



# Public Meeting Report

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<b>Report To:</b>	<b>Special Council</b>		
<b>Date of Meeting:</b>	June 27, 2023	<b>Report Number:</b>	PDS-043-23
<b>Submitted By:</b>	Carlos Salazar, Director of Planning and Infrastructure Services		
<b>Reviewed By:</b>	Mary-Anne Dempster, CAO		
<b>File Numbers:</b>	COPA2023-0001 and ZBA2023-0007 (PLN41.14)	<b>Resolution#:</b>	
<b>Report Subject:</b>	<b>North Village Secondary Plan and Integrated Environmental Assessment</b>		

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## Purpose of Report:

The purpose of this report is to provide information to the public and Council. It does not constitute, imply or request any degree of approval.

## Recommendations:

1. That Report PDS-043-23 and any related delegations and communication items, be received for information;
2. That Staff receive and consider comments from the public and Council with respect to the proposed Secondary Plan, Urban Design and Sustainability Guidelines, Official Plan Amendment (COPA2023-0001) and Zoning By-law Amendment (ZBA2023-0007) applications;
3. That the proposed Secondary Plan, Urban Design and Sustainability Guidelines, Official Plan Amendment, and Zoning By-law Amendment continue to be reviewed and processed;
4. That Staff report back to Council with a Recommendation Report; and
5. That all interested parties listed in Report PDS-043-23 and any delegations be advised of Council's decision.

## Report Overview

This report provides an overview of the planning process for the North Village Secondary Plan and Integrated Environmental Assessment (EA), including initiation of the plan, the planning policy framework, public engagement, and comments, as well as agency comments received to date.

The North Village Secondary Plan is envisioned to create a neighbourhood centre at the heart of the new community, surrounded by a mix of housing types. The neighbourhood centre will provide for convenient access to shopping and services, park space, and a school. The design of the neighbourhood will be walkable, with pedestrian and cycle connections throughout the community. Sustainable design elements, such as EV charging stations and stormwater management, will also be included.

This area is anticipated to house approximately 2,800 residents, in approximately 1,100 units in various low- and medium-density housing forms. Approximately 110 jobs are anticipated to be generated by new small-scale commercial uses in the neighbourhood centre, and in a future elementary school.

The purpose of the statutory meeting is to obtain comments from the public, landowners, and commenting agencies on the proposed Secondary Plan, Urban Design and Sustainability Guidelines, and implementing zoning regulations.

## 1. Background

- 1.1 The North Village Secondary Plan (NVSP) provides more detail than the Clarington Official Plan about how a neighbourhood is to develop. This neighbourhood scale planning allows for a more detailed analysis of land use, transportation, servicing and how to achieve the objectives of the Clarington Official Plan.
- 1.2 The Secondary Plan also provides the structure for the various components of the neighbourhood, such as how to best provide locations for housing, commercial, parks and amenities, as well as planning the mobility between them and the rest of the community at large. A Secondary Plan establishes the character and identity of the neighbourhood while promoting efficient land use and development.
- 1.3 The preparation of this Secondary Plan follows the same procedures as an Official Plan Amendment under the *Planning Act*. This includes the preparation of supporting technical studies, public engagement, notice and holding of public meetings and adoption procedures. Currently, the Region of Durham is the final approval authority for Secondary Plans.
- 1.4 The NVSP is accompanied by a Draft Zoning By-law. The Zoning By-law will implement the policy directions of the Secondary Plan by outlining provisions for permitted uses and

other zoning regulations such as setbacks from property lines, building height and parking.

## 2. North Village Secondary Plan

- 2.1 The NVSP area is located on the northern edge of Newcastle, an urban settlement area centred on Durham Highway 2 (King Avenue) and Regional Road 17 (Mill Street). Newcastle is one of four urban areas that make up the Municipality of Clarington. The Secondary Plan Area is an area bound by Concession Road 3 to the north, Arthur Street to the east, draft approved plans of subdivision to the south, and Highway 35/115 to the west. The area of the Secondary Plan is approximately 52.6 hectares (130 acres) in size.

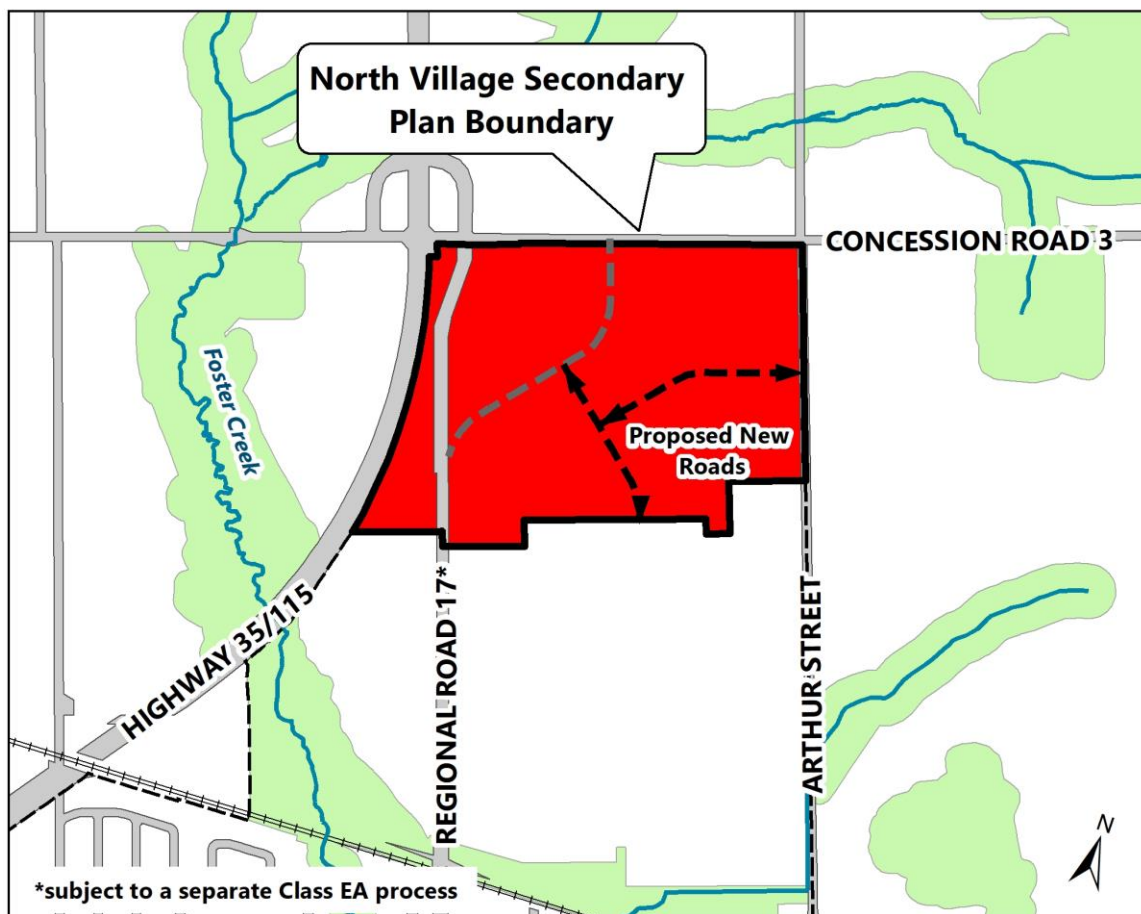


Figure 1: North Village Secondary Plan Area and Surrounding Context

- 2.2 The NVSP area is primarily made up of greenfield lands located in north Newcastle. The majority of the lands are currently being used for agriculture. On the west side of Regional Road 17 there are several homes, a church, and a fast-food restaurant.
- 2.3 The surrounding context reflects the historically rural and agricultural nature of this community. Surrounding lands to the west, north, and east are outside of the urban boundary. Immediately to the west is Provincial Highway 35/115 and a tributary of Foster Creek. To the north of the NVSP Area, there are agricultural lands, including a farm, and heritage property (3554 Concession Road 3). Further north along Highway 35/115, there are a number of other commercial and automotive uses, as well as The Pines Senior Public School and Clarke High School. To the east, there are agricultural lands, a mobile home park, and a tributary of Foster Creek.
- 2.4 The lands to the south between the NVSP and the CP Rail line are currently within draft approved plans of subdivision for low-density residential use. The historic downtown of Newcastle is located along Durham Highway 2 (King Avenue), approximately 1.5 kilometres to the south.

### **3. Initiation of the Secondary Plan**

- 3.1 Planning Services received a request from the North Village Landowners Group requesting initiation of the North Village Secondary Plan with their commitment to cover 100% of the cost as required by Clarington Official Plan policies. On April 1, 2019 ([PSD-019-19](#)) staff made the recommendation to proceed with the project, which was ratified by Council on April 8, 2019 (Resolution #C-135-19).
- 3.2 A Terms of Reference was created and agreed upon. The terms of reference outlines the process for the NVSP and Urban Design and Sustainability Guidelines. The Terms of Reference includes descriptions of all the studies, reports, and outreach required as a part of this project.
- 3.3 The Landowners Group represents over 85% of the Secondary Plan area ownership. There is a mix of parcel sizes within the Secondary Plan area, including larger farm parcels, as well as residential, commercial and institutional properties.
- 3.4 Although the Municipality ultimately manages and directs the Secondary Plan process, the Terms of Reference for the plan included a Steering Committee to provide overall guidance and feedback to Municipal Staff. The Steering Committee includes staff from Clarington Planning and Engineering, the Region of Durham, Ganaraska Region Conservation Authority (GRCA), the Ministry of Transportation (MTO), local School Boards, two landowners, the landowner group representative, and the lead consultant for the Municipality.

- 3.5 As noted in the Terms of Reference for the Secondary Plan, the goal was to address these four Council priorities:

### **Sustainability and Climate Change**

- 3.5.1. Clarington Council adopted a sustainable, 'green lens' approach to development, known as the Priority Green Development Framework. Sustainable development principles and practices are incorporated into the Secondary Plan. The North Village Secondary Plan will address the criteria developed for Secondary Plans in Clarington's Green Development Program.

### **Urban Design**

- 3.5.2. New neighbourhoods, including North Village, will be designed to enhance the history and character of Clarington. Neighbourhoods are to be created with a sense of place, and all development should result in a high-quality aesthetic and design. Excellence in urban design has been addressed through elements such as building design and transition, complete streets, views, park connectivity, and active transportation, as well as the integration of green infrastructure.

### **Affordable Housing**

- 3.5.3. Council, through Official Plan policy, supports the provision of a variety of housing types, tenure and costs for people of all ages, abilities and income groups. Recommendations for policies are found in Clarington's Affordable Housing Toolkit.
- 3.5.4. The Clarington Official Plan encourages a minimum of 30% of all new housing built in Urban Areas to be affordable. The North Village Secondary Plan includes a minimum of 30% residential units to be provided towards affordable housing, which will assist the Municipality in achieving this target.

### **Community Engagement**

- 3.5.5. Clarington Council is committed to community consultation and engagement beyond the statutory requirements. The preparation of this Secondary Plan was and continues to be supported by a thorough public engagement strategy which includes a range of public consultation initiatives in order to share, consult, deliberate and collaborate with all stakeholders. These efforts are in addition to any statutory meeting requirements.

## Coordination of Initiatives

3.5.6 The following processes have been undertaken at the same time as the North Village Secondary Plan and have been incorporated into the study process:

### Environmental Assessment

3.5.7 An Environmental Assessment (EA) is required for all new or realigned major roads needed for the North Village Secondary Plan. As part of the Secondary Plan, an EA is being undertaken for two new collector roads and a separate EA project is currently being carried out for the realignment of Regional Road 17.

3.5.8 All public notices, communications and review periods have been designed to ensure that they conform to the requirements of both the *Planning Act* and *Environmental Assessment Act*. To avoid confusion and focus resources more effectively, this project is being undertaken using the 'Integrated Approach' which jointly satisfies the requirements of both the *Planning Act* and the *Environmental Assessment Act*.

Key public consultation elements of the EA process include:

- Notifications: All project notices demonstrate clear indication of the Integrated EA and Planning Act approach;
- Mandatory Consultation: Engagement with review agencies and the public regarding the problem/opportunity and alternative solutions is a key component for the EA process; and
- Completion: At study completion, a Notice is to be prepared advising agencies and the public of the study completion and the opportunity to review the project reporting.

3.6 In addition, yet concurrent with the Secondary Plan and above noted EA, a separate EA project is currently being carried out for the realignment of Regional Road 17, a Regional arterial road that bisects the study area. To accommodate the increase in traffic associated with the development of the NVSP area, the intersection of Regional Road 17 and Concession Road 3 must be relocated approximately 300 metres to the east of its current location.

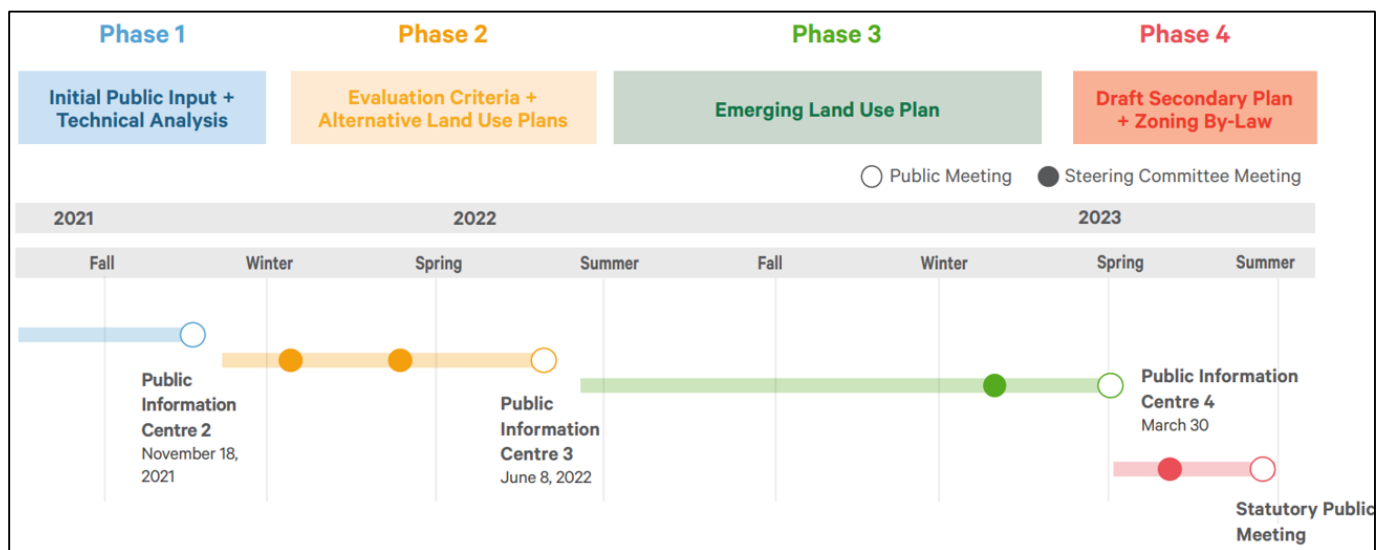
3.7 The Regional Road 17 EA evaluated options for the new alignment of the road and intersection options that will result in an improved condition for roads accessing Highway 35/115, a Provincial highway that is regulated by the Ministry of transportation. A Public Information Centre for the Regional Road 17 EA will be held in the near future to present the preferred realignment option.

### Indigenous Consultation

3.5.9 Both the *Planning Act* and the *Environmental Assessment Act* require consultation with Indigenous communities. Staff have provided background materials and copies of all notice material to each Indigenous community with rights and interests in the area.

## 4. The Secondary Plan Planning Process – Four Phases

4.1 There are four stages to the North Village Secondary Plan process (Figure 2). As provided in the draft Terms of Reference and further refined through the tender and award process, our lead Consultant, SvN Architects and Planners has summarized the planning process for this Secondary Plan into four phases:



**Figure 2:** Four Phases of the North Village Secondary Plan

4.2 The following sections generally describe the process that was undertaken to develop the North Village Secondary Plan. A sequence of events summary table is provided in Attachment 1 – Sequence of Events, for reference.

### Phase 1: Initial Public Input and Technical Analysis

4.3 The initial phase involved a detailed technical analysis of background information and creating a preliminary development proposal.

#### Public Information Centre #1

4.4 The first Public Information Centre (PIC) was held on November 21<sup>st</sup>, 2019. The initial PIC was to introduce the public to the project by defining the study area, the project process, and the study priorities. In total, 41 people attended the meeting, with the majority of the participants being residents of Newcastle.

- 4.5 The PIC was advertised in the Orono Times and Clarington This Week in the two weeks preceding the meeting; a notice was also posted on the Municipality's website, Planning Services e-Update and by email to people who had previously signed up for project updates. Every household within the NVSP area and within 300 metres received print notices in the mail.
- 4.6 Public feedback was received through informal one-to-one discussions with Municipal staff and project team members, public engagement activity (Figure 3) and by handing out feedback forms to the meeting attendees.



Figure 3: Public engagement activity on Urban Design from PIC #1

- 4.7 The PIC attendees were interested in learning about the timeline of the draft approved plans to the south of the subject area. People had general questions regarding the proposed land use and density for the site and the road realignment. The attendees were interested in understanding the next steps involved in the project, as well as any future opportunities to participate. There were significant concerns raised by the people outlining the lack of housing opportunities and amenity spaces for young population in Newcastle.
- 4.8 [A PIC #1 summary report](#) was prepared and is available on the project webpage.



## Public Information Centre #2

- 4.9 The second PIC was held in a virtual format using Zoom, and in total, 31 people attended. The COVID-19 pandemic was declared in March 2020 as the project was in Phase 1. The project continued with virtual steering committee meetings, agency, and public communication.
- 4.10 The second Public Information Centre (PIC) was held on November 18<sup>th</sup>, 2021. The presentation made at the PIC included information on project timelines and a summary of background reports completed to date. The presentation also outlined the challenges and opportunities, as well as introduced the draft vision and guiding principles. Alternatives for the realignment of Regional Road 17 were shared as part of this PIC.
- 4.11 The PIC was advertised in the same format as PIC#1. Notice was also sent to commenting agencies and Indigenous communities.
- 4.12 [A PIC #2 summary report](#) was prepared to detail public engagement and feedback received and is available on the project webpage.

## Background Studies

- 4.13 Detailed background studies were also completed during Phase 1 of the project. These studies include the following:
- Land Use Planning Policy Review;
  - Archeological Assessment;
  - Transportation Impact Study;
  - Master Servicing Report;
  - Sustainability Background Report;
  - Agricultural Impact Assessment;
  - Natural Environment Report;
  - Cultural Heritage Report; and
  - Market Impact Analysis.

[A Phase 1 Summary Report](#) has been prepared and is available for review on the project webpage.

## Phase 2: Evaluation Criteria and Alternative Land Use Plans

- 4.14 Based upon the results of Phase 1 and leading up to PIC#3, the consultants prepared three preliminary land use alternatives for the NVSP area.

## Public Information Centre #3

- 4.15 The third PIC was held virtually on June 8<sup>th</sup>, 2022. The meeting provided individuals with a project update and aimed to share and seek feedback on the three alternative land use plans for the NVSP area.
- 4.16 Approximately 34 people attended the meeting, which included a project update, presentation on the three land use alternatives and update on the Regional Road 17 Environmental Assessment, including alignment and cross-section alternatives.
- 4.17 The presentation was followed by a question-and-answer period, where participants could submit questions in writing, and a panel including Clarington staff and the consultant team responded.
- 4.18 In addition to the [PIC#3 summary report](#), a copy of the presentation material and a video recording, with subtitles, of the PIC are posted to the project webpage.
- 4.19 Following PIC#3, the Municipality launched an online survey to generate additional feedback.

### **Phase 3: Emerging Land Use Plan**

- 4.20 Based on the evaluation of the three alternative land use plans, and the comments received from the Steering Committee and the public, an emerging plan use plan and policy directions were created.

### **Public Information Centre #4**

- 4.21 The fourth PIC was held on March 30, 2023, to share the emerging land use plan and policy directions with the public for feedback. Polling questions were asked throughout the presentation on the location of the Neighbourhood Centre, live-work units, location of parks and programming, and distribution of low and medium-density housing.
- 4.22 A copy of [PIC #4 presentation](#) and video of the PIC are posted to the project webpage.

### **Phase 4: Draft Secondary Plan and Zoning By-law Amendment**

- 4.23 The intent of Phase 4 of the process is to focus on the finalization of the Secondary Plan. This includes the Statutory Public Meeting and Recommendation Report. In this phase, the supporting technical documents will be finalized, and the preparation of the implementing zoning by-law will take place.
- 4.24 The Statutory Public Meeting allows the public to formally comment on the draft Official Plan Amendment, including the draft Secondary Plan and Urban Design and Sustainability Guidelines, as well as the implementing Zoning By-law Amendment. It is important to note that any comments received, either verbally during the Public Meeting, or submitted in writing to staff, since the release of the draft documents, will be outlined in the Recommendation Report.

## Notice – Statutory Public Meeting

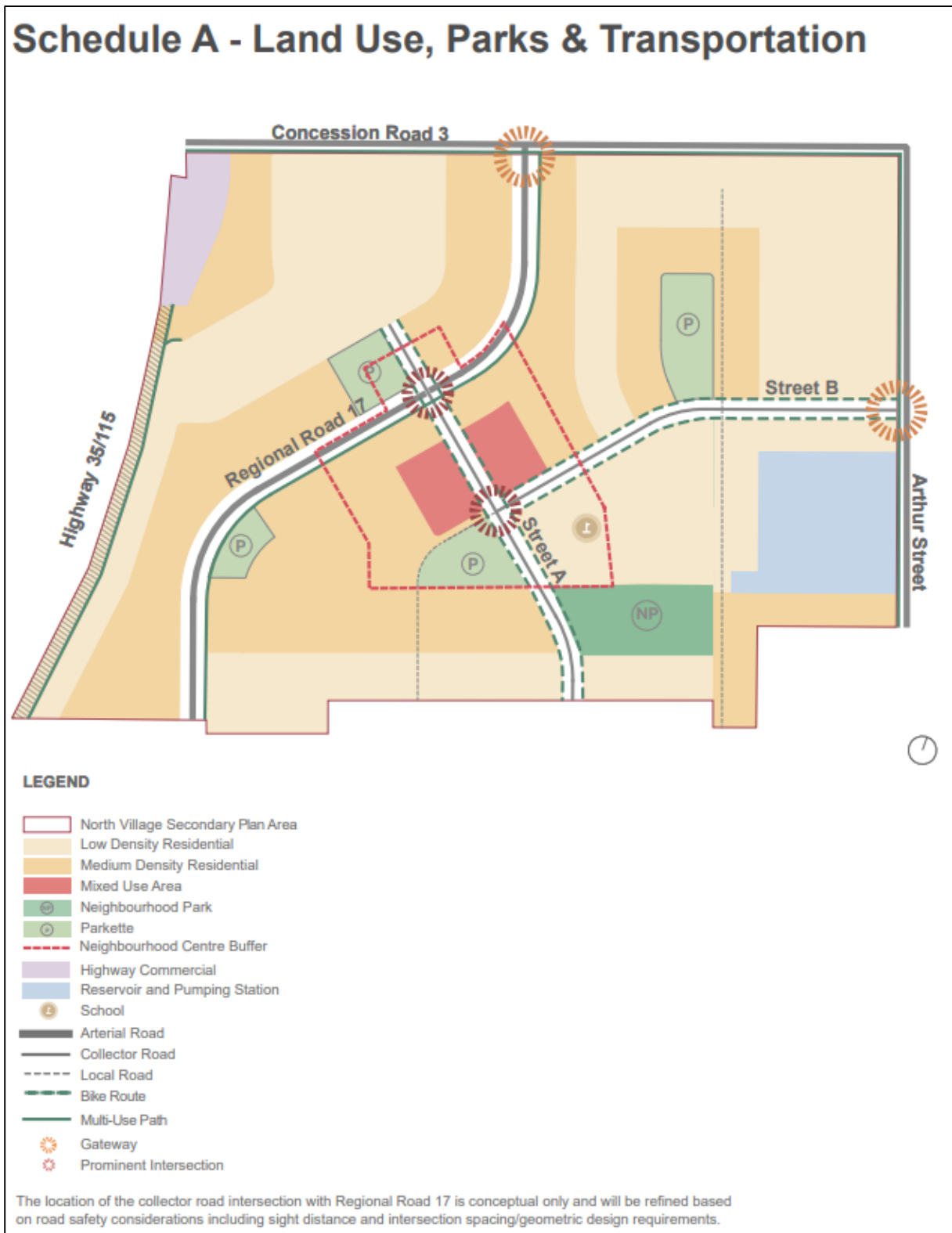
- 4.25 Notice for the Statutory Public Meeting for the North Village Secondary Plan was provided in accordance with the *Planning Act*. A Notice of Statutory Public Meeting was mailed to the landowners located in and within 300 metres of the NVSP area. The Notice of Public Meeting was also sent by mail to the Region of Durham, the Ministry of Municipal Affairs and Housing, and all other commenting agencies. All draft and supporting documents were posted to the project webpage by June 7, 2023.
- 4.26 Communications has promoted the Statutory Public Meeting and posted the Notice on the Municipal website and social media. Three Notices advertising the Public Meeting were placed in both the Orono Times and Clarington This Week during the weeks of May 31, June 14, and June 21. The Notice of Statutory Public Meeting stated that the draft materials would be available for review on June 7, 2023.
- 4.27 All registered interested parties were emailed the Notice of Public Meeting on June 2, 2023. An update email to advise that the draft documents were posted on the webpage was sent on June 8, 2023.
- 4.28 In addition to receiving a Notice of Public Meeting, external agencies and internal departments have been requested to provide their comments regarding the Draft Secondary Plan and Urban Design and Sustainability Guidelines. These comments, as well as public comments, will assist staff in preparing a Recommendation Report.

## 5. The Draft Secondary Plan, Urban Design and Sustainability Guidelines, and Zoning By-law

- 5.1 The Clarington Official Plan Amendment (**Attachment 2**) will add the North Village Secondary Plan (**Attachment 3**) and its Urban Design and Sustainability Guidelines (**Attachment 4**) to the Clarington Official Plan.
- 5.2 The Zoning By-law Amendment (**Attachment 5**) accompanies the Draft Secondary Plan and will amend Clarington's Zoning By-law 84-63.

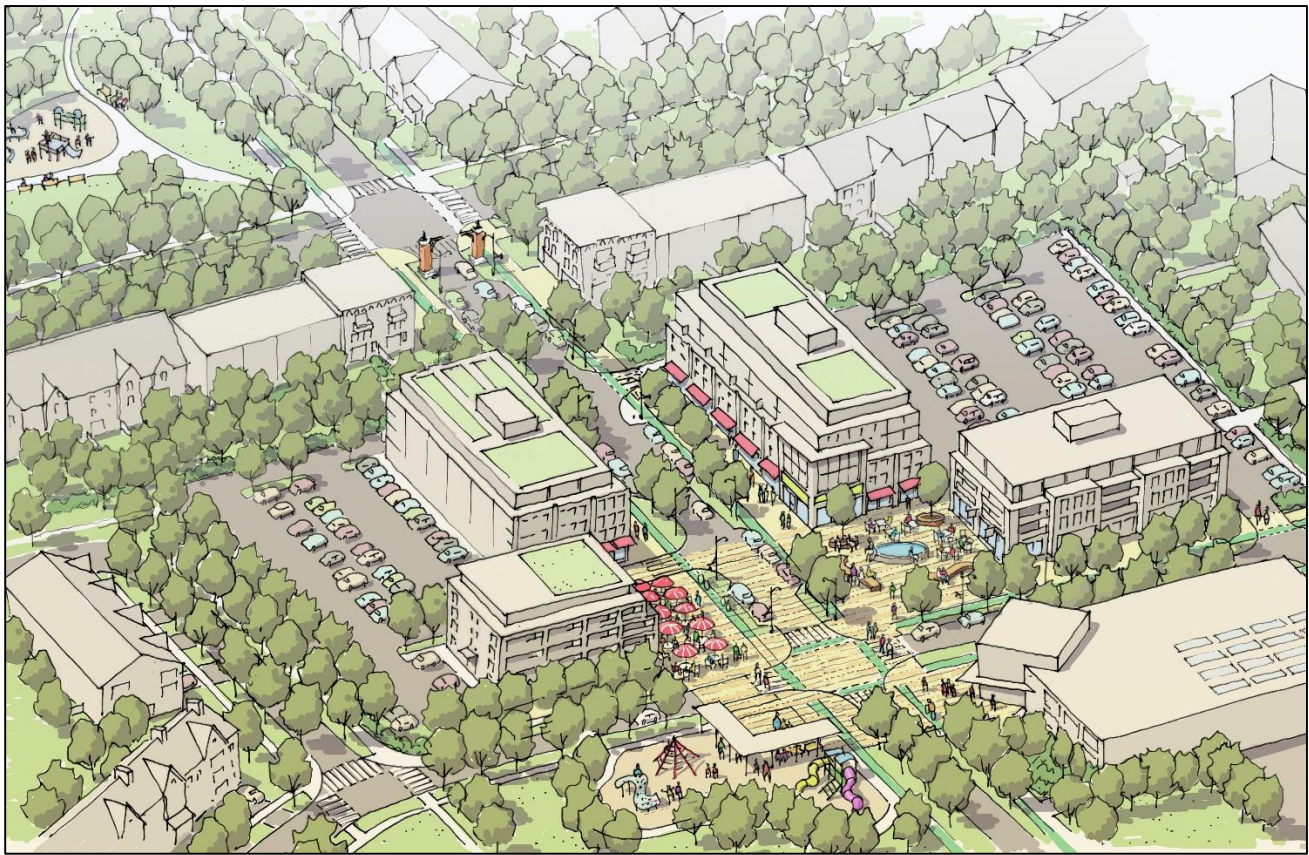
### Draft Secondary Plan

- 5.3 The North Village Secondary Plan (**Attachment 3**) is envisioned to create a neighbourhood with an estimated population of approximately 2,800 residents, with approximately 1,100 units in a variety of low- and medium-density housing forms. Approximately 110 jobs are anticipated to be generated by new small-scale commercial uses in the Neighbourhood Centre, and in a future elementary school. A Mixed-Use Neighbourhood Centre will be the heart of the neighbourhood, animated and anchored by a school, a public park, and small-scale shops and services (see Figure 4). The Neighbourhood Centre will also have a public square.



**Figure 4:** Schedule A - Land Use, Parks, and Transportation

- 5.4 The area's major roads are a defining feature of North Village that serve as the boundaries of the Plan area as well as important transportation routes for getting to and from the neighbourhood. These streets will feature landscaping, active transportation facilities, an attractive built form, and connections to the interior of the neighbourhood.
- 5.5 The following principles further articulate the vision and outline key objectives that form part of the basis for the Secondary Plan's policies:
- A Livable Neighbourhood, that is home to individuals and families of all ages, abilities, incomes and household sizes. The neighbourhood is anchored by community amenities, services, and places for connection that support a sense of well-being and neighbourliness.
  - A Connected Neighbourhood, with streets, sidewalks, and multi-use paths providing a range of options for travelling through the neighbourhood and beyond. Safe travel to neighbourhood destinations such as schools and parks on foot or by bicycle, as well as future regular transit, provides connections to the larger region.
  - A Beautiful and Inviting Neighbourhood, where residents can enjoy a variety of open spaces, connected by a beautiful and functional public realm. The design of buildings is varied but still cohesive and feels like a natural extension of the older parts of Newcastle.
  - Resilient Neighbourhood, that proactively responds to the impacts of a changing climate by employing green design and construction practices and minimizing consumption of energy and water. Social resilience is strengthened through the provision of a range of housing options and buildings that can be adapted over time to respond to changing needs.
  - A Unique, Newcastle Neighbourhood, that celebrates the community's rural heritage and connection to the landscape that surrounds it. An engaged community, residents of North Village will continue to shape the future of the neighbourhood together.
- 5.6 The NVSP area includes the following structuring elements to achieve the Plan's vision, principles, and objectives:
- Neighbourhood Centre
  - Gateway and Prominent Intersections
  - Residential Areas
  - Parks and Open Spaces
  - School



**Figure 5:** 3D Demonstration Plan of the Neighbourhood Centre

- 5.7 A Neighbourhood Centre will be located around the intersection of Street A and Street B, as shown on Schedule A. The Neighbourhood Centre (Figure 5) is the focal point of the neighbourhood, a hub of activity with a concentration of retail and public uses in a pedestrian-oriented main street format along Street A and Street B, complemented by adjacent Medium-Density Residential, a park and a school.
- 5.8 Gateways are key locations that are to be designed to serve as landmarks highlighting arrival into the Municipality or a transition from the rural to urban area. These gateways are located at Regional Road 17 and Concession Road 3, and Street B and Arthur Street. Prominent intersections are intersections that function as community focal points, where there is a cluster of civic uses and where built form and special architectural and landscaping elements serve to emphasize the significance of the intersection. Prominent intersections are located at Regional Road 17 and Street A, and Street A and Street B.
- 5.9 The residential areas make up the majority of the Secondary Plan Area and include the Low Density Residential and Medium Density Residential designations. Other compatible uses, including small-scale service and neighbourhood retail commercial uses and home-based occupations are also permitted.

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- 5.10 An elementary school is located central to the North Village Neighbourhood to support walkability. It is within the Neighbourhood Centre and adjacent to a neighbourhood park to create an activity node, and to provide opportunities for the sharing of facilities.
  - 5.11 The parks and open space system includes neighbourhood parks, parkettes, a public square, multi-use paths (MUPs) and mid-block connections. A neighbourhood park is planned adjacent to the school site to provide for co-located and expanded recreational programs that can be used by residents after school hours. Mid-block connections and MUPs provide additional travel routes through the neighbourhood for active transportation.
  - 5.12 The NVSP includes affordable housing strategies to contribute to the Municipality of Clarington's goal for thirty (30) percent affordable housing for all new development in Urban Areas. The Plan requires a payment of \$1,000 per residential unit to the Municipality for affordable housing.
  - 5.13 The Plan also focuses on mitigating negative impacts and establishes the framework for a low-carbon, resilient community by including sustainable development and urban design policies that ensure a healthy, vibrant, and sustainable community.

#### **Draft Urban Design & Sustainability Guidelines**

- 5.14 The purpose of the Urban Design and Sustainability Guidelines (**Attachment 4**) is to provide additional guidance and details to guide the implementation of the policy framework of the Secondary Plan through community design, mobility planning, built form and public realm design. The guidelines provide a suite of proactive and forward-thinking design considerations.
- 5.15 While the Urban Design and Sustainability Guidelines are intended as a reference, they indicate the Municipality of Clarington's expectations with respect to the character, quality, and form of development in the Secondary Plan area. The Guidelines also provide the Municipality with an objective, consistent evaluation framework to assess future development applications.

#### **Draft Zoning By-Law**

- 5.16 The Draft Zoning By-law (**Attachment 5**) implements the Secondary Plan by providing zone categories and zoning standards, such as setbacks, height and transition, that reflect the policies and vision of the NVSP. The Draft Zoning By-law is subject to further refinement as the project progresses.

## 6. Conformity with Provincial Legislation

### Planning Act

- 6.1 The *Planning Act* is Provincial legislation that sets out the framework and rules for land use planning in Ontario. According to Section 22 of the *Planning Act*, secondary plans are part of the official plan, added by way of an amendment. Secondary plans contain policies and land use designations that apply to multiple contiguous parcels of land, but not an entire municipality, and that provide more detailed land use policy direction in respect of those parcels than was provided before the amendment.
- 6.2 The *Planning Act* also establishes requirements for parkland dedication and community benefits charges. The standard rate for residential development is 5% of the land area. As part of Bill 23, *More Homes Built Faster Act 2022*, the alternative parkland dedication rate was modified from one hectare for each 300 units to one hectare for each 600 net residential units if land is taken. For cash-in-lieu, the new alternative calculation is the cash value of one hectare for each 1,000 net residential units. The maximum amount of land that can be conveyed or paid as cash-in-lieu is subject to a cap of fifteen per cent of the land for lands with a total net developable area of over five hectares.
- 6.3 Based on the assumed residential densities for the NVSP, it is estimated that at full build-out, the neighbourhood will contain 1,100 residential units. It is estimated that 1,100 units will yield approximately 2.63ha of parkland. It is also important to note that the two subdivisions to the south will also be contributing 2.92ha of parkland into the NVSP area, for a total of 5.5ha.

### Provincial Policy Statement, 2020

- 6.4 The Provincial Policy Statement (PPS) lays out the Province's overarching direction on matters related to land use planning and development. It includes policies which emphasize the importance of efficient development and land use patterns, conserving the natural environment, and contributing to long-term economic prosperity for the Province. It promotes healthy, livable and safe communities and the creation of public spaces and recreational facilities which foster social interaction and community connectivity.
- 6.5 The PPS focuses growth and development within urban and rural settlement areas and promotes the coordination of planning for growth with the necessary hard and soft infrastructure. Municipalities are directed to provide an appropriate mix of housing options and densities to meet the needs of future and current residents in regard to both market-based and affordable housing.
- 6.6 The PPS also directs Municipalities to accommodate growth in a more compact form and ensuring the realization of this compact form through the establishment of appropriate



development standards. The PPS encourages a sense of place through the promotion of well-designed built form as a means of promoting long-term economic prosperity.

- 6.7 The North Village Secondary Plan is consistent with the PPS. The Plan provides for the creation of a strong, resilient, and complete community, with a mix of uses to meet the daily needs of its residents. Through providing a mix of uses, and variety of housing types, connected through an integrated road and pedestrian network, the Secondary Plan is in line with the objectives of the PPS. The Secondary Plan includes policies requiring adequate parks and public spaces, with connections via public streets, the introduction of new public roads and gateways to allow for better circulation within the site, and sustainable design guidelines that promote energy efficient and resilient development.

### **A Place to Grow - Growth Plan for the Greater Golden Horseshoe, 2020**

- 6.8 The Province sets the framework for land use planning in municipalities within the Greater Golden Horseshoe through the A Place to Grow - Growth Plan for the Greater Golden Horseshoe (Growth Plan), which establishes a vision and supporting policies for managing growth within the region to 2051. In setting out a vision to manage growth, the Growth Plan emphasizes the creation of a compact built form through the intensification of lands within already built-up areas.
- 6.9 The majority of the NVSP Area is within the 'designated greenfield area'. Designated greenfield areas are lands within settlement areas that have been designated in an Official Plan for development and are required to accommodate forecasted population and employment growth. They are called "greenfield" because they are typically agricultural areas on the urban fringe. The Growth Plan states that designated greenfield areas should be planned to meet a specified minimum density target, and designed in a manner that supports the achievement of complete communities, facilitates active transportation, and encourages the integration and sustained viability of transit services.
- 6.10 The achievement of complete communities is the first guiding principle listed in the Growth Plan. Complete communities should be designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime. Complete communities should also be planned to mitigate and adapt to climate change by promoting integrated green infrastructure and low-impact development practices. Development within complete communities should be of a high quality, compact built form with an attractive and vibrant public realm.
- 6.11 The Growth Plan directs municipalities to plan for a diverse range and mix of housing options, including secondary units and affordable housing, and to provide housing and amenities for people from all walks of life and incomes.
- 6.12 The North Village Secondary Plan conforms to the Growth Plan. The Plan is designed to achieve the minimum density target of 50 residents and jobs per hectare. It provides the

framework for a complete community that achieves Provincial objectives related to sustainability and climate change, urban design, and housing affordability.

## 7. Official Plans

### Durham Region Official Plan

- 7.1 The Durham Region Official Plan (ROP) guides growth and change within the Region. It sets out a framework for managing growth in an orderly fashion and creating healthy and complete, sustainable communities. The Region is currently in the process of updating the ROP to conform to the 2020 Growth Plan, however the new plan is not yet in force. The recommended ROP was adopted by Regional Council on May 17, 2023. It is currently waiting for approval by the Minister of Municipal Affairs and Housing under Sections 17 and 26 of the *Planning Act*.
- 7.2 The NVSP falls within the Urban Area as identified by both the current and the new Durham Region Official Plan. Both set out a framework for managing growth in an orderly fashion and creating healthy and complete, sustainable communities. The current ROP sets out population and job projections for all of the lower-tier municipalities to the year 2031. The new ROP allocates population and jobs to all lower-tier municipalities to the year 2051. The new ROP estimates that Clarington will have a total population of 221,020 people, as well as 70,320 jobs, by 2051. The majority of these people and jobs will be in the urban areas of Courtice, Bowmanville, and Newcastle.
- 7.3 The current Durham Region Official Plan designates the lands as “Living Areas” in Schedule ‘A’ Regional Structures. Living Areas are predominantly for housing purposes and should be developed to incorporate a wide variety of housing types, sizes and tenures. Limited non-residential development is permitted in Living Areas, as a component of mixed-use developments. Living Areas should be developed in a compact built form, in a manner that supports access to public transit. The new OP designates the land as “Community Areas” in Map 1 Regional Structure – Urban and Rural Systems. Community Areas are to be planned for a variety of housing types, sizes and tenures within connected neighbourhoods that include population-servicing uses, such as commercial, retail, institutional and office uses, provided these uses are appropriately located and compatible with their surroundings.
- 7.4 Regional Road 17 is identified as a Type B Arterial Road and a Regional Transit Spine according to Map C of the current ROP. Type B Arterials primarily serve inter- and intra-municipal trips and have a 30 to 36 metre right-of-way. Arthur Street is a Type C Arterial, and Concession Road 3 is a Type B/C Arterial. Type C Arterial Roads primarily serve intra-municipal trips and have a 26 to 30 metre right-of-way. The new ROP also identifies Regional Road 17 as a part of the priority transit network on Map 3A, and contains the same road classification for Regional Road 17, Concession Road 3 and Arthur Street.

- 7.5 The NVSP conforms to the current and new Region of Durham Official Plan. The implementation of the Secondary Plan will ensure sequential and orderly development, full municipal water and sanitary sewer systems of the area, transportation for all modes is available, a range of housing is provided, and a diverse mix of land uses. The Secondary Plan contemplates a compact built form for the area, with the most intensive forms of development along arterial roads and within the neighbourhood centre. The Secondary Plan will be developed with high regard for environmental sustainability and climate resilience.

### **Clarington Official Plan**

- 7.6 The Clarington Official Plan (OP) provides a vision for future growth and development of the Municipality to the year 2031, in conformity with the Regional Official Plan. The Municipality of Clarington Official Plan was updated in 2018 based on the key principles of sustainable development, healthy communities, and growth management.
- 7.7 The NVSP area is identified as 'Greenfield' and 'Built Up Area' within the urban structure of the Municipality of Clarington. Any development within the Greenfield areas must contribute to the achievement of the minimum density target of 50 residents and jobs per hectare applied across all Greenfield lands in the Municipality.
- 7.8 The NVSP area is designated as Urban Residential in the Clarington OP according to Map A4 – Land Use. The predominant use of lands designated Urban Residential shall be used for housing purposes. Other uses may be permitted, which by the nature of their activity, scale and design, and location, are supportive of, and compatible with residential uses. The NVSP area contains a 'Neighbourhood Centre' designation, which serve as focal points for residential neighbourhoods and provides a range of retail and service uses to meet day-to-day needs. The Land Use Map also contains a school symbol within the NVSP area. The Peterborough, Victoria, Northumberland and Clarington Catholic School Board (PVNCC) has expressed an interest in a new catholic elementary school within the NVSP area.
- 7.9 Chapter 5 of the Clarington OP contains policies related to urban design and sustainability, with the goal of achieving greater sustainability through community, site, and building design practices. Important sustainable design principles include walkability, land efficiency, compact and connected communities, managing resources and energy efficiency, and putting the environment first. The Clarington OP also encourages sustainable design practices, including green infrastructure and green building design.
- 7.10 The Clarington OP encourages a minimum of 30% of all new housing to be affordable. Alternative forms of housing are permitted and supported by the Official Plan, including accessory units, and assisted and special needs housing.

- 7.11 The NVSP reflects the direction in the Clarington Official Plan. The NVSP area is predominately designated residential, however, it includes a Neighbourhood Centre which will serve as a focal point for the residential neighbourhood and provide a range of retail and service uses to meet day to day needs. The Neighbourhood Centre is planned around a Prominent Intersection which will be the focal point for activity in the area. The Urban Design and Sustainability Guidelines and the recommended zoning standards also conform to the Clarington Official Plan.

### **Priority Green**

- 7.12 The North Village Secondary Plan will guide development to meet the standards outlined in the Priority Green framework. This will include energy efficiency and sustainability in building design and construction and consideration for renewable/alternative energy systems.
- 7.13 The alignments of new higher-order roads will support an interconnected and walkable street network, and policies encourage shorter block lengths and additional pedestrian linkages where needed to create direct and continuous pedestrian routes throughout the neighbourhood. Parks, stormwater management facilities, and development adjacent to natural heritage features will use low-impact development strategies (LIDs), naturalized landscaping and vegetation to maintain or enhance the nearby natural features. Policies encourage stormwater run-off mitigation through landscaping strategies and the use of LIDs, including permeable surfaces.
- 7.14 A linear green space is proposed that incorporates a trail connection as a buffer to the highway.
- 7.15 The Secondary Plan requires all development in North Village to meet high standards for energy efficiency and sustainability in building design and construction. It shall incorporate energy, water and waste conservation measures. Integrating indigenous and pollinator-friendly species into the development.

## **8. Public Comments**

- 8.1 Public comments and feedback were collected throughout the Secondary Plan process. All comments received to date have contributed to the draft Secondary Plan, Urban Design and Sustainability Guidelines and accompanying zoning regulations. Public comments received on the draft documents will contribute to the next version of the documents.
- 8.2 A summary of all public comments will be provided in the subsequent recommendation report.

## **9. Agency and Departmental Comments**

- 9.1 Notice of Statutory Public Meeting and the request for comments was provided to the Agencies in early June. Agencies normally require a minimum of four weeks to provide comments on large documents such as a Secondary Plan. To date, agencies have reviewed background reports, draft land use options and various iterations of the preferred land use plan. We anticipate receiving formal comments from the agencies as we move closer to the Recommendation Report. The Municipality will not proceed with a Recommendation Report to Council without first ensuring that all commenting agencies have provided their input.
- 9.2 Municipal staff from Planning and Infrastructure Services, the Region of Durham, Ganaraska Region Conservation Authority (GRCA), the Ministry of Transportation (MTO), local School Boards, two landowners, the landowner group representative, and the lead consultant for the Municipality are members of the NVSP steering committee. The steering committee has been integral to the process, including providing direction on the technical background reports and early land use concepts, as well as providing early comments on a first draft of the Secondary Plan and associated documents.

## **10. Financial Considerations**

- 10.1 Cost recovery agreements with the North Village Landowner Group require that the landowners pay 100 per cent of the preparation costs for the Secondary Plan.

## **11. Concurrence**

- 11.1 This report has been reviewed by the Deputy CAO/Treasurer.

## **12. Conclusion**

- 12.1 The purpose of this report is to provide an overview of the planning process for the North Village Secondary Plan and Integrated Environmental Assessment (EA), including initiation of the plan, the planning policy framework, public engagement and comments, as well as agency comments received to date for the Public Meeting.
- 12.2 After extensive consultation with agencies, stakeholders and the public, the draft NVSP and accompanying zoning regulations have been prepared and released for Council, agency and public review. Following this Public Meeting, the draft documents will be further revised based on the comments received.
- 12.3 Staff will continue to process and prepare a subsequent Recommendation Report. A final version of the Secondary Plan, Urban Design and Sustainability Guidelines, and zoning regulations will be presented to Council in the future.

12.4 When 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 Amendment to agencies and the Province for their comments. The Region will issue a Notice of Decision regarding the Amendment, and the 20-day appeal period will commence. If there are no appeals to the Region's Decision on OPA, it will come into full force and effect. The noted OPA approval authority and process may be subject to change due to future legislation changes.

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Attachments:

Attachment 1 – Sequence of Events

Attachment 2 – Draft Official Plan Amendment

Attachment 3 – Draft Secondary Plan

Attachment 4 – Draft Urban Design and Sustainability Guidelines

Attachment 5 – Draft Zoning By-law Amendment

Attachment 6 – Summary of Technical Background Reports

Interested Parties:

List of Interested Parties available from Department.