The Corporation of the Municipality of Clarington

Amendment Number **154** to the Municipality of Clarington Official Plan

**Purpose:** This amendment to the Clarington Official Plan will update policies to continue to enable the development and implementation of community improvement plans pursuant to Section 28 of the Ontario Planning Act, addressing a range of community improvement objectives. The amendments also include the designation of the entirety of the Municipality of Clarington as a Community Improvement Project Area, eliminating the need for Map I 'Community Improvement Project Areas'.

**Location:** This Amendment applies to the Municipality of Clarington in its entirety.

**Basis:** The Municipality of Clarington intends to implement a comprehensive community improvement plan addressing a range of matters including:

- Commercial development in the downtowns of Bowmanville, Newcastle and Orono;
- Affordable housing development;
- Employment; and
- Agricultural on-farm diversification.

The community improvement plan is based upon a range of stakeholder and public input.

**Actual Amendment:**

Note: Unless otherwise indicated in the Amendment, newly added text is shown with <u>underlining</u> and deleted text is shown with a strike-through.

The Clarington Official Plan is hereby amended as follows:

1. By amending Section 1.3 Organization of the Plan by deleting reference to Map I Community Improvement Project Areas and amending the section as follows:

Official Plan Maps:

A Land Use

B Urban Structure

C Secondary Plan Areas

D Natural Environment – Natural Heritage System

E Natural Environment – Aquifer Vulnerability and Oak Ridges Moraine Landforms

F Natural Environment – Natural Hazards and Waste Disposal Assessment Areas

G Potential Aggregate Resource Areas

H Greenbelt and Oak Ridges Moraine

I Deleted "~~I Community Improvement Project Areas~~"

J Transportation Network – Roads and Transit

K Trails

2. By amending existing Policy 16.6.5 (Special Policy Area E – Wellington Enterprise Area) as follows:

"16.6.5 ~~The Wellington Enterprise Area is located within the B1 Community Improvement Project Area.~~ In the preparation of ~~the~~ a Community Improvement Plan, considerations for the *redevelopment* of ~~this site~~ the Wellington Enterprise Area will be included."

3. By amending existing Policy 17.4.5 (Special Study Area 3 – Goodyear Redevelopment Area) as follows:

"17.4.5 ~~The Goodyear Redevelopment Area is located within the B3 Community Improvement Project Area.~~ In the preparation of ~~the~~ a Community Improvement Plan, considerations for the *redevelopment* of ~~this site~~ the Goodyear Redevelopment Area will be included."

4. By amending the existing Section 22.1 Community Improvement Goal as follows:

"22.1.1 To provide for and encourage public and private sector activities for the purpose of the maintenance, enhancement, *development* and *redevelopment* of the ~~existing~~ built *environment* of the Municipality."

5. By amending existing Section Community Improvement Policy Objectives 22.2 by adding new objective 22.2.5 as follows:

"22.2.5 To promote a high standard of design for improvements within Clarington's historic downtowns of Bowmanville, Newcastle, and Orono."

6. By amending the existing Section 22.3 Community Improvement Policies as follows:
   a) By deleting Policies 22.3.1, and 22.3.2 in their entirety and adding a new policy 22.3.1 as follows:

"22.3.1 For purposes of implementing community improvement plans, the entirety of the Municipality of Clarington is designated as a Community

Improvement Project Area. The Municipality may, from time to time, implement one or more community improvement plans applied to part or all of the Community Improvement Project Area, as warranted in keeping with the objectives of community improvement."

b) By deleting Table 22-1 Community Improvement Areas.

c) By renumbering and amending existing Policy 22.3.3 as follows:

"~~22.3.3~~ 22.3.2 ~~Section 22.3.2 is to be used only as a guide in the preparation of community improvement plans.~~ Community improvement plans, whether municipal-wide or otherwise, may identify priority programs or priority areas for community improvement. Program choices, financial constraints, on-site project necessities, and funding criteria may change the priorities or application of programs to sub-areas. The Municipality may revise its program priorities without the necessity of an amendment to this Plan."

d) By adding the new policy 22.3.3 as follows:

"22.3.3 Community improvement program applications within Clarington's historic downtowns will be reviewed against the Municipality of Clarington Community Improvement Plan Urban Design Guidelines, as amended. Projects that do not demonstrate a high level of urban design will not be funded."

7. By Deleting Map I Community Improvement Project Areas.

**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.