



Planning Services Report

If this information is required in an alternate accessible format, please contact the Municipal Clerk at 905-623-3379 ext. 2102.

Report To:	Planning and Development Committee		
Date of Meeting:	May 16, 2016		
Report Number:	PSD-039-16	Resolution:	PD-082-16
File Number:	COPA 2016-0001, PLN 38	By-law Number:	
Report Subject:	Upcoming Release of Draft Official Plan Amendment for the Comprehensive Official Plan Review		

Recommendations:

1. That Planning Services Report PSD-039-16 be received for information.

Report Overview

The Clarington Official Plan is the Municipality's key planning policy document designed to manage growth and development decisions today and into the future. The Municipality has undertaken the review of the Official Plan for the last few years to conform to the *Growth Plan for the Greater Golden Horseshoe*, the *Greenbelt Plan*, the *Provincial Policy Statement 2015* and the Durham Regional Official Plan.

The Draft Official Plan Amendment for Clarington Official Plan Review will be released for public review and input on May 30th, 2016. The Amendment considered more than 200 comments received through public information sessions, presentations and meetings with organizations and individuals after the release of the proposed changes to the Official Plan in March of last year.

For ease of reference, changes made to the Clarington Official Plan will also be shown within the full document as strikeouts and underlines and will be provided under separate cover.

A statutory Open House will be held to provide an opportunity for the public review and ask questions about the Draft Official Plan Amendment. It will be held on June 28, 2016.

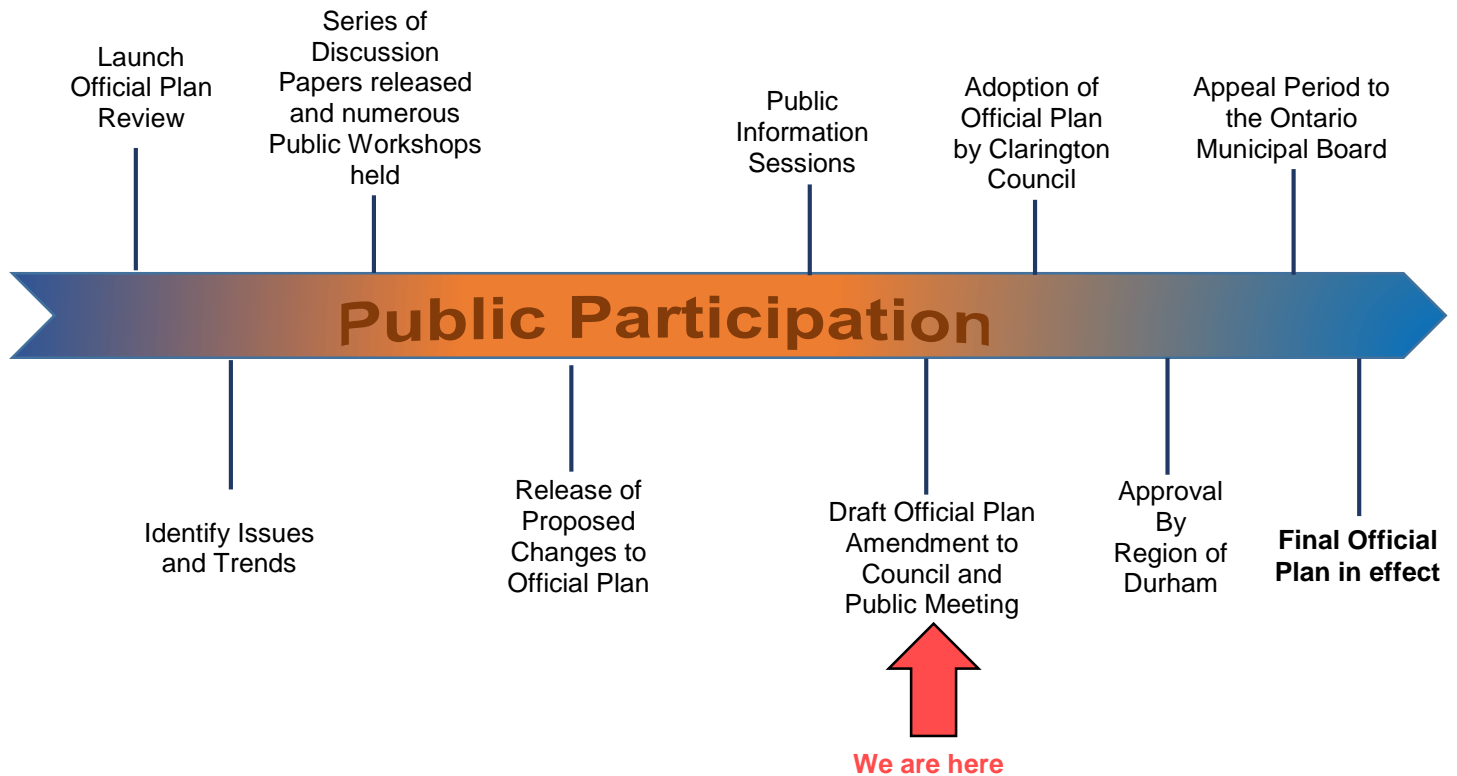
A statutory Public Meeting will be held at a special meeting of the Planning and Development Committee in early fall of 2016.

1. Background

- 1.1 The comprehensive Clarington Official Plan Review has been underway for some time to update the Plan to bring it into conformity with Provincial Policy Statement, Provincial Plans and the Regional Official Plan. Clarington has been fortunate in that many of the directions of these plans were incorporated in the original Clarington Official Plan in some manner. However, updated information was required, specific growth objectives were elaborated, changing emphasis on urbanization, transit and active transportation policy was formulated, updated natural heritage and agricultural lands policies were required. The Regional Growing Durham Amendment 128 was approved in January 2013 giving specific guidance to growth in Durham Region and Clarington.
- 1.2 The first two phases of the Clarington Official Plan Review have been approved by Council:
 - Amendment 77 – a general amendment to update the plan to reflect the Bill 51 changes to the *Planning Act*, the *Provincial Policy Statement 2005*, the updated Ontario Heritage Act and some provisions of *Provincial Growth Plan for the Greater Golden Horseshoe* and *Greenbelt Plan*
 - Amendment 89 - an amendment to adopt the Courtice Main Street Secondary Plan.

Subsequent phases have been consolidated into one comprehensive amendment. Proposed Official Plan changes were issued in March of 2015 for public review and comment.

1.3 Throughout the process there were several community consultation sessions. The diagram below gives an overview of the Clarington Official Plan Review process.



The public consultation began with defining the main issues of importance to the community through two separate surveys, one for the residents and one for the business community. Stakeholder meetings were also held to discuss some of the main issues.

Throughout the process, staff have presented 9 discussion papers, 16 Council reports, and two Official Plan Amendments to the public and Council. To date, 460 people and businesses participated in the process through community surveys, and over 600 people attended workshops, public information centres, and statutory public meetings.

All information related to the Official Plan Review has been posted on a website specifically for the Official Plan Review www.clarington.net/ourplan/. Thousands of visits have been recorded for the website since the launch of the site in 2010.

1.4 Based on all the public engagement, planning staff prepared a preliminary document for public review and comment in March of last year. This document presented the proposed changes to the Clarington Official Plan to gauge the public's support and concerns.

Planning Staff received over 200 comments on the proposed changes to the Clarington Official Plan and have been working over the past year to consider any issues that were identified, address concerns, and respond to questions received. The document was also circulated to outside agencies, including the Region of Durham and the conservation authorities.

- 1.4 Staff has now prepared the Draft Official Plan Amendment in consideration of the Provincial and Regional planning framework, and comments received to date. It will be released on May 30th, 2016.

2. Next Steps

2.1 Statutory Open House and Public Meeting

Staff will hold a statutory Open House on June 28, 2016 and answer any questions the public may have. Staff will then schedule a statutory Public Meeting in early fall of this year. The Public Meeting provides a formal opportunity for residents and business owners to inform Council of their comments and discuss and receive input on specific sections on certain policies proposed in the Draft Official Plan Amendment. The Public meeting report will provide greater detail and justification for the changes proposed.

2.2 Recommended Official Plan Amendment

Following the statutory Public Meeting, consideration of the comments received, and consultation with interest groups, staff will report back to Councils and present a recommended Official Plan Amendment for adoption.

2.3 Regional Review and Approval

Once adopted, the Official Plan Amendment will be forwarded to the Region of Durham for approval. Part of the Region of Durham review includes circulation of the Official Plan Amendment to agencies and the Ministry of Municipal Affairs and Housing for their review and comments.

Following Regional approval, a 20 day appeal period will commence. If there are no appeals, to the Region about the approved Official Plan Amendment, the Clarington Official Plan will be in effect. The existing Plan remains in place until the new Plan is approved and in effect.

2.4 Existing Secondary & Neighbourhood Plan Updates

While the Region is reviewing the Official Plan, staff will focus on bringing the existing secondary plans into conformity. This will include the conversion of existing Neighbourhood Design Plans into Secondary Plan where appropriate including such areas as Northglen in Bowmanville and North Village in Newcastle.

2.5 Provincial Plan Review

During the summer and the fall, staff will be reviewing the proposed and then the finalized updates of the Growth Plan, Greenbelt Plan and Oak Ridges Moraine Plan for potential further refinements of the Draft Official Plan Amendment.

3. Conclusion

The Draft Official Plan Amendment will provide direction for Clarington's growth and development to the year 2031 and beyond. It will allow opportunity to reduce our environmental impact, further strengthen our economy, provide park and recreational facilities, improve transportation options and celebrate arts and culture. The vision of the Official Plan is to ensure that Clarington is a complete and healthy community.

4. Strategic Plan Application

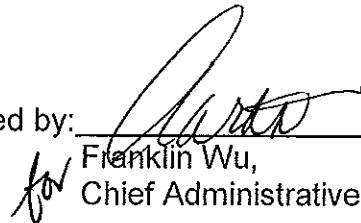
The recommendations contained in this report conform to the Strategic Plan

Submitted by:



David J. Crome, MCIP, RPP
Director of Planning Services

Reviewed by:



Franklin Wu,
Chief Administrative Officer

Staff Contact: Carlos Salazar, Lisa Backus, Nicole Zambri, 905-623-3379 or
lbackus@clarington.net