

Amendment Number 145

To The Municipality of Clarington Official Plan

Purpose: The purpose of this Amendment is to permit a commercial fill operation in addition to the existing permissions provided to the Rural designation and the existing site-specific land use permissions provided in Section 23.19.6.vii of the Official Plan, to the property with Assessment Roll Number 1817- 010-110-19100 (3061 Regional Road 20). The proposed commercial fill activity involves the importation of approximately 300,000m³ of clean fill over a five-year period to regrade and level a former aggregate extraction site, with the objective of restoring the land for agricultural use that are generally on the northern portion of the subject property.

Location: The Official Plan Amendment affects the subject lands with Assessment Roll Number 1817- 010-110-19100 (3061 Regional Road 20). The area more specifically described within 300 metres from Regional Road 20 and to a maximum area of 12 hectares.

Basis: This Official Plan Amendment is based on an application submitted by 1829963 Ontario Incorporated to permit a commercial fill operation on the subject lands. The proposal involves importing approximately 300,000 m³ of clean fill over five years to regrade and level a former aggregate pit, with the intent of restoring the land for agricultural use. The application is supported by technical studies and plans, including a Scoped Natural Heritage Evaluation, Soil Management Plan, Pit Rehabilitation Plan, Landscaping Plan, and Topographic Plan.

The Amendment will permit a commercial fill operation in addition to permissions provided by the Rural designation and the existing site-specific land use permissions provided in Section 23.19.6.vii of the Official Plan.

The Amendment aligns with the intent of the Rural designation to support long-term agricultural viability.

**Actual
Amendment:**

The Clarington Official Plan is hereby amended as follows:
(*Note: New text is shown with an underline and deleted text is shown with a ~~strikethrough~~)

1. Existing Section 23.19.6.vii of the Clarington Official Plan is amended as follows:

“In addition to the permissions provided by the Rural designation, the property with Assessment Roll Number 1817- 010-110-19100 (3061 Regional Road 20) shall be primarily used for:

- a. low intensity recreation,
- b. recreation uses which are higher in intensity and require modification of the land surface accompanied by the introduction of buildings and structures, ~~and~~
- c. recreation uses of relatively low intensity requiring minimal modifications of the land surface, the minimal removal of trees, and relatively few if any buildings or structure; and
- d. a commercial fill operation within the area more specifically described as within 300 metres from Regional Road 20 and to a maximum area of 12 hectares.

In addition to the permitted uses described above, the permitted uses also include unserviced camping, ticket booths and ancillary uses such as portable washrooms and day parking, as accessory to nearby lands that permit music festivals, subject to the following:

- Permanent buildings and/or structures related to the temporary use are prohibited;
- Alteration to grades outside of the licensed area or fill area is prohibited;

- *Natural heritage features* will be appropriately buffered;
- *Site Plan* approval will be obtained to address such matters as site layout; access; temporary fencing, signage and lighting; and monitoring of measures to mitigate environmental impacts.”

Implementation: The provisions set forth in the Municipality of Clarington Official Plan regarding the implementation of the Plan, shall apply in regard to this amendment

Interpretation: The provisions set forth in the Municipality of Clarington Official Plan, regarding the interpretation of the Plan, shall apply in regard to this Amendment, save and except that a commercial soil operation shall be permitted on this property.

File number: COPA-2025-0015