



December 22, 2020

Dear Sir/Madam,

**Re: Rural Areas Phase of Zone Clarington and Clarington Official Plan
Amendment**

You are receiving this notice to inform you that work on the rural phase of the Municipality's comprehensive zoning by-law review project, Zone Clarington, will resume. According to our records, you are listed as an interested party for this project.

Zone Clarington - Rural Area Zoning Review

At the December 14, 2020 Council meeting, Municipal staff were directed to resume work on the Rural Areas Phase of Zone Clarington after the project was previously tabled by the Planning and Development Committee of Council. The tabling motion passed in October 2019, effectively putting an indefinite hold on all work on the rural area portion of Zone Clarington. Staff will now continue working on the Rural Area Phase of the project with specific direction from Council that includes:

- Preparing a report for Council approval with a draft Zoning By-law.
- Keeping the Environmental Protection (EP) zoning, which is currently in place in Clarington's existing Zoning By-law(s).
- Adding maps to the draft Zoning By-law from other agencies that will provide information on corresponding land use regulations, which may apply if a new development of a property is being proposed.
- Adding advisories into the zoning by-law(s) to make it clear that a property owner also has obligations to comply with external agency rules relating to land use.
- Stopping work on the Site-Specific EP Zoning Review Process, including site-specific visits.

Staff anticipate reporting back to Council on progress with the draft zoning by-law later in 2021. Before Council can approve a Zoning By-law amendment, public consultation is required to incorporate public feedback on the proposal. Since you are listed as an interested party for the Zone Clarington project, you will receive news and updates on the zoning by-law review, as they become available.

Official Plan – Environmental Protection and Special Study Area Review

At the same December 14, 2020 Council meeting, Council directed staff to undertake the following with respect to the Clarington Official Plan:

- Amend the Environmental Protection Area land use designation in the Clarington Official Plan. Staff will complete a review of the policies in the Official Plan based on Provincial legislation and the Region of Durham Municipal Comprehensive Review process currently underway. This project is subject to Council approval of the 2021 Budget.
- Review Special Policy Area 2 – Greenbelt Expansion. In the coming months, staff will begin public consultation regarding the existing Official Plan Special Study Area 2 – Greenbelt Expansion policies.

A copy of Resolution #C-512-20 passed by Council on December 14, 2020 is enclosed. If you have any questions, please contact us directly. For questions regarding Zone Clarington, please email zoneclarington@clarington.net or phone Tracey Webster at 905-623-3379 ext. 2415. For questions regarding the Clarington Official Plan, please contact Lisa Backus by email at lbackus@clarington.net or by phone at (905) 623-3379 Ext. 2413.

If you no longer wish to receive notices, news and updates relating to Zone Clarington, please email zoneclarington@clarington.net to unsubscribe.

Sincerely,



Amy Burke
Acting Manager – Special Projects Branch
Planning and Development Services
AB*TW*av

Enclosure

Clarington

If this information is required in an alternate format, please contact the Accessibility Co-Ordinator at 905-623-3379 ext. 2131

December 17, 2020

To Interested Parties:

Re: Rural Portion of Zoning By-Law Amendment for Zone Clarington and a Clarington Official Plan Amendment

File Number: PG.25.06

At a meeting held on December 14-15, 2020, the Council of the Municipality of Clarington passed the following Resolution #C-512-20:

That Staff be directed to bring forth report together with a draft a zoning by-law amendment which:

- i. Retains the EP zoning in place prior to the zoning by-law review;
- ii. Includes schedules from other authorities as additional information in the zoning by-law listing applicable land use regulations;
- iii. Contains advisories with respect to the obligations to comply with land use controls of external agencies.

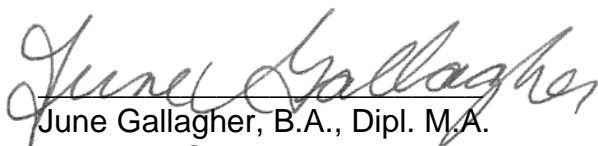
That Staff take all steps necessary to amend Clarington's Official Plan (the "OPA Amendment") by way of a municipally initiated amendment, with the Natural Heritage designation in Map D and Environmental Protection Area in Map A of the Official Plan being limited to:

- a. Provincially Significant Wetland;
- b. Areas designated by CLOCA as being within a floodplain (red line on CLOCA maps);
- c. Areas designated by the GRCA as being within a floodplain;
- d. Land designated on the current Region of Durham Official Plan, Schedule B Map B-1 as containing Key Natural Heritage and Hydrologic Features;
- e. Land which is Significant Woodland;
- f. That land be included which is mandated by the Province to be designated as Natural Heritage.

That Staff initiate all public consultation such that Section 17.3 of the Official Plan Special Study Area 2-Greenbelt Expansion be reconsidered.

That if any other amendments to the Official Plan are subsequently required as a result of refined mapping, they shall be at no cost to the landowners for application fees.

Yours truly,



June Gallagher, B.A., Dipl. M.A.
Municipal Clerk

JG/cm

- c: Interested Parties (list on file with the Planning and Development Services Department)
- Mayor and Members of Council
 - A. Allison, CAO
 - L. Backus, Principal Planner
 - A. Burke, Acting Manager, Special Projects
 - H. Keyzers, Office Coordinator to the Mayor
 - F. Langmaid, Acting Director of Planning and Development Services
 - R. Maciver, Director of Legislative Services/Municipal Solicitor
 - B. Radomski, Corporate Communications Officer
 - A. Welsh, Councillors' Office Assistant