

Official Plan Amendment Number XX to the Clarington Official Plan

- Purpose:** To amend the Clarington Official Plan by introducing a policy to allow for compensation to be provided to mitigate the removal of a natural heritage feature. The amendment will permit the removal of a 0.67Ha wetland to allow for the development of: 37 lots for Single Detached Dwellings; 30 blocks for 60 Semi-Detached Dwellings; 17 blocks for 88 Street Townhouse Dwellings, and; 2 blocks for 100 'Medium Density Local Corridor' Stacked Townhouse units.
- Location:** The Subject Lands are municipally addressed as 2494 and 2538 Regional Road 57 (Bowmanville Avenue), and 2499 Nash Road. These are legally described as Part Lot 15, Concession 2, Former Township of Darlington, Parts 1, 2 & 3 on Reference Plan 40R29634, now in the Municipality Of Clarington. The Subject lands are located directly west/southwest of the intersection between Bowmanville Avenue and Nash Road, north of the Future Longworth Avenue extension and realignment, and have a total area of 11.15 Hectares.
- Basis:** The purpose of this Official Plan Amendment is to amend the Clarington Official Plan to allow for the implementation of the recommendations of a site-specific Environmental Impact Study, being to implement an Ecological Offsetting Policy (i.e., compensation) for mitigating impacts to the removal of wetland features.
- Actual Amendment:** The Municipality of Clarington Official Plan is hereby amended as follows:
1. Section 23.19.5 Environmental Protection Exceptions is amended by adding the following policy:
 - a. 23.19.5.xx
Notwithstanding any other provision of this Plan, a wetland with a size greater than 0.5 hectares located on those lands identified by Assessment Roll Number 181701003000500, 181701003000600, and 181701003000700 may be removed subject to the recommendations of an Environmental Impact Study. If the Study determines that where development is proposed on or near Natural Features which are not part of the existing Natural Heritage System, the Municipality, in consultation with the Conservation Authority (CLOCA) shall consider alternative mitigation measures for development and site alteration impacts to Natural Heritage features, that are not otherwise described in this plan. This includes utilizing Ecological compensation as a viable last-resort option to conserve and enhance natural systems. Ecological Compensation shall be considered to take place only where:
 - a) The proposed development is otherwise permitted by the Provincial Planning Statement, the land use policies

- of the Durham Regional Official Plan, Clarington Official Plan, and the Brookhill Neighbourhood Secondary Plan;
- b) An Environmental Impact Study completed in accordance with Municipal and Provincial requirements has identified and evaluated the natural features, their impacts from development, and that the findings, conclusions and recommendations demonstrate impacts are unavoidable, and/or that the proposed mitigation measures will not create unacceptable impacts;
 - c) A Compensation Report and Plan is provided, demonstrating how environmental impacts can be mitigated through the use of best ecological offsetting practices, and any other practices or measures, to the satisfaction of the municipality and CLOCA;
 - d) The proposed Compensation, as per the Report and Plan described in c):
 - i. Is, at minimum, proportional to lost ecosystem functionality (ensure no net loss);
 - ii. Enhances the functionality and/or resilience of the broader Bowmanville Creek Subwatershed and Natural Heritage System; and
 - iii. Has been deemed satisfactory by the Municipality following evaluation in consultation with the Conservation Authority, and/or existing best practices for ecological offsetting, for adequate/appropriate compensation opportunities (including, but not limited to naturalization, restoration, replacement, enhancement for the loss or impact to the natural feature, and/or cash-in-lieu), and that the proposed compensation is otherwise in accordance with d) i-ii.

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.

File Number: COPA 2026-0004

Official Plan Amendment Number XX to the Clarington Official Plan

Purpose: To amend the Brookhill Neighbourhood Secondary Plan in the Clarington Official Plan by introducing a policy to allow for compensation to be provided to mitigate the removal of a natural heritage feature. The amendment will permit the removal of a 0.67Ha wetland to allow for the development of: 37 lots for Single Detached Dwellings; 30 blocks for 60 Semi-Detached Dwellings; 17 blocks for 88 Street Townhouse Dwellings, and; 2 blocks for 100 'Medium Density Local Corridor' Stacked Townhouse units.

Location: The Subject Lands are municipally addressed as 2494 and 2538 Regional Road 57 (Bowmanville Avenue), and 2499 Nash Road. These are legally described as Part Lot 15, Concession 2, Former Township of Darlington, Parts 1, 2 & 3 on Reference Plan 40R29634, now in the Municipality Of Clarington. The Subject lands are located directly west/southwest of the intersection between Bowmanville Avenue and Nash Road, north of the Future Longworth Avenue extension and realignment, and have a total area of 11.15 Hectares.

Basis: The purpose of this Official Plan Amendment is to amend the Brookhill North Secondary Plan to allow for the implementation of the recommendations of a site-specific Environmental Impact Study, being to implement an Ecological Offsetting Policy (i.e., compensation) for mitigating impacts to the removal of wetland features.

Actual

Amendment: The Brookhill Neighbourhood Secondary Plan Official Plan is hereby amended as follows:

1. Section 11.9 Environmental Constraints Overlay is amended by adding the following policy:

a. 11.9.4.

Notwithstanding any other provision of this Plan, a wetland with a size greater than 0.5 hectares located on those lands identified by Assessment Roll Number 181701003000500, 181701003000600, and 181701003000700 may be removed subject to the recommendations of an Environmental Impact Study. If the study determines that where development is proposed on or near Natural Features which are not part of the existing Natural Heritage System, the Municipality, in consultation with the Conservation Authority (CLOCA) shall consider alternative mitigation measures for development and site alteration impacts to Natural Heritage features, that are not otherwise described in this plan. This includes utilizing Ecological compensation as a viable last-resort option to conserve and enhance natural systems. Ecological Compensation shall be considered to take place only where:

- a) The proposed development is otherwise permitted by the Provincial Planning Statement, the land use policies of the Durham Regional Official Plan, Clarington Official Plan, and the Brookhill Neighbourhood Secondary Plan;
- b) An Environmental Impact Study completed in accordance with Municipal and Provincial requirements has identified and evaluated the natural features, their impacts from development, and that the findings, conclusions and recommendations demonstrate impacts are unavoidable, and/or that the proposed mitigation measures will not create unacceptable impacts;
- c) A Compensation Report and Plan is provided, demonstrating how environmental impacts can be mitigated through the use of best ecological offsetting practices, and any other practices or measures, to the satisfaction of the municipality and CLOCA;
- d) The proposed Compensation, as per the Report and Plan described in c):
 - i. Is, at minimum, proportional to lost ecosystem functionality (ensure no net loss);
 - ii. Enhances the functionality and/or resilience of the broader Bowmanville Creek Subwatershed; and
 - iii. Has been deemed satisfactory by the Municipality following evaluation in consultation with the Conservation Authority, and/or existing best practices for ecological offsetting, for adequate/appropriate compensation opportunities (including, but not limited to naturalization, restoration, replacement and/or enhancement for the loss or impact to the natural feature), and that the proposed compensation is otherwise in accordance with d) i-ii.

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.

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