



## **Amendment No XX To the Municipality of Clarington Official Plan**

**Purpose:** The purpose of this Amendment is to create a planning framework that will facilitate the development of a complete community in the Bayview Secondary Plan area, both in the already built neighbourhood to the north, and in the unbuilt area to the south.

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

**Location:** This Amendment applies to a 216-ha area bounded by Bloor Street in the north, Robinson Creek in the east, the CP rail corridor and Highway 401 in the south, and Townline Road South in the west. The subject lands are entirely within the Courtice urban area boundary and located at the extreme west edge of the Municipality of Clarington. The City of Oshawa is located immediately to the west of the Secondary Plan area.

**Basis:** In 1996 a Neighbourhood Plan was first adopted for Southwest Courtice. At this time, land uses, built form and density for the northern portion of the study area were identified. The southern portion of the Plan required service from the Courtice Trunk Sewer and was left as "Future Urban Residential". The Region of Durham later began the process of extending the Courtice Trunk Sewer, and in early 2018 a landowner group approached staff to initiate an update to the Southwest Courtice Secondary Plan in anticipation of the southern lands being serviceable. In June 2018, staff recommended that the Municipality proceed with updating the Southwest Courtice Secondary Plan. The recommendation was approved by Council, and the Southwest Courtice Secondary Plan Update was initiated with the engagement of Urban Strategies Inc. in December 2018.

Before secondary plans in south Courtice could advance, detailed ecological information was required to balance development with protecting natural heritage. In support of the key principles of sustainable development and ecosystem integrity in the Official Plan, the Robinson Creek and Tooley Creek Subwatershed Study was commissioned in 2017. Accordingly, this Secondary Plan update intends to implement the recommendations of the Robinson/Tooley Creek Subwatershed Study.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included an open-house-style Public Information Centre in June 2019, a stakeholder workshop that included all Update-area landowners and agencies in early October 2019, and a second open-house-style Public Information Centre later in October 2019.

The background reports below provided direction to the policies included in the Secondary Plan. The list of reports is as follows:

- Stage 1 Summary Report
- Stage 1 Summary Report Appendices
  - Public Meeting #1 Consultation Summary
  - Cultural Heritage Assessment Report
  - Stage 1 Archaeological Assessment Report
  - Transportation Impact Assessment Report
  - Servicing, Existing Conditions, Opportunities and Constraints Report
- Stage 2 Summary Report
- Functional Servicing Report
- Transportation Impact Assessment
- Planning Rationale Report

**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) Bayview; ~~South-West Courtice~~;
    - g) Clarington Energy Business Park;
    - h) Brookhill Neighbourhood;
    - i) Clarington Technology Business Park;
    - j) Foster Northwest; and
    - k) Southeast Courtice.”
2. Existing Part Six Secondary Plans is amended by deleting the ‘South-West Courtice Secondary Plan’ in its entirety.

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