

The Corporation of the Municipality of Clarington

Amendment Number 152 to the Municipality of Clarington Official Plan

- Purpose:** The purpose of this amendment is to redesignate a portion of the Brookhill Neighbourhood Secondary Plan from 'Medium Density Local Corridor' to 'Parkette' and from 'Parkette' to 'Low Density Residential'. The amendment will permit the relocation of a public parkette.
- Location:** This amendment to the Brookhill Neighbourhood Secondary Plan applies to the property at 2547 Bowmanville Avenue in Bowmanville. Part Lot 14, Concession 2, Former Township of Darlington.
- Basis:** This amendment is based on applications by Tribute Tercot Brookhill 1 Inc. to facilitate a Draft Plan of Subdivision which consists of 27 single detached dwellings, 10 semi-detached dwellings, 59 townhouse units, natural heritage system blocks, a stormwater management pond, and a park block.
- The amendment meets the review criteria for amendments to the Clarington Official Plan under Section 23.2.6 of the Official Plan by: conforming to the municipal goals and objectives of the Provincial policies, the Durham Region Official Plan, and the Clarington Official Plan; being compatible with adjacent land uses; suitability of the location for the proposed use; impacts on the natural environment; need for the proposed use; and contribution or enhancement toward healthy neighbourhood design.

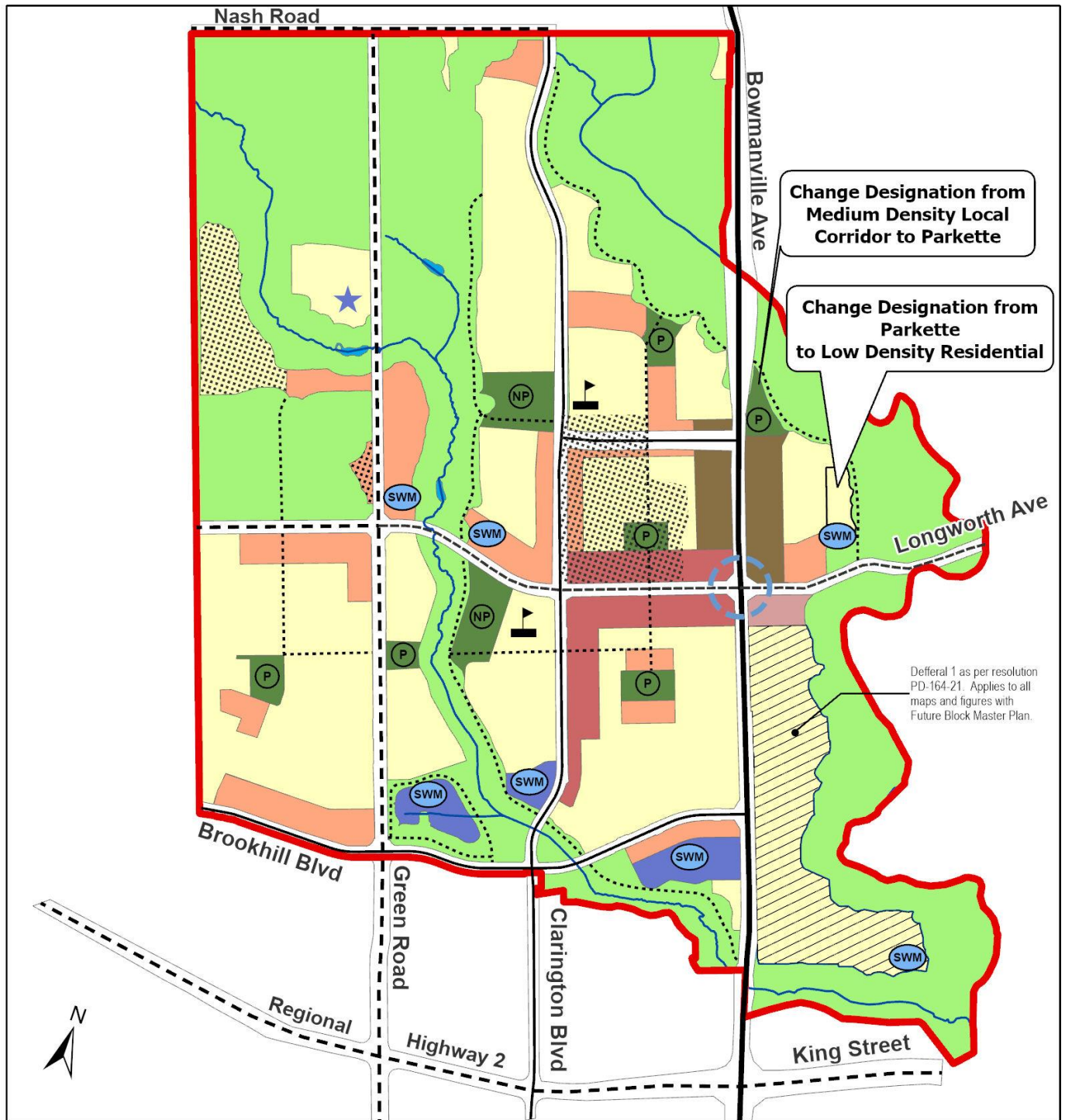
Actual Amendment:

The Clarington Official Plan is hereby amended as follows:

1. Existing Brookhill Neighbourhood Secondary Plan Schedule A – Land Use, Transportation, Parks and Open Space is amended by redesignating a portion of the subject lands identified by Roll Number 18-17-020-010-07400 (2547 Bowmanville Avenue) from 'Medium Density Local Corridor' to 'Parkette' and from 'Parkette' to 'Low Density Residential' as shown on Exhibit A and attached hereto and forming part of this amendment.

Implementation: The provisions outlined in the Municipality of Clarington Official Plan and the Brookhill Neighbourhood Secondary 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 and the Brookhill Neighbourhood Secondary Plan, regarding the interpretation of the Plan, shall apply in regard to this Amendment.



LEGEND

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| BNSP Boundary | Environmental Protection Area |
| Medium Density Local Corridor | Environmental Constraint* |
| Medium Density Residential | Stormwater Management Facilities |
| Low Density Residential | Urbanized Stormwater Management |
| Neighbourhood Centre | Watercourse |
| Village Corridor | Arterial Road Type A |
| Future Block Master Plan | Arterial Road Type B |
| Elementary School | Arterial Road Type C |
| Neighbourhood Park | Collector Road |
| Parkette | Prominent Intersection |
| Trail | |

Schedule A

LANDUSE, TRANSPORTATION, PARKS AND OPEN SPACE

Brookhill Neighbourhood
Secondary Plan

NOVEMBER 2024
OFFICE CONSOLIDATION

Note: *Area subject to further environmental study