

Draft AMENDMENT NO.133 TO THE 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 North Village Secondary Plan area. This Secondary Plan, including Urban design and 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 principle of promoting higher densities, and mix of uses, and the principles of promoting a diversity of housing types and tenures, as well as sustainable design throughout the Secondary Plan area.

LOCATION: This Amendment applies to a 51-ha area bounded by Concession Road 3 to the north, Arthur Street to the east, and Highway 35/115 to the west. The subject lands are located at the north corner of the Newcastle urban area boundary. Approximately one-third of the area contains natural features. Regional Road 17 is the main north-south arterial through the area. Existing residential uses, a place of worship and a fast-food restaurant are located on the west side of Regional Road 17. A future residential neighbourhood will be located to the south.

BASIS: In 2019, the North Village Landowners Group (which represents most of the currently undeveloped lands in the secondary plan area), committed to covering 100% of the costs of the update. In April 2019, staff recommended that the Municipality proceed with initiating the North Village Secondary Plan. The recommendation was approved by Council, and the North Village Secondary Plan was initiated with the engagement of SvN Architects + Planners in September 2019.

This Amendment is based upon the study team's analysis and an extensive public consultation process which included open-house-style Public Information Centres in November 2019 and November 2021, June 2022, and a fourth Public Information Centre in March 2023.

The background reports below highlighted key challenges and opportunities for the North Village Secondary Plan area and provided some direction to the policies. The list of reports is as follows:

- Agricultural Impact Assessment
- Stage 1 Archaeological Assessment
- Cultural Heritage Report
- Natural Environment Report
- Phase 1 Existing Conditions Master Servicing Report
- Phase 1 Existing Conditions Transportation Report
- Sustainability Background Report
- Planning Rationale
- Land Use Alternatives Summary Report
- Draft Transportation Needs Report
- Draft Master Servicing Report

**ACTUAL
AMENDMENT:**

1. Existing Part VI, Section 3 'General Policies for Secondary Plans' is hereby amended, to include the North Village Secondary Plan, 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;
- k) Southeast Courtice;
- l) Wilmot Creek Neighbourhood; and
- m) North Village.”

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