

Decision with Respect to an Area Municipal Official Plan Amendment

Amendment #130 to the Municipality of Clarington Official Plan Wilmot Creek Neighbourhood Secondary Plan

Statement of Conformity

This amendment is consistent with the Provincial Policy Statement and conforms to the Growth Plan for the Greater Golden Horseshoe, the Regional Official Plan, and the Municipality of Clarington Official Plan.

Amendment #130 to the Municipality of Clarington Official Plan, as adopted by By-law 2023-031, is hereby approved under Sections 17 and 21 of the Planning Act, R.S.O.1990, c.P.13, as amended, subject to the text and schedule modifications, as outlined in this document.

Modifications

Instructions on how to read this document:


- **Bolded and underlined** – indicates additional words that have been added by modification.
- ~~Strikeouts in red~~ - indicates words to be deleted by modification.

Mod No.	Policy/Topic	Modification
1.	2.2.2/Principles	Amend policy 2.2.2, so it reads, “2.2.2 Promote development and land use patterns that conserve biodiversity, ecological <u>and hydrological</u> integrity, and function to protect the health of the natural environment.”
2.	4.1.3/Open Space System	Amend policy 4.1.3, so it reads, “4.1.3 The protection of public health and safety from natural hazards, including flooding and erosion, on lands adjacent to Rickard Creek, <u>in consultation with the conservation authority.</u> ”
3.	5.2.2/Sustainable Design and Climate Change	Amend policy 5.2.2, so it reads, “5.2.2 The promotion of green building technologies, renewable and alternative energy sources, and other sustainable design options for development shall be in accordance with the policies of Section 5.5 of the Official Plan, <u>the policies of the Regional Official Plan,</u> and all relevant Provincial legislation and policy directives.”

Mod No.	Policy/Topic	Modification
4.	5.3.3 c)/ Climate Change Adaptation and Mitigation	Amend policy 5.3.3 c), so it reads, “5.3.3 c) Strategic use of deciduous trees and /or preservation of existing trees to help with evapotranspiration, shading of sidewalks and hard surface areas in summer, and solar access in winter; and...”
5.	5.6.1/Energy Conservation and Generation	Amend policy 5.6.1, so it reads, “5.6.1 In order to reduce energy consumption development proposals that include energy efficient building design, and practices in all new buildings, <u>as identified within Priority Green Clarington</u> , shall be encouraged and supported.”
6.	6.1.1/Natural Heritage	Amend policy 6.1.1, so it reads, “6.1.1 Protect and , enhance, <u>and restore</u> local and regional ecosystems and biological diversity.
7.	6.1.2/Natural Heritage	Amend policy 6.1.2, so it reads, “Ensure development does not negatively impact natural heritage features <u>and hydrologic features</u> or their ecological <u>and hydrologic</u> functions by providing appropriate separation distances and buffers.”
8.	8.2.12/ Affordable Housing	Amend policy 8.1.12, so it reads, “To support the provision of affordable housing units, the Municipality will explore other potential incentives such as reduced or deferred development charges, reduces application fees, grants, and loans, to encourage the development of affordable housing units... ”
9.	2.5/ Neighbourhood Centre	Amend Section 12.5 to add a new policy 12.5.9 as follows and renumber all subsequent policies. “ 12.5.9 Development applications for a sensitive use in the Neighbourhood Centre designation shall be supported by a land use compatibility study. ”

Mod No.	Policy/Topic	Modification
10.	12.6.4/ Environmental Protection Designation	Amend policy 12.6.4, so it reads, “The biodiversity, ecological function, and connectivity of the Environment Protection Area shall be protected, maintained, restored or, where possible, enhanced improved for the long-term...”
11.	13.1.2/Municipal Services	Amend policy 13.1.3, so it reads, “13.1.2 The Municipality will work with the landowners and the Region Regional Municipality of Durham to develop a plan...”
12.	14.1.1/ Implementation	Amend policy 14.1.1, so it reads, “14.1.1 The Secondary Plan shall be implemented in accordance with the provisions of the Planning Act, other applicable Provincial legislation, Regional policies and the provisions of the Official Plan.”
13.	14.2.1/ Required Studies and Reports	Amend policy 14.2.1, so it reads, “Prior to the approval of development applications within parts of, or the entire, Secondary Plan Area, studies, plans, and assessments shall be completed in accordance with Clarington Official Plan and Regional Official Plan policies and requirements.”

Wilmot Creek Neighbourhood Secondary Plan Update Mapping Schedules		
Mod No.	Policy/Topic	Modification
14.	Schedule ‘A’ – Land Use, Transportation, Parks and Open Space	Revise the label in the legend to reflect the name in the Secondary Plan text, so it reads, “Environmental Protection Area”
15.	Schedule ‘A’ – Land Use, Transportation, Parks and Open Space	Consider amending the colours on the map that are different shades of green.

Wilmot Creek Neighbourhood Secondary Plan Update Mapping Schedules		
Mod No.	Policy/Topic	Modification
16.	Schedule 'A' – Land Use, Transportation, Parks and Open Space	Legend change: Remove "Buffer/Open Space"
17.	Schedule 'A' – Land Use, Transportation, Parks and Open Space	Delete SWM pond, Change the SWM on the east part of the secondary plan area into medium density.
18.	Schedule 'A' – Land Use, Transportation, Parks and Open Space	Delete the parkette on the east of Green Space. Change the colour of the area into dark green consistent with Green Space
19.	Schedule 'A' – Land Use, Transportation, Parks and Open Space	Legend change: Modify the legend of "Private Road - Controlled Access" to include the buffer (coloured) around the private road. Change label wording to "Private Road-Controlled Access/Buffer"
20.	Schedule 'A' – Land Use, Transportation, Parks and Open Space	Legend change: Change SWM legend symbol. The background colour to remain in green with blue circle around "SWM" as the example: 

Wilmot Creek Neighbourhood Urban Design Guidelines		
Mod No.	Policy/Topic	Modification
21.	Sustainable Water, Stormwater	Modify guideline SW3, Sustainability Ambassador (Voluntary), so it reads, QUANTITY "Retain runoff volume from the 10 25-millimeter rainfall event on site."

Wilmot Creek Neighbourhood Urban Design Guidelines		
Mod No.	Policy/Topic	Modification
22.		All changes on Schedule 'A' be reflected in the Urban Design Guidelines.

Brian Bridgeman

Date: September 26, 2024

B.E. Bridgeman, MCIP, RPP, PLE
 Commissioner of Planning and Economic Development
 Regional Municipality of Durham



LEGEND

	Secondary Plan Boundary		Environmental Protection		Arterial Type C
	Medium Density Residential		Stormwater Management Facilities		Collector Road
	High Density Residential		Green Space		Local Road
	Neighbourhood Centre		MTO Lands		Private Road
	Parkette		Water Course		Private Road - Controlled Access
	Buffer/Open Space				Trail

Schedule A

**LAND USE, TRANSPORTATION,
PARKS AND OPEN SPACE**

**Wilmot Creek Neighbourhood
Secondary Plan**

April 2023

Modification #16

Modification #17

Modification #18

Modification #19

Modification #20