Official Plan Amendment, Zoning By-Law Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, or Site Plan the applicant shall
 - i. Comply with the statutory complete application submission requirements of the *Planning Act*,
 - ii. Include a fully completed application form with all submission requirements and supporting documentation; and,
 - iii. Include the prescribed application fees.
 - d. For any application for an Official Plan Amendment, Zoning By-Law

Amendment, Draft Plan of Subdivision, Draft Plan of Condominium, or Site Plan the application shall be deemed to be a complete application once all required studies, reports and information outlined in section (c) are prepared and provided by the applicant. Studies, reports and information outlined as necessary for the proper evaluation of a complete application will be determined by the Municipality in consultation with the applicant, any other government, public authority and/or external agency as deemed necessary by the Municipality.

- e. In addition to the studies, reports and information specified during the Pre-consultation process, the applicant shall be required to submit any other studies and reports relevant and necessary to the evaluation of the particular applications as deemed appropriate by the Municipality in consultation with the applicant, and any other government, public authority and/or external agency during the application review process or peer review process.
- f. All studies, reports and information specified shall be prepared in accordance with any standards or specifications applicable within the Municipality or the Region, and may, at the Municipality's discretion, require a peer review by a qualified consultant retained by the Municipality at the applicant's expense. General descriptions of studies, reports and information that may be required are outlined in Appendix A.
- g. In all instances the scope, timing and number of studies, reports and information required for the submission of a complete application shall be appropriate and in keeping with the scope and complexity of the application. For applications that may be considered simple or minor in nature, little, if any, additional information may be required.
- h. Council or its designate may refuse to accept or further consider an application until a complete application has been prepared.

23.15.2 All information and material that was provided to the Municipality in support of an application must be listed in a Bibliography of Resources to clearly outline what information was made available to Council prior to a decision being made. The Bibliography of Resources shall be updated and submitted prior to a final decision being made on the application.

23.15.3 The other information or specific studies that are required to be submitted together with the application will be identified at the Pre-consultation Meeting(s). Pre-consultation Meeting(s) must be concluded prior to the submission of an application required as per Section 23 of this Plan.

23.15.4 In addition to the submission of all of the required studies, the applicant must also submit a Record of Pre-consultation which will be prepared by

the applicant concurred to by staff and forwarded to the applicant/agent prior to submission of the application.

- 23.15.5 The Record of Pre-consultation shall contain the following items:
- a. Date or dates that the pre-consultation meeting(s) were held,
 - b. Written summary of the baseline information provided prior to the meeting, including any plans,
 - c. List of attendees,
 - d. List of other Information required,
 - e. Other relevant information that was discussed at the pre-consultation meeting, and,
 - f. A signature page. Spaces should be provided for Municipal staff and the agent / owner / applicant to ensure agreement with the Record of Pre-consultation.

23.15.6 In addition to the prescribed information required by the *Planning Act*, and the other information outlined in Section 23 of this Plan, the Municipality may, through the Pre-consultation Meeting, identify other planning applications that are required to be submitted concurrently, to ensure that Council and its delegated approval authorities can properly evaluate the applications and make consistent and appropriate decisions.

23.15.7 All information must be submitted in both electronic format and hard copy format so that it can be made available for review.”

zzz) In the existing sections listed below, the references to sections of the Official Plan shall be amended as follows:

In existing subsections 4.4.9 and 4.4.37 the reference to subsection 4.4.40 shall be changed to subsection 4.4.41;

In existing subsections 4.4.9, the reference to subsection 4.4.41 shall be changed to subsection 4.4.42;

In existing subsection 23.2.4 a), the reference to subsection 23.1.5 shall be changed to subsection 23.1.4;

aaaa) Existing Subsection 24.14 Interpretation is hereby amended as follows (only revised or new definitions are indicated):

24.14 The **definitions** of terms contained in this Plan are as follows:

Archaeological Resource – means the remains of any building, structure, activity, place, cultural feature or object which, because of the

passage of time, is on or below the surface of land or water, and is of significance to the understanding of the history of a people or place. The identification and evaluation of such resources are based upon archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

“Areas of Archaeological Potential - means areas with the likelihood to contain *archaeological resources*. Archaeological potential is confirmed through archaeological fieldwork undertaken in accordance with the *Ontario Heritage Act*.

Auto Auction Facility - means a building, structure or lands used for the storage of used vehicles which are to be sold on the premises by public auction, and for the sale of the said vehicles by public auction on an occasional basis.

Auto Wrecker/Auto Dismantler/Recycler – means a building, structure or lands uses for the storage of used vehicles which are to be dismantled on the premises and for the sale of parts of the said vehicles on site.

Brownfield - means undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.

Built Boundary – means the limits of the developed urban area as defined by the Minister of Public Infrastructure Renewal.

Built Heritage Resources - means one or more *significant buildings, structures, monuments, installations or remains associated with architectural, cultural, social, political, economic or military history and identified as being important to a community*. These resources may be identified through designation or heritage conservation easement under the *Ontario Heritage Act*, or listed by local, provincial or federal jurisdictions.

Built-up Area – means all land within the built boundary.

Community Infrastructure - refers to lands, buildings, and structures that support the quality of life for people and communities by providing public services for health, education, recreation, socio-cultural activities, security and safety, and affordable housing.

Compact Urban Form - means a land-use pattern that encourages efficient use of land, walkable neighbourhoods, mixed land uses (residential, retail, workplace and institutional all within one

neighbourhood), proximity to transit and reduced need for infrastructure. Compact urban form can include detached and semi-detached houses on small lots as well as townhouses and walk-up apartments, multi-storey commercial developments, and apartments or offices above retail.

Complete Communities - meet people's needs for daily living throughout an entire lifetime by providing convenient access to an appropriate mix of jobs, local services, a full range of housing, and community infrastructure including affordable housing, schools, recreation and open space for their residents. Convenient access to public transportation and options for safe, non-motorized travel is also provided.

Comprehensive Review - means

- a) an official plan review which is initiated by Council, or an official plan amendment which is initiated or adopted by Council, which:
1. is based on a review of population and growth projections and which reflect projections and allocations by Durham Region and provincial plans, where applicable; considers alternative directions for growth; and determines how best to accommodate this growth while protecting provincial interests;
 2. utilizes opportunities to accommodate projected growth through intensification and redevelopment;
 3. is integrated with planning for infrastructure and public service facilities; and
 4. considers cross-jurisdictional issues; or
- b) means a review undertaken by Council or comparable body which:
1. addresses long-term population projections, infrastructure requirements and related matters;
 2. considers cross-jurisdictional issues.

Conserved - means the identification, protection, use and/or management of cultural heritage and archaeological resources in such a way that their heritage values, attributes and integrity are retained. This may be addressed through a conservation plan or heritage impact assessment.

Conversion of Employment Lands - means redesignation from employment area to another urban designation, or the introduction of a use that is otherwise not permitted in the employment areas designation.

Cultural Heritage Landscape - means a defined geographical area of heritage significance which has been modified by human activities and is valued by a community. It involves a grouping(s) of individual heritage features such as structures, spaces, archaeological sites and natural elements, which together form a significant type of heritage form.

distinctive from that of its constituent elements or parts. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, and villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways and industrial complexes of cultural heritage value.

Employment Area - means those areas designated for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

Greenfield Area - means the area within a settlement area that is not built-up area. Where a settlement area does not have a built boundary, the entire settlement area is considered designated greenfield area.

Greyfields - previously developed properties that are not contaminated. They are usually, but not exclusively, former commercial properties that may be underutilized, derelict or vacant.

Heritage Attributes - means the principal features, characteristics, context and appearance that contribute to the cultural heritage significance of a *protected heritage property*.

Protected Heritage Property - means real property designated under Parts IV, V or VI of the *Ontario Heritage Act*; heritage conservation easement property under Parts II or IV of the *Ontario Heritage Act*; and property that is the subject of a covenant or agreement between the owner of a property and a conservation body or level of government, registered on title and executed with the primary purpose of preserving, conserving and maintaining a cultural heritage feature or resource, or preventing its destruction, demolition or loss.

Provincial Plan - means a plan approved by the Lieutenant Governor in Council or the Minister of Municipal Affairs and Housing, but does not include municipal official plans.

Settlement Areas - means urban areas and rural settlement areas within municipalities (such as cities, towns, villages and hamlets) that are:

- a. built up areas where development is concentrated and which have a mix of land uses; and
- b. lands which have been designated in an official plan for development.”

bbbb) Map A2 Land Use Courtice Urban Area is amended by deleting the Future Urban Residential designation as shown on Exhibit “A” to this Amendment.

- cccc) Map A3 Land Use Bowmanville Urban Area is amended by deleting the Future Urban Residential designation, and by changing the designation of the lands located at Part Lot 16, Broken Front Concession, municipally known as 2375 Baseline Road from Prestige Employment Area to Community Park as shown on Exhibit “B” to this Amendment.
- dddd) Map A4 Land Use Newcastle Village Urban Area is amended by deleting the Future Urban Residential designation as shown on Exhibit “C” to this Amendment.
- eeee) Map I Community Improvement Areas is hereby amended as follows:
- a. by deleting the Enniskillen CIA,
 - b. by deleting the Leskard CIA,
 - c. by deleting the Burketon CIA,
 - d. by deleting the Kendal CIA,
 - e. by deleting the Haydon CIA
 - f. by deleting the B2 CIA,
 - g. by adding the C1 CIPA,
 - h. by adding the B7 CIPA,
 - i. by adding the B6 CIPA,
 - j. by changing the title of the Schedule from Community Improvement Area to Community Improvement Project Areas,
 - k. by adding Completed Community Improvement Plan to the legend and
 - l. by changing the legend from Community Improvement Area to Community Improvement Project Area
- as shown on Exhibit “D” to this Amendment.
- ffff) By introducing “Map J1 Built Boundary Courtice Urban Area” as shown on Exhibit “E” to this Amendment.
- gggg) By introducing “Map J2 Built Boundary Bowmanville Urban Area” as shown on Exhibit “F” to this Amendment.
- hhhh) By introducing “Map J3 Built Boundary Newcastle Village Urban Area” as shown on Exhibit “G” to this Amendment.
- iiii) By introducing “Map J4 Built Boundary Orono Urban Area” as shown on Exhibit “H” to this Amendment.
- jjjj) By introducing Appendix A – General Description of Studies.

Proposed Appendix A – General Description of Studies

As outlined in section 23.15 of this plan, the *Planning Act* permits council to require an application to pre-consult with the municipality prior to submitting an application, and to request from the applicant, at the time of the application submission, any information determined as necessary to properly assess the application. General descriptions for studies and reports that may be required of an applicant are outlined below. The scope of the following studies and reports shall be determined by the municipality, in consultation with any other government body, public authority and/or external agency, and is dependent on the nature of the proposal. Additional information may be required from these reports through the planning analysis, council deliberation, and/or public participation processes. This is not considered an exhaustive list.

Study/Report/Information	General Description/Development Scenario
PLANNING AND GROWTH MANAGEMENT	
Planning Rationale Report	<p>The purpose of a Planning Rationale Report is to provide an overall planning framework, and a clear understanding of the different components of the proposal.</p> <p>The Planning Rationale Report brings together all of the other required studies' analysis and conclusions into a coherent case for the development. The minimum objectives of the study are to:</p> <ul style="list-style-type: none"> • provide a description and clear understanding of the proposed amendment; • provide all statistics (i.e.; height, density), site and contextual considerations; • explain the conformity of the proposed amendment with the Municipality's Official Plan, the Municipality's Zoning By-law, and any other of the Municipality's planning documents, including process steps and approvals required (i.e.; zoning, site plan control, land division); • explain the consistency with provincial policy statements, conformity with applicable provincial plans, and conformity with the Region of Durham Official Plan; • explain the contribution of the proposed amendment to the overall urban structure of the Municipality, and if applicable, the planning vision developed for the particular context (e.g.; conformity with Urban Design Guidelines); • explain the compatibility of the proposed amendment with adjacent land uses; • demonstrate the availability of adequate infrastructure to service the development resulting from the proposed amendment;

Study/Report/Information	General Description/Development Scenario
	<ul style="list-style-type: none"> • provide the site's planning history, including previous approvals; • provide an analysis of all studies submitted as part of the application, and, • provide an analysis and opinion as to why the proposal is good planning, including an evaluation of potential impacts. <p>The report shall be prepared by a registered professional planner to the satisfaction of the Municipality.</p>
Retail Market Impact Study	<p>A retail market study will analyze current and future market potential for a specific type of retail; the study will also analyze the impact of the proposed retail development on the existing and planned structure of the Municipality, in particular the impact on historic downtowns, and on town/regional and neighborhood centers. The basis for the study will be the Commercial Policy Review Study as updated from time to time.</p>
Rental Housing Conversion Study	<p>The purpose of a Rental Housing Conversion Study is to ensure an adequate supply of affordable and mid-range rental accommodation.</p> <p>Any proposal for the conversion of rental units to condominium tenure would be required to justify the need for the conversion and demonstrate that there are sufficient rental units to meet the Municipality's long-term affordable housing needs.</p>
Financial Impact Analysis	<p>The purpose of a Financial Impact Analysis is to determine the proposed development's financial impact on the Municipality's operating and long term capital budgets. The analysis should also include the impact on the Development Charges schedule and financing. Any application to amend the Municipality's Official Plan or Zoning By-law may be required to prepare a Financial Impact Analysis.</p> <p>The study shall be prepared by a professional land economist to the satisfaction of the Municipality.</p>
ENERGY AND ENVIRONMENT	
Energy Conservation and Sustainability Plan – Plans of Subdivision	<p>The Clarington Official Plan recognizes three key principles which provide direction for the policies in the Plan; sustainable development, healthy communities, and the management of growth.</p>

Study/Report/Information	General Description/Development Scenario
	<p>The Municipality, in its efforts to achieve these principles is encouraging the development industry to promote high quality design practices centered on energy conservation, efficiency and environmental sustainability for all communities in the Municipality of Clarington. Developers and builders shall demonstrate to the Municipality how they will address sustainable design in the communities they build. The Energy Conservation and Sustainability Plan must demonstrate how the development will achieve these three key principles</p>
<p>Environmental Impact Study</p>	<p>The purpose of an Environmental Impact Study (EIS) is to determine the potential for development to adversely impact environmentally significant and sensitive areas, and natural heritage features.</p> <p>An EIS and shall address the study requirements identified in subsection 4.5.35</p> <p>An EIS for lands within the Protected Countryside designation of the Greenbelt Plan shall also be undertaken in accordance with the policies of that provincial plan.</p> <p>An EIS shall be prepared at the expense of the proponent by a qualified professional (biologist, ecologist, professional geoscientist; professional engineer) to the satisfaction of the Municipality, in consultation with the Conservation Authority, the Region of Durham and any other agency deemed appropriate by the Municipality.</p>
<p>Watershed or Subwatershed Study</p>	<p>Watershed plans take a broad ecosystem approach to water, water related natural features, terrestrial resources, fisheries, water dependencies/linkages and valley/open space systems. The purpose of the Watershed Plans is to provide watershed-wide policy and direction for:</p> <ul style="list-style-type: none"> • ecological integrity and carrying capacity, • the protection of valley systems and green space planning, • the management of water quantity and quality, • aquifer and ground water management, • fisheries management, • rehabilitation/enhancement programs, • a framework for implementation of watershed policies and programs, • regional opportunities/constraints, • document servicing needs/availability of water/ sewerage, • will delineate subwatershed planning areas. <p>Watershed plans "set the stage" for the undertaking of</p>

Study/Report/Information	General Description/Development Scenario
	<p>smaller scale subwatershed management plans.</p> <p>A subwatershed plan should reflect the goals of the watershed plan, but is tailored to tributary needs and local issues. Subwatershed plans can provide more detailed guidance for site-specific water resource planning issues. They present targets, goals and objectives for the subwatershed.</p>
<p>Tree Inventory/Woodland Preservation and Management Plan</p>	<p>The purpose of a Tree Inventory/Woodland Preservation and Management Plan is to provide detailed information about individual trees and associated vegetation on public and private lands. The Preservation plan should be based on a detailed landscaped analysis of the area including its topography and soils.</p> <p>Any development or site alteration where private or public trees/vegetation exist within the property and/or exist a minimum of 3 metres beyond the property line shall detail, in addition to other matters, existing trees proposed to be removed and the canopy replacement, existing trees proposed to be retained/protected and their monetary dollar value, dimensions and details of recommended tree protection and preservation measures for all trees to be retained.</p> <p>The plan shall be prepared by a qualified Landscape Architect in good standing with the O.A.L.A (Ontario Association of Landscape Architects) in conjunction with a qualified Certified Arborist who will prepare the vegetation inventory and analysis. Other qualified professionals include biologist, ecologist, professional geoscientist, or forester.</p>
<p>Oak Ridges Moraine Specific Studies</p>	<p>For any development or site alteration within the Oak Ridges Moraine the following studies maybe required:</p> <p>A Natural Heritage Evaluation shall address the study requirements identified in section 4.4.40.</p> <p>A Hydrological Evaluation shall address the study requirements identified in section 4.4.41.</p> <p>A Landform Conservation Plan shall address the study requirements identified in section 4.4.42.</p> <p>An Earth Science Heritage Evaluation shall address the study requirements identified in section 4.4.43.</p> <p>These studies shall be submitted to the satisfactions of the Municipality in consultation with the Conservation Authority.</p>

Study/Report/Information	General Description/Development Scenario
Hydrogeological Report and Servicing Options Report	<p>The purpose of a Hydrogeological Report is to evaluate the impacts of a proposed development on ground water and surface water quality or quantity and the associated connections and impacts to natural heritage and water resource features and functions.</p> <p>A Hydrogeological Report submitted to evaluate impacts to natural heritage and water resource features shall be submitted to the satisfactions of the Municipality in consultation with the Conservation Authority.</p>
Geotechnical Report	<p>The purpose of a Geotechnical Report is to explore subsurface soil and groundwater conditions on a site.</p> <p>The Geotechnical Report should summarize subsurface exploration data, including subsurface soil profiles, exploration logs, laboratory results, ground water information and engineering recommendations for design.</p> <p>A Geotechnical Report shall be submitted to the satisfaction of the Municipality in consultation with the Conservation Authority.</p>
Slope Stability	<p>The purpose of a Slope Stability Report is to protect valley slopes from impacts to long-term stability by development.</p> <p>Any proposal for development or site alteration on or in proximity to a slope must demonstrate that the long term integrity of the slope is not compromised by the proposed development and that an appropriate access buffer has been provided, if required, in accordance with the standards and criteria established by the Province and the Conservation Authority. All other site specific situations where a Slope Stability Report is required will be reviewed by the Municipality in consultation with the Region and/or Conservation Authority. These specific situations may include the need to undertake a stream meander belt analysis for applications adjacent to watercourses and valleylands.</p>
Flood Plain Management Report	<p>The purpose of a Flood Plain Management Report is to evaluate the hydraulic impacts to the flood plain, both on and offsite, flood proofing requirements and access requirements associated with development or site alteration within the Regional Storm Flood Plain, as defined by the Conservation Authority.</p> <p>Any proposal for development or site alteration within the Regional Storm Flood Plain must demonstrate that there will be no off site impacts to the flood plain and must demonstrate that an appropriate level of flood proofing and</p>

Study/Report/Information	General Description/Development Scenario
	<p>safe access may be established for the proposal.</p> <p>The report shall be prepared in accordance with the criteria and standards established by the Province, the Municipality and the Conservation Authority. It must be stamped and signed by a Professional Engineer (water resources).</p>
<p>TRANSPORTATION</p>	
<p>Traffic Management Plan</p>	<p>The purpose of a Traffic Management Plan is to minimize the negative impacts of traffic on neighbourhood streets, ensure adequate supply of on-street parking, and ensure a transit, cycling and pedestrian friendly environment.</p> <p>Draft Plans of Subdivision shall be accompanied by a Traffic Management Plan that would illustrate, among other matters, daylight triangles, anticipated driveway locations in proximity to corners, cul-de-sac bulbs and elbows, design speeds, proposed sidewalk locations, right-of-way widths, road radii and traffic calming measures.</p>
<p>Parking Utilization Study</p>	<p>The purpose of a Parking Utilization Study is to estimate the parking demand generated by a development and to establish the number and size of parking spaces to be provided, while recognizing local conditions and site constraints.</p> <p>This study may be required in support of development applications which propose fewer or significantly greater parking spaces, as determined by the Municipality, than required by the Municipality's Zoning By-law. Such a study shall assess projected on-site parking space demand in comparison to the proposed parking space supply and shall provide parking options and implementation recommendations including, where appropriate, the sharing of parking spaces between different on-site uses or the utilization of potential off-site options in compliance with the Municipality's Zoning By-law. The Study should also include an analysis of the proximity to transit and of other policy objectives such as intensification, sustainability, and compact development</p>
<p>Traffic Impact Study</p>	<p>The purpose of a Traffic Impact Study is to provide an assessment of the impact of a proposed development on the transportation system, and determine infrastructure improvements, service upgrades and mitigation measures required to reduce any adverse impacts of a proposed development, not just to accommodate automobile flows, but also having the pedestrian as the first priority and</p>

Study/Report/Information	General Description/Development Scenario
	<p>his/her use of other modes of mobility.</p> <p>These studies would be required for any proposal for development or site alteration in proximity to a local, collector or arterial road that may have an impact on the Municipality's transportation network. The study shall project and evaluate expected traffic movements and volume generated by the particular development proposal or site alteration.</p> <p>The study should include an analysis of other modes of transportation such as cycling, walking, and transit and how these modes of transportation will be promoted and accommodated by the development.</p> <p>The study shall be prepared by a registered professional planner or professional engineer to the satisfaction of the Municipality.</p>
<p>AGRICULTURE</p>	
<p>Statement of Conformity with Minimum Distance Separation Information</p>	<p>Any proposal for development or site alteration of a non-agricultural use within 500 metres of a livestock facility, or the establishment of a new livestock facility, is required to use Minimum Distance Separation (MDS) formulae to determine a recommended distance between a livestock facility and another land use. MDS will vary according to a number of variables including, but not limited to, type of livestock, size of farm operation and type of proposed development. MDS does not account for noise and dust.</p>
<p>Agricultural Assessment</p>	<p>Any proposal for development or site alteration of a non-agricultural use within 500 metres of an agricultural operation may also require an Agricultural Assessment to examine reciprocal impacts of new non-agricultural uses and existing agricultural operations on each other. The proposal for a non-agricultural use would in all situations demonstrate suitable mitigation measures to protect the agricultural use and its operations. The proposal for a non-agricultural use would also, if necessary, demonstrate mitigation measures such as buffer zones or alternative designs to protect the non-agricultural use from potential impacts from agricultural operation activities such as crop spraying.</p> <p>An agricultural assessment will also be required for projects that change prime agricultural land to other non-agricultural uses. The Assessment analysis has to demonstrate that agricultural uses are no longer feasible/needs on the site and/or the proposed use is more</p>

Study/Report/Information	General Description/Development Scenario
	beneficial to the community, and explore the possibility of reverting the site to agricultural uses in the future.
Noise or Vibration Study	<p>The purpose of a Noise Study is to provide an analysis of anticipated future noise levels within and surrounding a proposed development, and to describe the types and locations of noise abatement measures which will be required to attenuate noise.</p> <p>A Noise Study would address, among other matters, the number and nature of highly intrusive noise events in a variety of conditions and the feasibility of achieving acceptable levels of noise impact. Further, a Noise Study shall be prepared by a qualified acoustical engineer to the Municipality's satisfaction.</p> <p>A Vibration Study would, among other matters, measure vibration levels and the feasibility of achieving acceptable levels of vibration impact. All other site specific situations where this study may be required will be determined by the Municipality in consultation with any other government agency, public authority and/or external agency.</p>
Odour, Dust and Light Impact Study	<p>An Odour, Dust and Light Impact Study is required for any proposal for development or site alteration in proximity to sources of noxious or hazardous substances or where sensitive land uses may experience adverse impacts from development.</p> <p>The study shall be prepared by a professional engineer to the satisfaction of the Municipality.</p>
SERVICING	
Grading, Drainage and Stormwater Management Report	<p>The purpose of a Grading, Drainage and Stormwater Management Report is to evaluate the effects of a proposed development on the stormwater and drainage pattern, and to recommend how to manage rainwater/snowmelt for the proposed development.</p> <p>Any proposal for development or site alteration may require a Grading, Drainage and Stormwater Management Report to examine how stormwater, erosion and sedimentation will be controlled and managed on and off site. The report shall be prepared in accordance with the standards, requirements and criteria established by the Province, Municipality and Conservation Authority.</p> <p>The report shall be prepared by a professional engineer to the satisfaction of the Municipality.</p>

Study/Report/Information	General Description/Development Scenario
Functional Servicing Report	<p>The purpose of the Functional Servicing Report is to evaluate the impacts of a proposed development on Regional and Municipal servicing infrastructure and utilities.</p> <p>Any proposal for a major development, as determined by the Municipality, shall identify the technical requirements to provide the utilities and infrastructure to support urban development.</p> <p>All other site specific situations where a Functional Servicing Plan may be required will be determined by the Municipality in consultation with any other government agency, public authority and/or external agency</p> <p>The Functional Servicing Report shall be prepared by a qualified professional engineer to the satisfaction of the Municipality.</p>
AGGREGATES	
Aggregate Extraction Area Study	<p>An Aggregate Extraction Area Study shall address the study requirements identified in Section 15.3.9</p> <p><u>An Aggregate Rehabilitation Plan</u> is required as part of the license process under the jurisdiction of the Ministry of Natural Resources pursuant to the <i>Aggregate Resources Act</i>.</p>
CULTURAL HERITAGE	
Archaeological Assessment	<p>The purpose of an Archaeological Assessment is to ascertain the presence or absence of archaeological resources.</p> <p>Any proposal for development or site alteration in proximity to areas with archaeological sites or having archaeological potential (as assessed according to Ministry of Culture criteria) would, if found, identify archaeological resources, evaluate the significance of these resources, and provide strategies to mitigate the impact of development on these resources, such as on-site preservation or systematic removal. The assessment would also include recommendations for conservation measures.</p> <p>The assessment shall be conducted and the information prepared by an Archeologist licensed under the Ontario Heritage Act.</p>

Study/Report/Information	General Description/Development Scenario
Cultural Heritage Resource Impact Assessment	<p>The Cultural Heritage Resource Impact Assessment is intended to provide relevant information on the nature and significance of a heritage property and develops the policy framework in which the heritage property can be conserved.</p> <p>Any proposal for the development of a heritage property designated under the Ontario Heritage Act or of a property abutting a designated heritage property would need to identify and evaluate the impact of development or site alteration on the built heritage resource and recommend appropriate impact mitigation measures and conservation strategies, based on conservation principles, and provide a statement of cultural significance.</p> <p>The assessment shall be conducted and the information prepared by a member of the Canadian Association of Professional Heritage Consultants.</p>
URBAN DESIGN	
Sun/Shadow Analysis	<p>The purpose of a Sun/Shadow Analysis is to evaluate the impact of a proposed development's shadows at various times of day through the year.</p> <p>Any proposal for development or site alteration with significant height or massing as determined by the Municipality and/or located within proximity to low density residential areas shall show the impact of shadows cast by the proposed development on adjacent streets, parks and properties.</p> <p>The analysis shall be prepared by an architect, landscape architect, or registered professional planner to the satisfaction of the Municipality.</p>
Scenic Vistas & Views Impact Analysis	<p>A Scenic Vistas & Views Impact Analysis may be required to determine the impacts of a proposed development on view and vistas, by graphically inserting the proposal into images depicting existing view and vistas. A series of view and vista renderings, from a variety of angles and at varying distances may typically be required.</p> <p>The analysis shall be prepared by an architect, landscape architect, or registered professional planner to the satisfaction of the Municipality.</p>
Park Concept Plan	<p>Any draft plan of subdivision where parkland is being dedicated to the Municipality shall include a park concept showing the program indicated by the Municipality can be accommodated within the area of the parkland being</p>

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	<p>proposed within the draft plan.</p> <p>The plan shall be prepared by an architect, landscape architect, or registered professional planner to the satisfaction of the Municipality.</p>
Urban Design Guidelines	<p>The purpose of Urban Design Guidelines is to evaluate the design of a development and associated landscapes to ensure that the development blends with the neighbourhood, or to advance the emerging character of a new or redeveloping neighbourhood.</p> <p>Urban Design Guidelines may be required for any development or site alteration and would be a combination of text, plans, illustrative sketch diagrams and photos. The Guidelines would describe the vision or design intent, physical form, layout and design of the proposed development including, but not limited to matters such as, building massing, elevations and articulation to establish the relationship between the building and the street, building heights and shadows, building setbacks, circulation and parking, pedestrian and transit linkages, loading and servicing, landscape and outdoor amenity areas, and lighting. The Guidelines would also demonstrate that land use compatibility is taken into account and impacts on sites adjacent to the development are mitigated.</p>
Master Block Plan	<p>A Master Block Plan may be required for development applications to show the siting of a particular proposal within a broader surrounding context, the limits of which are to be identified by the Municipality on a case-by-case basis. In this regard, the Master Block Plan may involve an appropriate conceptualization of the future development of lands in the vicinity of the subject site, as well as show existing conditions and/or other concurrent proposals in the broader surrounding area.</p> <p>A Master Block Plan may also be used as a mechanism by which to evaluate compliance of a proposal under ultimate build-out conditions, with respect to such built form objectives as built frontage, lot coverage and density.</p>
Lighting/Photometric Plan	<p>The purpose of a Lighting/Photometric Plan is to provide an analysis of the anticipated lighting levels on a proposed development site and potential effects on nearby properties, features and the night sky. Such a Plan is to be premised upon providing sufficient lighting for site access and safety purposes which also minimizes energy</p>

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	<p>consumption, light pollution and visual impacts.</p> <p>Any development or site alteration where proposed lighting may affect adjacent or nearby land uses or environmental conditions, perhaps due to variations in topography or visibility, would be required to submit a lighting/photometric Plan. This Plan is to demonstrate how the development has been designed to conserve energy, prevent adverse and off-site impacts for nearby properties, sensitive land uses and infrastructure, such as residential areas, green spaces, railways and roadways, and avoid negative effects on the night sky.</p>
OTHER	
<p>Reliance Letter, Phase 1 and 2 Environmental Site Assessment or Site Screening Questionnaire</p>	<p>Any proposal for development or site alteration on lands or adjacent to lands where there is a probability that one or more contaminants have affected the property must submit a Site Screening Questionnaire or Phase 1 and 2 Environmental Site Assessment in accordance with Regional Guidelines and Provincial Guidelines and legislation. For major application types, such as an Official Plan Amendment, Zoning By-law amendment, Plan of Subdivision, Plan of Condominium and major Site Plan, a Reliance Letter may be required to accompany all Phase 1 and 2 Environmental Site Assessment reports and Site Screening Questionnaires.</p> <p>The documents shall be prepared by a professional engineer to the satisfaction of the Municipality.</p>
<p>Air Quality Study</p>	<p>The purpose of an Air Quality Study is to assess the potential impact of emissions, including odour and dust, produced by a proposed development and provide mitigation measures to protect public health and the natural environment.</p> <p>Any proposal for development or site alteration with activities that may potentially have adverse impacts on the health of Municipality residents or the environment would require an Air Quality Study. The Study would measure existing and projected pollutant concentrations in order to assess ambient air quality and the impact of emission concentrations on adjacent sensitive receptors, such as residential uses. The Study would also determine the proposed development's expected emission impacts on the surrounding community/development and provide control and mitigation measures. A development proposal for a sensitive land use, such as residential, in proximity to</p>

Study/Report/Information	General Description/Development Scenario
	a land use activity that produces air emissions that may adversely affect the sensitive land use must also conduct an Air Quality Study, and if necessary demonstrate measures to protect the sensitive use.
Contamination Management Plan	Any proposal for development or site alteration for high risk land uses within areas of high aquifer vulnerability shall be accompanied by a Contamination Management Plan that defines the approach to protect water resources and provides for long-term monitoring of the use. High risk land uses may include, but are not limited to auto wrecking and salvage yards; dry cleaning of textile and textile products; and, wood product preservation and treatment.

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