

Draft Amendment No. 130 To the Municipality of Clarington Official Plan

Purpose: The purpose of this Amendment is to include the Wilmot Creek Neighbourhood Secondary Plan in the Clarington Official Plan. This Secondary Plan, including Sustainable Development Guidelines, will facilitate the development of a sustainable, livable, and inclusive community in the Secondary Plan area.

Although predominantly residential, the Secondary Plan area will feature a mix and intensity of uses that allow many needs to be met locally, while also having access to broader amenities.

This initiative complements the Official Plan principles of promoting higher densities, mix of uses, a diversity of housing types and tenures, as well as promoting sustainable design throughout the Secondary Plan area.

Location: This Amendment applies to an approximately 42-hectare area generally bounded by Bennett Road in the west, the interchange for Highway 35/115 to the east and Highway 401 in the north. The southern boundary is the Canadian National (CN) rail line and the existing Wilmot Creek Adult Lifestyle Community. Approximately one third of the area contains natural features, a hydro transmission line easement, and Ministry of Transportation (MTO) lands.

Basis: An application and supporting studies for an Official Plan Amendment (OPA) for the lands was submitted by Rice Development Group in 2015. The Wilmot Creek Homeowners Association made a submission to the Official Plan Amendment application outlining their concerns with the development proposal. In June 2016, Rice Development Group appealed the Official Plan Amendment application to the Ontario Municipal Board in response to Clarington Council's failure to make a decision on the application. A settlement was reached and approved by the Ontario Municipal Board in 2017. The landowners and the Municipality agreed to advance the Secondary Planning process as set out in OPA 107 once approved by the Region of Durham.

Clarington Council authorized the commencement of this Secondary Plan at a public meeting before Clarington Council in December 2017. The Secondary Plan has been prepared based on the priorities of Council which include Affordable Housing, Excellence in Urban Design, and Sustainability and Climate Change and are key policy directions guiding the Secondary Plan. Fundamental to the above has been Community Engagement.

The Secondary Plan's first Public Information Centre (PIC) was held at The Wheelhouse in July 2018. Over 300 members of the public attended this open-house-style session. At this meeting, attendees were introduced to the Secondary Plan planning and design process.

A virtual Public Information Centre #2 (PIC #2) was held in April 2021. The purpose of the PIC was to provide a project update and share and seek feedback on the Emerging Plan for the Secondary Plan area. The priorities for the emerging plan included environmental protection, an active transportation network, and diverse mix of housing types. Approximately 100 people joined the session.

Public and landowner input was received through a facilitated plenary discussion, email, and online comment forms. The Steering Committee's input has also provided direction for the secondary plan.

Background reports were prepared as part of the Secondary Plan process. The background reports below highlighted key challenges and opportunities for Wilmot Creek and provided direction to the Secondary Plan. The technical studies completed in support of the previous application COPA 2003-0012 were reinitiated to allow for an update/addendum to the reports since their original submission. The list of existing reports is as follows:

- Environmental Impact Study
- Air Quality Assessment
- Archaeological Assessment
- Geotechnical Investigation
- Traffic Impact Assessment
- Noise and Vibration Study
- Fiscal Impact Analysis

New technical studies were also prepared to support the Secondary Plan and include the following:

- Technical Summary Report
- Active Transportation
- Urban Design
- Water Wastewater Servicing Plan
- Floodplain Analysis/Stormwater Management Plan
- Landscape Analysis
- Green Development Guidelines

The Wilmot Creek Neighbourhood Secondary Plan and Sustainable Development 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 ~~strikethrough~~.

1. Existing Section Special Policy Area B – Wilmot Creek Neighbourhood” is hereby amended as follows:

“16.3.2 Special Policy Area B has two development areas as follows:

- a) Area B1 includes the lands located south of the CN railway. A maximum of 960 dwelling units are permitted; and
- b) Area B2 includes the lands located north of the CN railway. A minimum of 700 dwelling units, which may include assisted living facilities, and a Neighbourhood Centre are permitted. ~~A variety of housing forms, which may include retirement and assisted living facilities, are encouraged subject to the Secondary Plan.”~~

2. Existing Section 16.3 Special Policy Area B – Wilmot Creek Neighbourhood is hereby amended as follows:

“Special Policy Area B2

16.3.7 Special Policy Area B2 is subject to the Wilmot Creek Neighbourhood ~~preparation of a~~ Secondary Plan under Part Six Secondary Plans. It will include a Neighbourhood Centre and a mix of housing types and tenures, with ~~Consideration shall be given to locate~~ high rise residential uses located adjacent to Highway 401, and commercial uses on a public road system ~~within a plan of subdivision. A portion of the lands may be developed with private leasehold arrangements and private streets.”~~

3. 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) Bayview;

- g) Clarington Energy Business Park;
- h) Brookhill Neighbourhood;
- i) Clarington Technology Business Park;
- j) Foster Northwest; and
- k) Southeast Courtice; and
- l) Wilmot Creek Neighbourhood.”

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