



## **Draft Amendment No. xx To the Clarington Official Plan**

**Purpose:** The purpose of this Amendment is to insert the Southeast Courtice Secondary Plan into the Clarington Official Plan. This Secondary Plan, including Urban Design and Sustainability Guidelines will facilitate the development of a sustainable, livable and inclusive community in Courtice.

Key to this Secondary Plan area is the presence and protection of the Robinson Creek and Tooley Creek valleys and the associated natural environment. Along with the two Regional Corridors, Bloor Street and Courtice Road, these are predominant features defining the structure of the Secondary Plan area.

Although predominantly residential, the Secondary Plan area will feature a mix, location and intensity of uses that allow many needs to be met locally, while also having access to broader amenities. Walking, cycling and transit are all provided for throughout.

The major roads are important transportation routes and they will feature landscaping, built form, and a mix of uses that are connected to the interior neighbourhoods. They are designed to have attractive and inviting spaces.

**Location:** This Amendment applies to approximately 295-ha area generally bounded by Hancock Road in the east, the Robinson Creek Valley to the west and by Durham Highway 2 in the north. The southern boundary is a future collect road located south of Bloor Street. The subject lands are entirely within the Courtice urban area.

**Basis:** Clarington Council authorized the commencement of this Secondary Plan at a public meeting before Clarington Council in January 2018. The Secondary Plan has been prepared based on five priorities of Council. Affordable Housing, Excellence in Urban Design and Sustainability and Climate Change are key policy directions guiding the Secondary Plan. This Plan has been integrated with the Robinson Creek and Tooley Creek Subwatershed Study as well and the Municipal Class Environmental Assessment process for new roads. And fundamental to the above has been Public Participation.

The Secondary Plan's first public information centre (PIC) was held at the South Courtice Arena in June 2018. Over 60 landowners and members of the public attended this session. At this meeting,

attendees were introduced to the Secondary Plan planning and design process.

Background reports were prepared as part of the Secondary Plan process. The background reports below highlighted key challenges and opportunities for Southeast Courtice and provided direction to the Secondary Plan. The list of reports is as follows:

- Technical Summary Report
- Planning Background
- Affordable Housing Analysis
- Commercial Needs Assessment
- Transportation Report
- Functional Servicing Background Report
- Landscape Analysis
- Agricultural Impact Assessment
- Archaeological Assessment
- Built Heritage and Cultural Heritage Landscape Screening
- Natural Resources Background Analysis, SWS Integration
- Sustainability & Green Principles

Prior to the second PIC, all landowners in the Study area were invited to an information session. This included a presentation of existing land use policy and best practices in neighbourhood design. This was followed by a presentation of three land use options for the Area. The priorities for all three options included environmental protection, an active transportation network and diverse housing mix, however each option explored a unique development objective. This same information was then presented to the public at the second PIC. Approximately 120 people attended these two sessions.

Public and landowner input was received through an online community building tool, surveys, comment forms and roundtable discussions. The Steering Committee's input has also provided direction.

The Southeast Courtice Secondary Plan and the Urban Design and Sustainability Guidelines have been created based upon the study team's analysis and the public consultation process described above.

**Actual  
Amendment:**

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a ~~strike-through~~.

1. Existing Part Six, Section 3 “General Policies for Secondary Plans” is hereby amended as follows:

“3. Secondary Plans have been prepared for the following areas:

- a) Bowmanville East Town Centre;
- b) Bowmanville West Town Centre;
- c) Courtice Main Street;
- d) Newcastle Village Main Central Area;
- e) Port Darlington Neighbourhood;
- f) South-West Courtice;
- g) Clarington Energy Business Park;
- h) Brookhill Neighbourhood;
- i) Clarington Technology Business Park; ~~and~~
- j) Foster Northwest and
- k) Southeast Courtice.”

2. Existing Part Six Secondary Plans is amended by adding a new Secondary Plan to Part Six as follows: