

Secondary Plans

Courtice Waterfront Secondary Plan

Municipality of Clarington Official Plan

January 2026

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Courtice Waterfront Secondary Plan

1 Introduction

The purpose of this Secondary Plan is to establish goals and policies to guide comprehensive development and strategic planning within the Courtice Waterfront. The Secondary Plan will be further implemented through subdivision, zoning and site plan control. The Urban Design and Sustainability Guidelines included in Appendix A support the policies of this Secondary Plan and will also be used to guide development.

The Courtice Waterfront Secondary Plan area is generally bounded by Darlington Provincial Park to the west, Courtice Shores Drive to the east, Darlington Park Road to the north, and Lake Ontario to the south. The Clarington Energy Business Park Secondary Plan and Courtice Water Pollution Control Plant are located immediately east of the Secondary Plan area. The Secondary Plan area is approximately 101 hectares in size.

The Secondary Plan area is envisioned as a residential neighbourhood with visitor-oriented commercial, a new Municipal Wide Park at the waterfront and protected natural features like the Lake Ontario shoreline and Tooley Creek valley lands. The future population for area will be approximately 4,800 residents and approximately 2,500 units. The future number of jobs will be approximately 550.

2 Vision and Principles

The vision, principles and community structure within this section of the Secondary Plan provide the foundation upon which the goals and policies of the Secondary Plan are based.

2.1 Vision

The Courtice Waterfront is a vibrant new community offering residential, recreation and commercial opportunities in Clarington against the backdrops of Lake Ontario and Tooley Creek. The Courtice Waterfront will feature a variety of housing types, including affordable housing, centred on a pedestrian-oriented prominent intersection.

Restaurants, shops and potentially a hotel will draw visitors to the area. The Municipal Wide Park, known as the Courtice Waterfront Park, and broader open space system will protect significant natural features, provide public access to and along Lake Ontario, and accommodate a wide range of active and passive recreational and cultural activities year-round.

2.2 Principles

The Courtice Waterfront Secondary Plan is based on the following seven principles.

- 2.2.1 Support a high quality of life for residents of Clarington
- 2.2.2 Conserve, enhance and protect significant natural features
- 2.2.3 Promote environmental sustainability, energy efficiency and resilience
- 2.2.4 Connect the Secondary Plan area to the broader community and region by all modes of travel
- 2.2.5 Create distinct, memorable places that reflect the area's natural and cultural heritage and the community's values
- 2.2.6 Create an accessible, walkable and bikeable community linked to adjacent transportation networks
- 2.2.7 Develop the Courtice Waterfront in an orderly, coordinated and cohesive fashion

3 Community Structure

The Courtice Waterfront Secondary Plan is supported by a community structure comprised of the following, as reflected in Schedule A:

3.1 Environmental Protection Areas and Waterfront Greenways

- 3.1.1 Environmental Protection Areas along the Tooley Creek and Lake Ontario form a key component of a future open space system that will support critical environmental functions, establish the setting for development, and be an amenity for local residents and people from across the Region. Waterfront Greenway lands will be a major component of the open space system, protecting and linking natural areas.

3.2 Courtice Waterfront Park

- 3.2.1 The area will be anchored by a new Municipal Wide Park. The park will be designed to serve the broader Clarington community and local residents and act as a major destination with a range of facilities and access to Lake Ontario.

3.3 Mixed Use Area

- 3.3.1 At the heart of the Courtice Waterfront neighbourhood will be a mix of housing types at varying densities, overlooking the Courtice Waterfront Park and centred at a prominent intersection where commercial uses in mixed-use buildings will give the park a lively edge that draws visitors year-round.

3.4 Medium Density Residential Areas

- 3.4.1 Townhouses and apartment buildings up to six storeys are expected to be dominant forms of housing in the Medium Density Area, blending seamlessly with higher-density forms in the Mixed Use Area.

3.5 Low Density Residential Area

- 3.5.1 Detached, semi-detached and townhouses will provide a transition between taller buildings in the heart of the neighbourhood and Darlington Provincial Park.

3.6 Gateway Commercial Area

- 3.6.1 North of the CN rail corridor are lands suitable for a variety of commercial uses serving local residents, local employees and the travelling public.

3.7 Street Network

- 3.7.1 Collector and key local roads will facilitate movement to and through the area. They will provide the framework for a grid-like network of local roads serving development and supporting walkable places in the Courtice Waterfront.

4 Environment and Energy

4.1 Objectives

- 4.1.1 Minimize adverse impacts from development and human activity on natural heritage and hydrologically sensitive features, and their ecological functions.
- 4.1.2 Implement the recommendations and strategies contained in the Robinson Creek and Tooley Creek Subwatershed Study.
- 4.1.3 Ensure significant natural features are highly visible and contribute to the character of the waterfront.
- 4.1.4 Enhance and strengthen connections between *natural heritage features*, particularly through the creation of new east-west natural heritage connections.
- 4.1.5 Increase the tree canopy throughout the Secondary Plan area.
- 4.1.6 Design buildings, *infrastructure* and the Courtice Waterfront Park to high standards for energy and water conservation and integrate opportunities for renewable energy.
- 4.1.7 Design for a low-carbon community and contribute to a net-zero Clarington by 2050.

4.2 Environmental Protection Areas and Natural Features

- 4.2.1 Environmental Protection Areas, identified in Schedule A, include *natural heritage features*, *hydrologically sensitive features*, natural hazard lands associated with a watercourse and/or Lake Ontario, headwater drainage features and associated *vegetation protection zones*.
- 4.2.2 There may be additional environmentally sensitive terrestrial features and areas, *natural heritage features*, *hydrologically sensitive features* and areas, *regulatory flood* plain, and erosion hazards which, due to inadequate

information or the nature of the feature, area or hazard, are not shown on Schedules A or C of this Secondary Plan. These features are also important to the integrity of the *natural heritage system* and/or public safety and may be identified on a site-by-site basis for protection and/or conservation through the review of a *development* applications and their supporting studies, as well as other projects, including work related to new *infrastructure*, roads and servicing.

- 4.2.3 The Environmental Protection Area recognizes the interdependence of *natural heritage features* and their associated functions, and thus seeks to maintain connections among natural features, so that their existing *ecological* and *hydrological functions* are maintained or enhanced.
- 4.2.4 The biodiversity, *ecological function*, and *connectivity* of the Environmental Protection Area shall be protected, maintained, restored and, where possible, improved for the long-term, recognizing *linkages* between *natural heritage features* and areas, surface water features, and *ground water features*.
- 4.2.5 The delineation of the boundary of lands designated as Environmental Protection Area is approximate and shall be detailed through appropriate studies prepared as part of the review of development applications in accordance with the policies of this Secondary Plan and the Official Plan.
- 4.2.6 Where an Environmental Impact Study or other site-specific study required as part of *development* proposals within 120 metres of a *natural heritage feature* or where updated information from the Province or Conservation Authority results in refinements to the boundaries of the *natural heritage feature* or its related *vegetation protection zone*, such refinements shall not require an amendment to the Clarington Official Plan or this Secondary Plan.
- 4.2.7 Access to Environmental Protection Areas and associated areas through the development of public trails will be undertaken in a manner which conserves their *ecological integrity*.
- 4.2.8 All *development* shall adhere to the policies of the Clarington Official Plan as it pertains to the *natural heritage system* in Section 3.4, the Watershed and Subwatershed Plans policies in Section 3.5, the Hazards policies in Section 3.7 and the Environmental Protection Areas policies in Section 14.4.
- 4.2.9 Environmental studies prepared in support of development applications shall address the Robinson Creek and Tooley Creek Subwatershed Study (Subwatershed Study). Such studies may refine on a site-by-site basis the recommendations from the Subwatershed Study.
- 4.2.10 For those properties not assessed for Headwater Drainage Features in the Subwatershed Study or where agricultural fields have gone fallow, Headwater Drainage Feature Assessments may be required prior to any *development* in order to accurately assess *hydrological functions* of these features.
- 4.2.11 The *vegetation protection zone* shall be planted, maintained or restored with self-sustaining, native plant materials, in keeping with the Environmental Impact Study recommendations.

- 4.2.12 The preservation of mature trees within and outside of the Environmental Protection Area designation is strongly encouraged in order to fully derive benefits relating to microclimate, *wildlife habitats*, hydrology and scenic quality.
- 4.2.13 During *development*, mitigation measures shall be utilized to protect features in Environmental Protection Areas, such as tree protection fencing, silt fence/sedimentation control, dust control, and protection of soil moisture regime.
- 4.2.14 Through *development*, the planting of new trees shall be required in public spaces and encouraged in private spaces to fully derive benefits relating to microclimate, *wildlife habitats*, hydrology and scenic quality. New trees shall be non-invasive, tolerant of expected conditions and of the largest size and maturity that the planting location permits. New tree planting zones shall contain sufficient soil volume to support the healthy growth of trees to maturity.
- 4.2.15 Where trees, shrubs and/or *natural heritage features* are destroyed or harvested pre-maturely prior to Municipal approval, compensation should occur on site and will be calculated at a 3:1 ratio.
- 4.2.16 The Municipality may require Environmental Protection Areas to be conveyed to a public authority, where appropriate, as part of the development approval process at nominal or no cost to the receiving public authority. Conveyance of lands designated Environmental Protection Area and associated *vegetation protection zones* shall not be considered as contributions towards the parkland dedication requirements under the Planning Act.

4.3 Green Development

- 4.3.1 All *development* shall be encouraged to meet high standards for energy efficiency and sustainability in building design and construction. The use of energy efficient lighting and appliances, passive building standards and high-performance building envelopes shall be encouraged to reduce the amount of energy required to heat and cool buildings.
- 4.3.2 All *development* shall be encouraged to incorporate energy and water conservation measures, including consideration for renewable and/or alternative energy systems, such as solar panels. Individual buildings shall be encouraged to accommodate solar panels, a green roof or high albedo surfaces, or a combination of these.
- 4.3.3 Landscape design should maximize infiltration through “soft” landscape features and include hardy, native plantings and trees that provide shade.
- 4.3.4 All *development* will be encouraged to meet high standards for the use of Low Impact Development strategies and minimize impermeable surfaces, to aid in stormwater infiltration.

- 4.3.5 Should the Municipality or other public entity initiate a district energy system for the Secondary Plan area, development shall be encouraged to utilize the system and may be required to be District Energy-ready.

5 Land Use and Built Form

5.1 Objectives

- 5.1.1 Accommodate a diverse population and employment base of approximately 4,800 residents and approximately 550 jobs.
- 5.1.2 Establish the Courtice Waterfront as a tourist destination that supports recreation needs for residents from across Clarington.
- 5.1.3 Achieve a mix of residential, commercial and public uses that attracts visitors year-round.
- 5.1.4 Ensure development contributes to a public realm of streets, *parks* and other open spaces that is inviting, comfortable and safe for residents and visitors.
- 5.1.5 Ensure residents have convenient access to commercial amenities and community facilities by all modes of travel.
- 5.1.6 Ensure compatibility among land uses and building types.
- 5.1.7 Create opportunities for medium density, compact development that supports efficient use of infrastructure.

5.2 General Policies

- 5.2.1 Schedule A identifies the land use designations for the Secondary Plan area, and Schedule B identifies minimum and maximum heights in storeys.
- 5.2.2 The following land use designations apply within the Secondary Plan area:
 - a) Low Density Residential
 - b) Medium Density Residential
 - c) Mixed Use Area
 - d) Gateway Commercial
 - e) Environmental Protection Area
 - f) Waterfront Greenway
- 5.2.3 Drive-throughs are not permitted in any land use designation.

5.3 Low Density Residential

Planned Function

- 5.3.1 The predominant use of lands designated Low Density Residential shall be for low-rise housing that provides a transition between higher density housing and Darlington Provincial Park.

Permitted Uses

5.3.2 The following uses are permitted within this designation:

- a) Residential

Building Types

5.3.3 Permitted building types within this designation include:

- a) Detached dwellings;
- b) Semi-detached dwellings; and
- c) Street townhouses.

5.3.4 Detached and semi-detached *dwelling units* shall account for a minimum of 80 percent of the total number of units in the Low Density Residential designation, with units in other building types accounting for the remainder.

Heights and Densities

5.3.5 The maximum height shall be 3 storeys.

5.3.6 *Development* on lands designated Low Density Residential shall have an overall minimum density of 25 units per net hectare.

5.3.7 Private streets and private rear lanes are not permitted within the Low Density Residential designation.

5.4 Medium Density Residential

Planned Function

5.4.1 The predominant use of lands designated Medium Density Residential shall be for housing that provides a transition between low-rise development and higher mixed use development.

Permitted Uses

5.4.2 The following uses are permitted within this designation:

- a) Residential
- b) Other uses, including small scale service and neighbourhood retail commercial uses, which are supportive of and compatible with residential uses, are also permitted in accordance with Clarington Official Plan Policies 9.3.1, 9.3.2, and 9.3.3.

Building Types

5.4.3 Permitted building types within this designation include:

- a) All forms of townhouses; and,
- b) Apartment buildings.

Heights and Density

- 5.4.4 The minimum height shall be 3 storeys. The maximum height shall be 4 or 6 storeys, in accordance with Schedule B.
- 5.4.5 *Development* on lands designated Medium Density Residential shall have a minimum density of 50 units per net hectare.

5.5 Mixed Use Area

Planned Function

- 5.5.1 The Mixed Use Area is intended to be a predominantly residential area with a mix of housing types and varying building heights, and the area will also accommodate commercial amenities for waterfront residents, visitors and employees in the Clarington Energy Business Park. It also may accommodate standalone commercial uses that support the Courtice Waterfront.

Permitted Uses

- 5.5.2 The following uses are permitted within this designation:
- a) Residential;
 - b) Retail and service commercial uses; and
 - c) Institutional uses, including but not limited to public schools, community centres, cultural facilities, libraries, day cares, and places of worship.
- 5.5.3 In addition, the following destination-oriented commercial uses are also permitted within a *mixed use* or standalone building fronting Streets A, C, or D as delineated on Schedule A:
- a) Hotel;
 - b) Conference centre and banquet hall;
 - c) Winery, cidery, or brewery;
 - d) Museum;
 - e) Restaurant or retail establishments associated with one or more of the above uses; and
 - f) Other destination-oriented commercial uses compatible with surrounding development, subject to a site-specific zoning by-law amendment.
- 5.5.4 In the area identified with the “Commercial Uses Required” overlay on Schedule A, *mixed use buildings* with one or more of the above commercial uses on the ground floor, or standalone commercial uses, shall be required.

Building Types

- 5.5.5 The permitted building types within this designation include:
- a) All forms of townhouses;
 - b) Apartment buildings;

- c) Mixed use buildings with commercial uses and other active uses located on the ground floor and residential *dwelling units* on upper floors; and
- d) Commercial buildings.

Heights and Density

- 5.5.6 The minimum height shall be 3 or 4 storeys, in accordance with Schedule B.
- 5.5.7 Notwithstanding policy 5.5.6, buildings with destination-oriented commercial uses described in policy 5.5.3 may be one storey but shall have a minimum height of 7.5 metres. Buildings with destination-oriented institutional uses, such as a theatre or community centre, may also be one storey but shall have a minimum height of 7.5 metres, subject to a Zoning By-law amendment,
- 5.5.8 The maximum height shall be 6 storeys, in accordance with Schedule B.
- 5.5.9 Heights above 6 storeys, to a maximum of 15 storeys, may be permitted in the locations identified on Schedule B subject to completing the following studies or assessments to the satisfaction of the Municipality:
 - a) Land Use Compatibility Study to assess the potential adverse impact of existing and planned industrial and utility uses in the surrounding area and identify feasible measures to mitigate any impacts;
 - b) Transportation assessment to confirm the additional height and density can be supported by the planned transportation capacity of the Secondary Plan;
 - c) Servicing assessment to demonstrate the additional height and density can be supported by the planned servicing capacity of the Secondary Plan; and
 - d) Housing assessment to monitor and encourage the implementation of a diverse and affordable housing stock.
- 5.5.10 *Development* on lands designated Mixed Use Area shall have a minimum density of 70 units per net hectare.

5.6 Gateway Commercial

Planned Function

- 5.6.1 The planned function of the Gateway Commercial is to provide retail and service commercial uses aimed at people travelling to the Courtice Waterfront.

Permitted Uses

- 5.6.2 The following uses are permitted within the Gateway Commercial designation:
 - a) Retail and service commercial uses;
 - b) Restaurants;
 - c) Financial institutions; and

- d) Service stations.

Heights

- 5.6.3 The maximum height shall be 4 storeys.

5.7 Environmental Protection Area

Planned Function

- 5.7.1 Lands designated Environmental Protection Area include *natural heritage features*, *hydrologically sensitive features*, lands within the *regulatory flood* plain of a watercourse, headwater drainage features and natural hazard lands. These lands contribute to the Municipality's *Natural Heritage System* and are intended to be protected. The planned function of these areas is to preserve *natural heritage features* and their ecological functions, maintain *hydrologically sensitive features*, and prevent development within *regulatory flood plains* and natural hazard lands to reduce risk to life and property.

Permitted Uses

- 5.7.2 No development shall be permitted in Environmental Protection Areas, except in accordance with Section 14.4 of the Clarington Official Plan.

5.8 Waterfront Greenway

Planned Function

- 5.8.1 The lands designated Waterfront Greenway are intended to protect and regenerate the physical, natural and cultural attributes associated with the Lake Ontario Waterfront.

Permitted Uses

- 5.8.2 The predominant use of land within the Waterfront Greenway shall be *low intensity recreation* uses and conservation.
- 5.8.3 Lands designated Waterfront Greenway shall be subject to the provisions of Section 14.3 and 14.8 of the Official Plan.

5.9 Environmental Constraints Overlay

- 5.9.1 The areas with an Environmental Constraints Overlay as shown on Schedule A have been identified as containing features consistent with Environmental Protection Areas designation. The underlying designation shall not apply until the limits of the Environmental Protection Area has been confirmed to the satisfaction of the Municipality in consultation with the Central Lake Ontario Conservation Authority and in accordance with the policies in this Section.
- 5.9.2 The presence and precise delineation of the *natural heritage features* and *hydrologically sensitive features* shall be determined through an Environmental Impact Study and a Flood Plain Analysis prepared as part of the review of development applications in accordance with the policies of this Secondary Plan and the Official Plan.

- 5.9.3 If the Environmental Impact Study and Flood Plain Analysis establishes that *development* can proceed, then the underlying designation shall apply over those lands without the requirement for an amendment to this Plan. Further, it may be determined that only a portion of the lands within the Environmental Constraints Overlay may be suitable for *development*.
- 5.9.4 If the Environmental Impact Study and Flood Plain Analysis determines that *development* may not proceed, the permissions in the underlying designation shall not apply and lands will be considered to be designated Environmental Protection Area and will be zoned accordingly.

6 Urban Design

6.1 Objectives

- 6.1.1 Encourage a high quality and consistent level of urban design for the public and private realms through adherence to the principles, policies, and requirements of this Secondary Plan and in accordance with the Urban Design and Sustainability Guidelines.
- 6.1.2 Design spaces that are accessible for people of all ages and abilities.
- 6.1.3 Ensure compatibility between developments of varying scales and forms.
- 6.1.4 Support Darlington Provincial Park's recreational amenities by mitigating potential adverse impacts from development.

6.2 General Policies

- 6.2.1 The Urban Design and Sustainability Guidelines appended to this Plan as Appendix A shall be used as guidance in the interpretation and implementation of this Secondary Plan's policies.
- 6.2.2 *Development* shall contribute to the creation of a high quality public realm which is safe, comfortable, visually-pleasing and animated, supports *active transportation* and community life, and contributes to the distinct character of the Courtice Waterfront.
- 6.2.3 Buildings on corner lots shall have articulated facades facing both streets.
- 6.2.4 Loading and service areas shall generally be located at the rear of the building, and enclosed loading and servicing areas shall be encouraged.
- 6.2.5 Garbage and recycling facilities shall be integrated within a building envelope, where appropriate.
- 6.2.6 Where loading and servicing is visible at the rear or side of a building, it shall be screened.
- 6.2.7 Driveways shall be minimized and shared driveways shall be encouraged, where appropriate.

- 6.2.8 Mechanical and electrical equipment on the roof of an apartment building should be screened with durable materials integrated with the design of the building.
- 6.2.9 Garbage and recycling storage for stacked townhouses shall be screened from public view and located within a shared rear lane where a rear lane is provided.

6.3 Low Density Residential Policies

- 6.3.1 The following urban design policies apply to lands designated Low Density Residential:
 - a) Grade-related *dwelling units*, excluding *additional dwelling units*, shall have their main entrance visible and accessible from the sidewalk;
 - b) Front single garages and double garages with living space directly above them may extend partially beyond the front wall of the house, but this condition shall not dominate the length of the block;
 - c) Front and exterior side yard porches shall be encouraged;
 - d) *Development* adjacent to Darlington Provincial Park shall minimize lighting and overlook impacts on the park; and,
 - e) The interface of Darlington Provincial Park with residential lots shall consist of wooden fencing at least 1.8 metres in height. Gates into the adjacent Provincial Park are not permitted.
 - f) Where the Low Density Residential Area abuts the future Courtice Waterfront Park, development shall be oriented to a north-south Local Road and have a fenced side yard and rear yard adjacent to the park.

6.4 Medium Density Residential Policies

- 6.4.1 The following urban design policies apply to lands designated as Medium Density Residential:
 - a) Ground-floor units in apartment buildings shall have their entrances facing the street or a landscaped yard;
 - b) Underground parking for apartment buildings is strongly encouraged; and
 - c) Parking is generally not permitted in the front or exterior side yard of buildings.

6.5 Mixed Use Area Policies

- 6.5.1 To ensure *development* in lands designated as Mixed Use Area appropriately addresses public streets, supports an active public realm, and relates well to the existing and planned context, the following policies shall apply:
 - a) *Mixed use buildings* with ground floor commercial uses and standalone commercial buildings fronting Streets A, C or D, as identified on Schedule A, shall be built close to the front property line to help frame the street, with generally a minimum setback of 1.5 metres and a maximum setback of 3 metres;

- b) Access from sidewalks, other pedestrian facilities, and public open space areas to primary building entrances shall be convenient and direct, with minimum changes in grade, and shall be accessible and barrier free;
- c) Ground floors containing commercial uses shall generally have a minimum height of 4.5 metres;
- d) Long buildings, generally those over 40 metres in length, shall break up the visual impact of their mass with vertical recesses or other architectural articulation and/or changes in material;
- e) Buildings taller than 4 storeys shall provide built form transitions to low-rise development on adjacent properties through the stepping of heights or separation distances.
- f) Buildings over 4 storeys along Street A north of Street D shall incorporate stepbacks to reduce their perceived mass and contribute to a comfortable pedestrian realm, with stepbacks of at least 1.5 metres occurring at the fifth storey. Buildings of 5-6 storeys fronting Street A or D adjacent to the Courtice Waterfront Park do not require stepbacks. Buildings greater than 6 storeys facing the park shall incorporate stepbacks of at least 1.5 metres at the seventh storey;
- g) The use of high-quality, enduring materials, such as stone, brick and glass, shall be strongly encouraged;
- h) Front patios for ground-floor residential units should be raised to provide for privacy and a transition between the public and private realms; and
- i) Parking shall be located in underground or above-ground structures or surface parking lots at the rear of the building. Above-grade structured parking adjacent to a public street(s) shall be lined with commercial and/or residential uses with direct access to the public street(s).

6.6 Prominent Intersection

- 6.6.1 As per Policy 5.4.10 of the Clarington Official Plan, the Prominent Intersection identified on Schedule A shall serve as a community focal point, and shall facilitate public spaces, café and restaurant patios, street trees/planters, and street furniture.

7 Housing

7.1 Objectives

- 7.1.1 Provide for a variety of housing forms, sizes and tenures that allow households of various sizes and incomes to find a home within the Courtice Waterfront.
- 7.1.2 Encourage the provision of *affordable* housing and rental housing.

- 7.1.3 Foster aging in place by encouraging a range of housing that can meet the needs of residents during all phases of life.

7.2 Policies

- 7.2.1 A variety of housing forms, sizes and tenures shall be provided in the Courtice Waterfront to meet the needs of a diverse population and households of various sizes, incomes and age compositions. This housing mix is encouraged to include purpose-built rental and seniors housing.
- 7.2.2 To support the Municipality's *affordable* housing objectives, *development* shall include a variety of housing sizes and types.
- 7.2.3 *Affordable* housing, including community housing, supportive housing and other types of subsidized non-market housing units, are encouraged to be integrated within the Courtice Waterfront neighbourhood and combined in *developments* that also provide market housing to provide opportunities for a range of housing tenures and prices that support diversity.
- 7.2.4 New *affordable* housing and purpose-built rental housing should incorporate barrier-free, universal or flex design features in both common and living areas.
- 7.2.5 The Municipality will collaborate with the Region of Durham and community housing providers to encourage a supply of subsidized non-market housing units to be included within the housing mix in the Secondary Plan area.
- 7.2.6 To support the provision of *affordable* housing units, the Municipality will explore other potential incentives such as reduced application fees, grants and loans. The Municipality will also encourage Durham Region, the Provincial government and Federal government to consider financial incentives for *affordable* housing.
- 7.2.7 As an incentive for the provision of *affordable* housing, as defined in Section 24.2 of the Clarington Official Plan, reductions in the minimum parking requirement under the Zoning By-law may be considered by the Municipality on a site-by-site basis where housing that is *affordable* is provided as part of a *development* proposal.
- 7.2.8 A range of unit sizes are encouraged within apartment and multi-unit buildings, including those suitable for single people, and larger households and families.
- 7.2.9 In Low Density and Medium Density Residential, *development* is encouraged to include *additional dwelling units*.
- 7.2.10 The Municipality will fast track the approval of *development* applications that include *affordable* housing units.

8 Parks and Community Facilities

8.1 Objectives

- 8.1.1 Create a public realm of streets, parks and other open spaces that is inviting, comfortable and safe.
- 8.1.2 Establish a Municipal Wide Park at the waterfront that serves residents of all ages and abilities from across Clarington and attracts visitors from the Region with a range of facilities and access to Lake Ontario.
- 8.1.3 Design the Courtice Waterfront Park with a range of facilities and experiences that supports year-round use.
- 8.1.4 Use Environmental Protection Areas, naturalized stormwater management facilities and other public open spaces to enhance the character of, and connectivity within, the parks and open space network, where appropriate.
- 8.1.5 Integrate public art into the design of parks, streets and other public spaces.

8.2 General Policies

- 8.2.1 The parks and open space system, as a whole, shall provide a variety of opportunities for passive and active *recreation* and be comprised of well-designed spaces that contribute to the area's identity and environmental functions.
- 8.2.2 Parkland dedication shall be done in accordance with the Planning Act.
- 8.2.3 Environmental Protection Areas, associated *vegetation protection zones*, and stormwater management areas shall not be conveyed to satisfy parkland dedication requirements under the Planning Act.

8.3 Municipal Wide Park

- 8.3.1 A Municipal Wide Park, known as the Courtice Waterfront Park, is planned for the Secondary Plan area, as identified on Schedules A and C. The Courtice Waterfront Park, including Environmental Protection Area lands along the Lake Ontario shoreline, shall be a minimum of 16 hectares and programmed with a variety of amenities and community *recreation* facilities intended to serve residents from across Clarington.
- 8.3.2 Development of the Municipal Wide Park and adjacent Environmental Protection Area lands and shall consider a range of opportunities, which may include, but not limited to the following:
 - a) Realignment of the Waterfront Trail through the park;
 - b) Accessible viewing platforms;
 - c) Stairs or ramps to the beach, sensitively and safely integrated with natural features;
 - d) Safety and environmental protection measures along the top of the bluff;

- e) Measures to protect and maintain access to the shoreline;
- f) Places and facilities to support the launching of kayaks, canoes and paddle boards;
- g) A playground and a splash pad;
- h) Active recreation facilities, such as outdoor sport courts
- i) Winter recreation facilities;
- j) Picnic areas and shelters;
- k) Areas for naturalized landscaping;
- l) Interpretive signage;
- m) An outdoor cultural venue, such as a bandshell or amphitheatre;
- n) Potential locations for public art installations;
- o) Lawn space for informal games;
- p) Locations for seasonal food vendors and equipment rentals;
- q) Public washroom facilities;
- r) Vehicle and bike parking; and
- s) Transit stops and bike share stations.

8.3.3 Development of the Municipal Wide Park shall address the priorities and recommendations of the Parks, Recreation and Culture Master Plan and the Clarington Waterfront Strategy.

8.3.4 The predominant use of lands within the Municipal Wide Park shall be *low intensity recreation uses, major recreation uses*, and cultural uses.

8.3.5 In addition, small-scale, seasonal commercial uses, such as food vendors, may be permitted.

8.3.6 As shown on Schedules A and C, the Courtice Waterfront Park shall be bordered by public streets, Environmental Protection Areas, the Waterfront Greenway, Darlington Provincial Park, and other natural heritage areas. As per Policy 6.3.1 f), development in the Low Density Residential Area where it abuts the park shall flank the park with a fenced side yard and rear yard. Development shall not back onto the park.

8.3.7 Schedule A also identifies a Municipal Wide Park west of Courtice Shores Drive and north of Street A. The Municipality may pursue development of a park in this location as an additional public amenity and to manage public access to adjacent Environmental Protection Areas. The park shall be designed primarily for passive enjoyment, with trails and seating. Parking to serve users of the park as well as the Waterfront Park may also be accommodated.

9 Community Culture and Heritage

9.1 Objectives

- 9.1.1 Conserve and adaptively reuse built heritage resources and *cultural heritage landscapes*.
- 9.1.2 Assess, recover and protect *archaeological resources*.
- 9.1.3 Integrate public art in the design of the Courtice Waterfront Park and broader public realm.

9.2 Policies

- 9.2.1 The conservation and enhancement of significant *cultural heritage resources* shall be consistent with the policies of the Clarington Official Plan and all relevant Provincial legislation and policy directives.
- 9.2.2 The Municipality will determine if a Cultural Heritage Evaluation Report is required prior to *development* on or *adjacent* to any properties that are identified on Clarington's *Cultural Heritage Resource List*, and any properties that have been identified as having potential cultural heritage value or interest.
- 9.2.3 A Heritage Impact Assessment shall be conducted prior to *development* on or *adjacent* to properties that are designated under Part IV of the Ontario Heritage Act, or properties for which a Cultural Heritage Evaluation Report has been conducted and determined that the properties meet the criteria for cultural heritage value or interest as prescribed in O. Reg. 9/06, as amended, or any successors thereto.
- 9.2.4 Cultural Heritage Evaluation Reports and Heritage Impact Assessments shall consider and provide strategies for the conservation and protection of *cultural heritage resources*.
- 9.2.5 Public art and/or other interpretive features recalling the area's cultural heritage shall be integrated into the design of public open spaces within the neighbourhood.

10 Transportation

10.1 Objectives

- 10.1.1 Provide a *multi-modal transportation* network that encourages walking, cycling and public transit use while accommodating cars and trucks efficiently.
- 10.1.2 Establish new and improved road and *active transportation* connections between the areas of Courtice to the north and east and within the Secondary Plan. New and improved connections will include CN rail corridor crossings.

- 10.1.3 Plan for a direct connection for pedestrians and cyclists between the Courtice GO Station and the waterfront to the satisfaction of CN Rail and the Ministry of Transportation.
- 10.1.4 Establish an interconnected network of trails and other *active transportation* facilities throughout the Secondary Plan area, linked to the broader municipal network and the Waterfront Trail.
- 10.1.5 Establish inviting, comfortable transit stops and ensure the road network facilitates the use of public transit, walking and cycling to reduce greenhouse gas emissions.
- 10.1.6 Provide safe access to the Lake Ontario shoreline and protect views and vistas to the lake.

10.2 General Policies

- 10.2.1 Schedule C identifies the road classification and *active transportation* facilities network planned for the area. The transportation policies contained in Section 19 of the Clarington Official Plan and the policies of this Secondary Plan shall apply to the transportation network.
- 10.2.2 *Development* shall be structured around an interconnected and grid-like network of streets that facilitate direct pedestrian, cyclist and vehicular movement throughout the Secondary Plan area.
- 10.2.3 *Development* will be structured to provide a pedestrian-oriented community by integrating pedestrian linkages and multi-use pathways to supplement the grid-like network of streets.
- 10.2.4 Wherever possible, future streets shall be aligned and designed to maintain and enhance views of the Courtice Waterfront Park and Lake Ontario.
- 10.2.5 An environmental assessment (EA) shall be initiated to evaluate options for future rail crossings. The EA will consider the approximate locations identified on Schedule A and design variations (for example, at-grade improvements, a bridge, a tunnel).
- 10.2.6 Until the necessary rail crossing(s) is in operation, development will require a Transportation Impact Study that demonstrates the current road capacity and existing rail crossings provide adequate safety and access, to the satisfaction of the Municipality.
- 10.2.7 Where the length of a block exceeds 250 metres, a landscaped mid-block pedestrian connection may be required to enhance the pedestrian permeability of the area, the efficiency and variety of pedestrian routes, and access to transit. Mid-block pedestrian connections should have a minimum width that accommodates a multi-use path with landscaping on both sides to provide a buffer to any adjacent private spaces.
- 10.2.8 On-street parking will be encouraged at appropriate locations on all Key Local Roads and other Local Roads to provide for anticipated parking needs.

- 10.2.9 The Municipality, the Regional Municipality of Durham, and Metrolinx will work cooperatively to develop a long-term public transit strategy for the Courtice Waterfront.
- 10.2.10 The design of roads shall be based on a complete streets approach, in accordance with the transportation master plans, standards and guidelines of the Municipality of Clarington and Region of Durham, with further guidance provided in the Urban Design and Sustainability Guidelines (Appendix A to this Secondary Plan).
- 10.2.11 Darlington Park Road shall be designed in accordance with the road classification criteria in Appendix C, Table C-2 of the Clarington Official Plan.
- 10.2.12 All Roads shall be designed with the following lighting design standards:
 - a) Appropriate lighting is to be provided to contribute to the safe function of the roadway as well as the safe and appropriate lighting of the pedestrian realm; and
 - b) Lighting shall be downcast to reduce light pollution.

10.3 Collector Roads

- 10.3.1 Collector Roads shall be designed with a right-of-way width of 23 metres and in accordance with the road classification criteria in Appendix C, Table C-2 of the Clarington Official Plan and include the following design standards:
 - a) Boulevards with a minimum width of 5 metres shall be provided on both sides of the street to accommodate a sidewalk or multi-use path and a planting and furnishing zone with space for street trees on both sides of the street;
 - b) On-street parking may be accommodated on either side of the right-of-way within lay-by spaces that alternate with the planting and furnishing zone; and
 - c) The roadway of Collector Roads generally shall accommodate two travel lanes, a centre turning lane where required, and cycling facilities, except where a multi-use path in an adjacent open space and aligned with the road provides a convenient alternative. Lane widths shall be sufficient to accommodate public transit and/or shuttle buses.

10.4 Key Local Roads

- 10.4.1 Key Local Roads identified on Schedule C are intended to have a special character based on their prominence, adjacent land uses and importance for circulation within the Secondary Plan area. The precise location of new Key Local Roads shall be determined through Plans of Subdivision.
- 10.4.2 Key Local Roads shall have a right-of-way width of 20 metres and shall contain sidewalks and a planting and furnishing zone on both sides to enhance the tree canopy and reinforce the Secondary Plan area's pedestrian network and green

character. Sidewalks shall be separated from travel lanes by the planting and furnishing zone.

10.4.3 Key Local Roads shall be designed in accordance with the Local Road classification criteria in Appendix C, Table C-2 of the Clarington Official Plan.

10.4.4 Street E shall be designed to accommodate cycling facilities that provide connectivity between Darlington Provincial Park and the active transportation network.

10.5 Special Local Road

10.5.1 Street D is intended to be a unique and flexible public right-of-way that complements the Courtice Waterfront Park on one side and future land uses on the north side. It shall be designed to function at times as a car-free promenade for pedestrians and cyclists and as a shared street with vehicular access at other times.

10.5.2 The alignment of Street D may vary from the conceptual alignment shown in Schedules A, B and C without amendment to this plan, provided the street fully abuts the Courtice Waterfront Park and does not reduce the planned minimum size of the park.

10.5.3 Street D shall be designed in conjunction with the Courtice Waterfront Park on the south side and private development on the north side. It shall have a minimum right-of-way width of 15 metres and accommodate the following, to the satisfaction of the Municipality:

- a) A dedicated pedestrian zone on the north side, which may differ in materiality from the right-of-way to clearly articulate a pedestrian priority area;
- b) A roadway/promenade with rolled curbs that may include other traffic calming measures such as bollards, road curvature and interlocking paving;
- c) A landscaped “flex zone” on the south side to accommodate food trucks, other vendors and street furniture intended to enhance the waterfront experience for residents and visitors.

10.6 Local Roads

10.6.1 Local Roads shall generally be designed in accordance with the requirements set out in Appendix C, Table C-2 of the Clarington Official Plan and include the following design standards:

- a) On-street parking shall be accommodated on either side of the right-of-way;
- b) Sidewalks are encouraged to be provided on both sides of Local Roads; and
- c) A planting and furnishing zone with street trees shall be provided on both sides of Local Roads.

10.7 Rear Lanes

- 10.7.1 Rear lanes are encouraged to support safe and attractive streets by eliminating the need for driveways and street-facing garages.
- 10.7.2 Rear lanes can provide alternative pedestrian routes through a community and shall provide a safe environment for pedestrian and vehicle travel.
- 10.7.3 Public *utilities* may be located within public rear lanes subject to functional and design standards established by the Municipality.
- 10.7.4 All rear lanes shall be designed in accordance with the road classification criteria in Appendix C, Table C-2 and include the following design standards:
- a) Rear lanes shall allow two-way travel and incorporate a setback on either side of the right-of-way to the adjacent garage/building wall;
 - b) Rear lanes shall provide a minimum pavement width of 6.5 metres; provide access for service and maintenance vehicles for required uses as deemed necessary by the Municipality and may include enhanced rear lane widths and turning radii to accommodate municipal vehicles including access for snowplows, garbage trucks and emergency vehicles where required;
 - c) Rear lanes shall be clear of overhead obstruction and shall be free from overhanging balconies, trees and other encroachments;
 - d) Rear lanes shall intersect with public roads;
 - e) No municipal services, except for local storm sewers, shall be allowed, unless otherwise accepted by the Municipality;
 - f) No Region of Durham *infrastructure* shall be permitted;
 - g) Rear lanes shall be graded to channelize snow-melt and runoff;
 - h) The design rear lanes shall incorporate appropriate elements of low impact design including permeable paving where sufficient drainage exists; and
 - i) Access for waste collection and emergency service vehicles is to be accommodated.

10.8 Active Transportation

- 10.8.1 A conceptual active transportation network as shown on Schedule C has been designed to connect the Secondary Plan area to the Great Lakes Waterfront Trail, Lake Ontario shoreline and the Tooley Creek lands, while protecting and enhancing the natural features and functions of these areas.
- 10.8.2 The active transportation network may include pathways, pedestrian bridges, lookouts and seating areas, to the satisfaction of the Municipality. Trails identified on Schedule C shall be assessed as part of an Environmental Impact

Study undertaken on *adjacent* lands, including but not limited to the Courtice Waterfront Park.

- 10.8.3 All *development* shall provide for the implementation of the active transportation network in accordance with the conceptual location of facilities identified on Schedule C. In addition to sidewalks, dedicated cycling facilities and multi-use paths, the network will include Primary and Secondary Trails as defined in Section 18.4 of the Clarington Official Plan. The precise location, type and design of trails shall consider:
- a) Trail design and type will minimize environmental impacts and be designed to accommodate a range of users and abilities.
 - b) Trails will be directed outside of natural areas where possible or to the outer edge of *vegetation protection zones*.
 - c) Trails located adjacent to natural features and stormwater management facilities should incorporate interpretive signage at various locations to promote understanding and stewardship of the features and functions of the natural environment.
- 10.8.4 Proposed trails in or adjacent to Environmental Protection Areas shall be subject to Environmental Impact Studies.
- 10.8.5 A Pedestrian Crossing is shown conceptually on Schedules A and C. The Pedestrian Crossing is essential to providing active transportation access and connectivity to the Secondary Plan. It will enhance pedestrian and cyclist connectivity within the Secondary Plan area and provide access to the areas of Courtice to the north, including the Courtice GO Station. The location and feasibility of the Pedestrian Crossing will be determined through a future feasibility study initiated by the Municipality.

10.9 Site Access and Parking

- 10.9.1 Individual site access for residential uses from a Collector Road generally shall not be permitted. Rear Lanes or Local Roads shall be the preferred option for accessing development sites. Reverse frontage *development* is not permitted within the Secondary Plan area.
- 10.9.2 Parking regulations shall be provided in the Zoning By-law. The Municipality may modify the parking requirements subject to a parking study and site-specific zoning amendment. The Municipality shall encourage development not to exceed the minimum parking requirements in the Zoning By-law.

11 Servicing

11.1 Objectives

- 11.1.1 Ensure the Secondary Plan area is developed on the basis of full municipal sanitary sewer, storm sewer and water services.

- 11.1.2 Integrate stormwater management with the open space system while minimizing impacts on the natural environment.
- 11.1.3 Design buildings, *infrastructure* and all open spaces to mitigate the impacts of severe storms, and flooding.

11.2 General Policies

- 11.2.1 *Utilities* shall be located below grade in the street right-of way, or in easements, where required. For ease of access and maintenance, shared *utility* trenches are encouraged.
- 11.2.2 Telecommunications/communications *utilities*, electrical stations or sub-stations, mail boxes or super mail boxes and similar facilities should be incorporated and built into architectural or landscaping features, rather than being freestanding, wherever possible. They should be compatible with the appearance of adjacent uses and include anti-graffiti measures.
- 11.2.3 Building *utilities*, including but not limited to gas lines/metres and hydro boxes, shall be located at the rear or interior side of a building, and shall be integrated into the building or visually screened.

11.3 Stormwater Management

- 11.3.1 *Stormwater management ponds* and their associated open spaces shall generally be located in accordance with Schedules A and C of this Secondary Plan.
- 11.3.2 Stormwater management facilities, such as ponds and Low Impact Development features, shall be incorporated in the Secondary Plan area to mitigate the impacts of *development* on water quality and quantity, consistent with the Robinson Creek and Tooley Creek Subwatershed Study and the policies of Section 20 of the Clarington Official Plan. Such facilities shall not be located within *natural heritage features* but may be permitted within the outer limits of the *vegetation protection zone* provided the intent of the *vegetation protection zone* is maintained and it is supported by an Environmental Impact Study.
- 11.3.3 The precise siting of stormwater management facilities shall make use of natural drainage patterns to minimize the risk of flooding. Stormwater management facilities will not drain lands located in another *subwatershed*. Should there be no other technical alternative, and a drainage diversion between subwatersheds be proposed, a justification report and any required mitigation measures shall be submitted for review and acceptance by the Municipality of Clarington and the Conservation Authority.
- 11.3.4 Stormwater management facilities shall include the installation of naturalized landscaping and accommodate trails and seating areas, where appropriate.
- 11.3.5 Proposed stormwater management quality, quantity, erosion control and water balance for ground water and natural systems may be assessed during the

development approval process to determine the impact on the *natural heritage system* and environmental features.

- 11.3.6 The submission of the following plans and reports shall be required to determine the impact of stormwater quality/quantity, erosion and water balance of the proposed *development*. All reports shall be prepared in accordance with the Robinson Creek and Tooley Creek Subwatershed Study, including:
- a) Stormwater Management Report and Plan;
 - b) Erosion and Sediment Control Plan;
 - c) Servicing Plans;
 - d) Grading Plans;
 - e) Geotechnical reports;
 - f) Hydrogeologic reports; and
 - g) Other technical reports as deemed necessary.
- 11.3.7 The Stormwater Management Report and Plan identified in Policy 11.3.6 shall explore and consider the feasibility of and opportunities to implement such Low Impact Development measures as:
- a) Permeable hardscaping;
 - b) Bioretention areas;
 - c) Exfiltration systems;
 - d) Bioswales and infiltration trenches;
 - e) Third pipe systems;
 - f) Vegetation filter strips;
 - g) Green roofs (multi-unit buildings);
 - h) Rainwater harvesting; and
 - i) Other potential measures.
- 11.3.8 Stormwater management plans shall demonstrate how the water balance target set in the Robinson Creek and Tooley Creek Subwatershed Study is achieved.
- 11.3.9 Stormwater management for all *development* shall be undertaken on a volume control basis and shall demonstrate the maintenance of recharge rates, flow paths and water quality to the greatest extent possible. Peak flow control and the maintenance of pre-*development* water balance shall be demonstrated.
- 11.3.10 High Volume Recharge Areas shall maintain a pre-*development* water balance.
- 11.3.11 *Development* of all detached, semi-detached and townhouse dwellings shall demonstrate the use of an adequate volume of amended topsoil or equivalent system to improve surface porosity and permeability over all turf and

landscaped areas beyond three metres of a building foundation and beyond tree protection areas.

- 11.3.12 The establishment of new flood control facilities to accommodate *development* within this Secondary Plan are not encouraged and will only be considered once all other reasonable alternatives have been fully exhausted in accordance with the Robinson Creek and Tooley Creek Subwatershed Study or an update or addenda to that study. Other alternatives to flood control facilities could include infrastructure improvements such as relief culverts, road crossings or land acquisition.

12 Implementation and Interpretation

12.1 Objectives

- 12.1.1 Ensure roads, road improvements, and municipal services required for any part of the Courtice Waterfront are in place and operative prior to or coincident with development.
- 12.1.2 Ensure each phase of *development* is contiguous to a previous phase.
- 12.1.3 Facilitate *development* through coordinated and timely *infrastructure* investments.
- 12.1.4 Ensure lot patterns are rational and efficient to achieve adequately sized lots and well-defined street frontages and discourage remnant parcels.

12.2 Policies

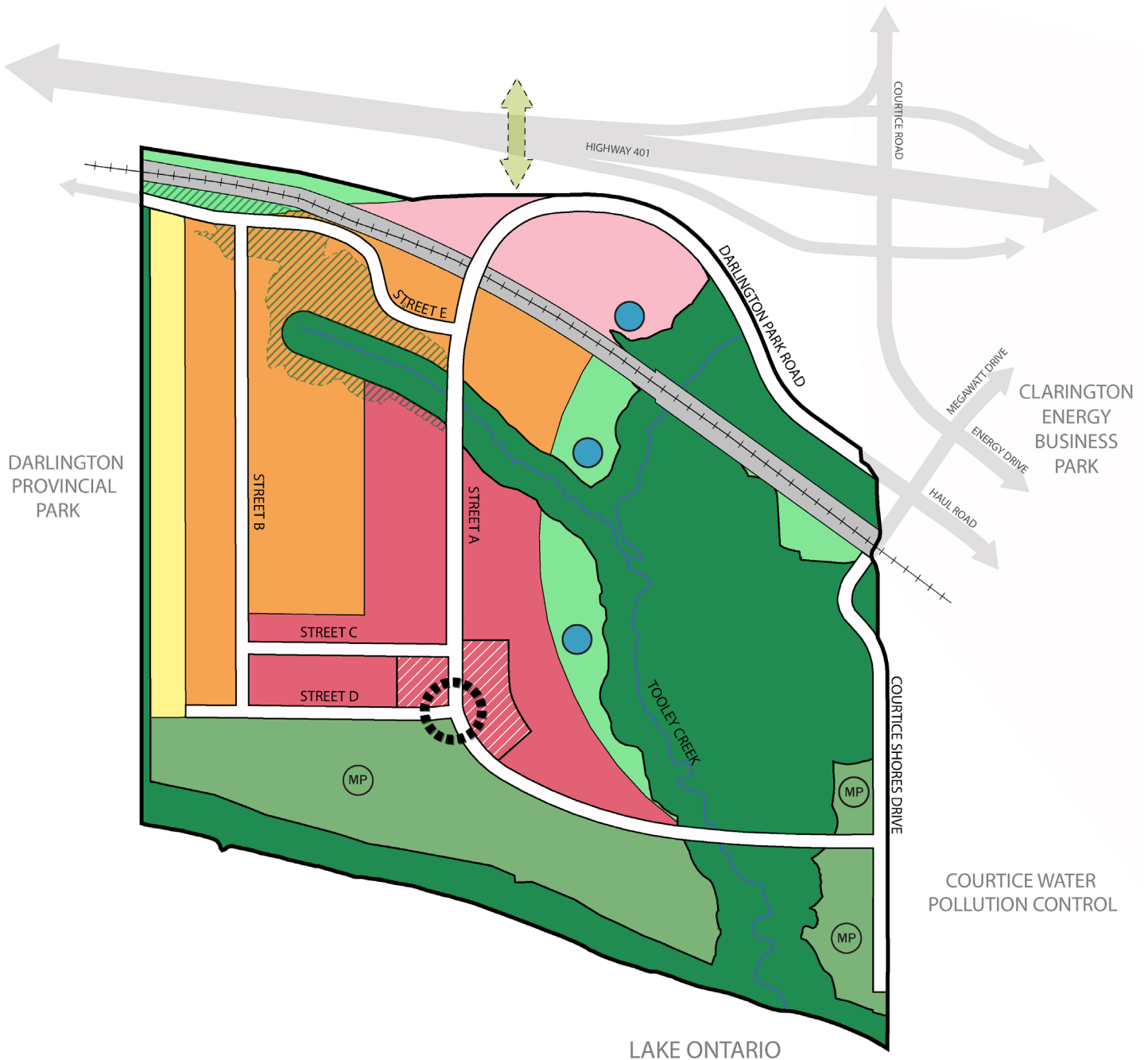
- 12.2.1 Applicants shall prepare and update phasing plans for submission with plans of subdivision. The phasing plan shall establish phases of *development* of the lands and shall provide for the staging of construction of public *infrastructure* and services in relation to phases of *development*. The phasing plan shall take into account the responsibility for construction of the public *infrastructure* and services and shall be considered by the Municipality in enacting amendments to the Zoning By-law and in recommending plans of subdivision for approval.
- 12.2.2 All new *development* within the Secondary Plan area shall proceed on the basis of the sequential extension of full municipal services through the Regional and Municipal capital works programs and plans of subdivision.
- 12.2.3 The Municipality encourages *utility* providers such as hydroelectric power, communications/telecommunications facilities and *utilities*, broadband fibre optics, and natural gas to ensure that sufficient *infrastructure* is or will be in place to serve the Secondary Plan area.
- 12.2.4 Approval of development applications shall be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of the required road and transportation facilities, parks and

- community facilities. These works shall be provided for in the subdivision and site plan agreements.
- 12.2.5 Approval of development applications shall also be conditional upon commitments from the appropriate authorities and the proponents of development to the timing and funding of required stormwater management, sanitary sewer and water supply facilities. These works shall be provided for in subdivision and site plan agreements.
- 12.2.6 Minor alterations to Schedule A may occur without amendment to this Secondary Plan through rezoning and plan of subdivision or site plan approval applications provided such minor alterations are in conformity with Policies 24.1.2 and 24.1.3 of the Clarington Official Plan and the general intent of this Secondary Plan is maintained, to the satisfaction of the Municipality.
- 12.2.7 The Secondary Plan recognizes that comprehensive planning requires the equitable sharing amongst landowners of costs associated with the *development* of land. It is a policy of this Secondary Plan that prior to the approval of any draft plan of subdivision for lands under multiple ownership or benefitting multiple landowners, applicants/landowners shall have entered into appropriate cost sharing agreements which establish the means by which the costs (including Region of Durham costs) of developing the property are to be shared. The Municipality may also require, as a condition of draft approval, that proof be provided to the Municipality that landowners have met their obligations under the relevant cost sharing agreements prior to registration of a plan of subdivision.
- 12.2.8 Development applications shall include the following information:
- a) Net residential density by land use designation;
 - b) Identification of total area of non-residential land uses;
 - c) Number and type of units by land use designation;
 - d) Total residential unit count;
 - e) Estimated population; and
 - f) Number of purpose-built *additional dwelling units*.
- 12.2.9 A land use compatibility study that assesses noise, vibration and air quality impacts and mitigation measures shall be required as part of a complete application for *development*. This study will determine the viability of sensitive uses within the proposed development, and the need for, types of, and extent of receptor-based mitigation measures. The Municipality may waive this requirement for lands that are not within the area of influence of Regional *infrastructure* or other emission sources within the Clarington Energy Business Park and/or lands that are outside of 450 metres of the CN rail corridor.
- 12.2.10 The Municipality will monitor the policies of this Secondary Plan and propose updates as necessary.

- 12.2.11 Where examples of permitted uses are listed under any specific land use designation, they are intended to provide examples of possible uses. Other similar uses may be permitted provided they conform to the intent and all applicable provisions of this Secondary Plan.
- 12.2.12 It is the intent of the Municipality to permit some flexibility in accordance with Official Plan Policy 24.1.5 in the interpretation of the policies, regulations and numerical requirements of this Secondary Plan, except where this Secondary Plan is explicitly intended to be prescriptive, such as those regarding minimum densities and minimum and maximum heights, and the size of the Courtice Waterfront Park.
- 12.2.13 This Secondary Plan refines and implements the policies of the Clarington Official Plan. Where there is a conflict between the Secondary Plan and the Clarington Official Plan, this Secondary Plan shall prevail, including density and intensification policies.
- 12.2.14 All policies of the Clarington Official Plan shall apply to this Secondary Plan area. Policies that cite specific Clarington Official Plan policies have been provided for convenience only.
- 12.2.15 The land use boundaries shown on Schedule A to this Secondary Plan are approximate, except where they meet with existing roads, valleys or other clearly defined physical features. Where the general intent of this Secondary Plan is maintained to the satisfaction of the Municipality, minor boundary adjustments will not require an amendment to this Secondary Plan.
- 12.2.16 The Urban Design and Sustainability Guidelines appended to this Secondary Plan as Appendix A provide specific guidelines for both the public and private realms. They clarify the Municipality's expectations with respect to the form, character and qualities of *development* in the Courtice Waterfront area.

Courtice Waterfront Secondary Plan

Schedule A - Land Use Plan



LEGEND:

- | | |
|--|---|
|  Gateway Commercial |  Waterfront Greenway |
|  Low Density Residential |  Environmental Constraints Overlay |
|  Medium Density Residential |  Stormwater Management Facilities |
|  Mixed Use Area |  Future Pedestrian Crossing |
|  Commercial Uses Required Overlay |  Prominent Intersection |
|  Municipal Wide Park |  Secondary Plan Boundary |
|  Environmental Protection Area | |

0 10 50 100 200 m

Courtice Waterfront Secondary Plan

Schedule B - Heights Plan (Storeys)



LEGEND:

- | | |
|--|---|
|  Gateway Commercial |  Environmental Protection Area |
|  Low Density Residential |  Waterfront Greenway |
|  Medium Density Residential |  Environmental Constraints Overlay |
|  Mixed Use Area |  Secondary Plan Boundary |
|  Municipal Wide Park | |

Numbers indicate minimum and maximum heights in storeys.

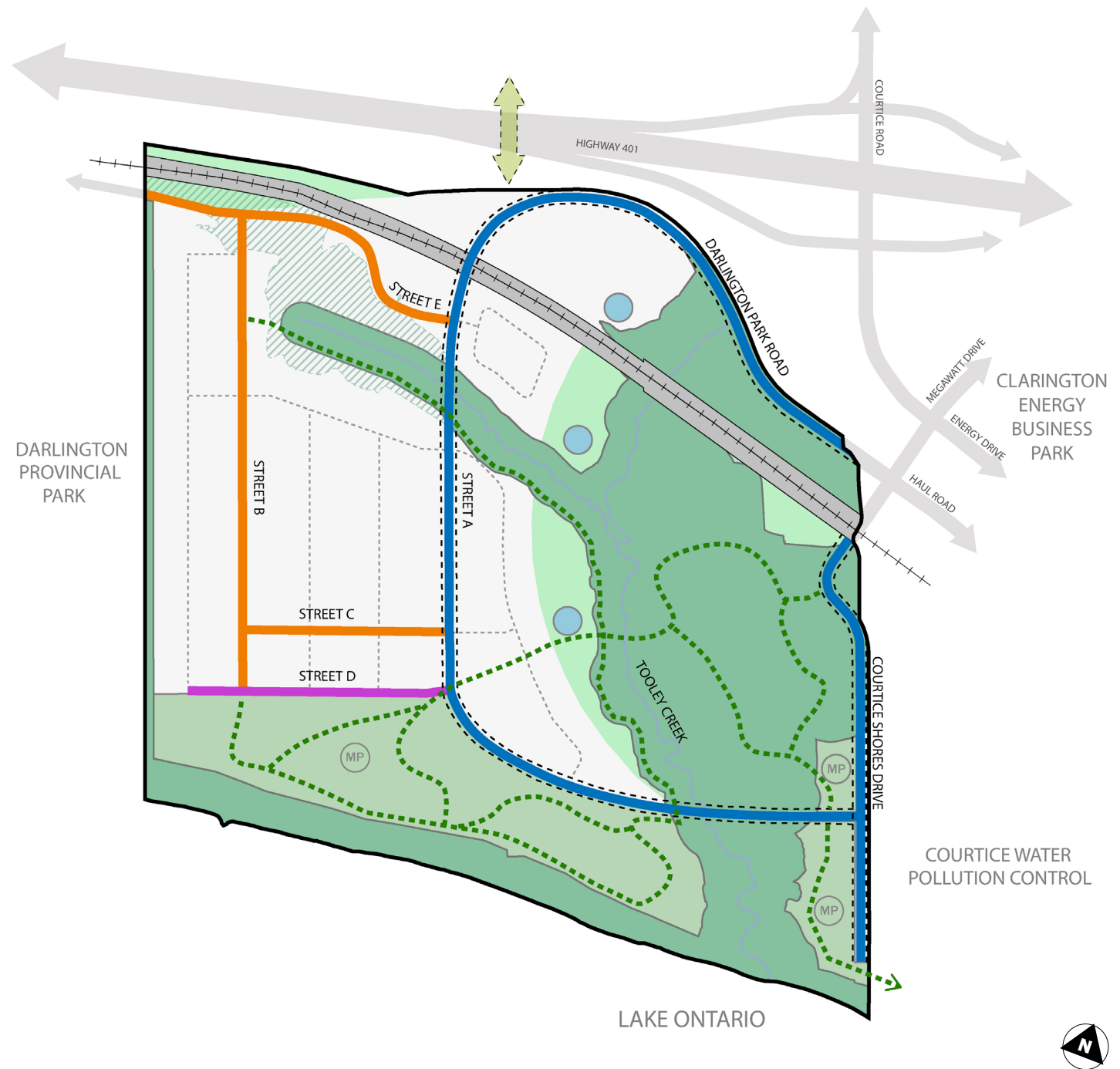
The minimum height of standalone commercial uses in the Mixed Use Area (excluding hotels) shall be one storey - see Policy 5.5.7.

* Buildings up to 15 storeys may be permitted subject to policy 5.5.9.

0 10 50 100 200 m

Courtice Waterfront Secondary Plan

Schedule C - Roads and Active Transportation Plan



LEGEND:

- Collector Roads (Cycling Facilities)
- Key Local Roads
- Special Local Road
- Local Roads (Conceptual)
- Potential Grade-Separated Crossing
- Trails
- ↔ Future Pedestrian Crossing

- MP Municipal Wide Park
- Environmental Protection Area
- Waterfront Greenway
- Environmental Constraints Overlay
- Stormwater Management Facilities
- Secondary Plan Boundary

0 10 50 100 200 m