

Amendment No. 131 to the Clarington Official Plan

Purpose: The purpose of this Amendment is to include the Courtice Waterfront Secondary Plan in the Clarington Official Plan. This Secondary Plan creates a planning framework that will guide the development of a complete community consisting of residential, commercial, and recreation opportunities. The Secondary Plan includes Urban Design and Sustainability Guidelines, which are not an operative part of the Clarington Official Plan.

Location: This Amendment applies to a 101-hectare area between Darlington Provincial Park to the west and Courtice Shores Drive to the east, south of Highway 401. The subject lands are entirely within the Courtice urban area boundary and located at the south and west edge of the Municipality of Clarington.

Basis: In 2018, the Municipality initiated an update to the Clarington Energy Business Park Secondary Plan to identify a renewed vision and updated policy framework.

In 2019, the Secondary Plan area was expanded west to Darlington Provincial Park to include the Courtice Waterfront and renamed the Courtice Waterfront and Energy Park Secondary Plan. The Municipality has long recognized the future value of the waterfront as a public amenity by identifying the location of the Municipal Wide Park in the Clarington Official Plan.

In 2025, following the release of the new Provincial Planning Statement, 2024 and changes to the Planning Act definition of “employment area”, the Secondary Plan boundary was further revised to focus solely on the Courtice Waterfront area. The existing Clarington Energy Business Park Secondary Plan will remain in effect and be updated at a future date.

The Courtice Waterfront Secondary Plan is based on extensive technical study and public engagement. It incorporates recommendations of the Robinson Creek and Tooley Creek Subwatershed Study and has been informed by a Land Use and Urban Design Analysis, a Functional Servicing Report, a Traffic Impact Study, and a Natural Environment Report. Given the proximity of the Darlington Nuclear Station, the Courtice Water Pollution Control Plant and the Durham York Energy Centre, a Land Use Compatibility Study was also completed.

Public and landowner input was received through Public Information Centres and Public Meetings held in December 2019, March 2020, March 2022, June 2022, and May 2025 as well as through Steering Committee Meetings.

Actual

Amendment:

Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a ~~strike-through~~.

1. Existing Clarington Official Plan, Map A2 Land Use Courtice Urban Area, is amended by redesignating the lands immediately north of the Municipal Wide Park, to Highway 401, from 'Waterfront Greenway' to 'Urban Residential', and from 'Green Space' to 'Gateway Commercial' as shown on Exhibit A attached hereto and forming part of this Amendment.
2. Existing Clarington Official Plan, Map C Secondary Plan Areas, is amended to delineate the Courtice Waterfront as a new and completed Secondary Plan.
3. Existing Part Six, Section 3 "General Policies for Secondary Plans" is hereby amended as follows:

"3. Secondary Plans have been prepared for the following areas:

- a) Bowmanville East Urban Centre;
- b) Bowmanville West Town Centre;
- c) Courtice Main Street;
- d) Newcastle Village Main Central Area;
- e) Port Darlington Neighbourhood;
- f) Bayview (Southwest);
- g) Clarington Energy Business Park;
- h) Brookhill Neighbourhood;
- i) Clarington Technology Business Park;
- j) Foster Northwest;
- k) Southeast Courtice;
- l) Wilmot Creek Neighbourhood; ~~and~~
- m) Courtice Transit-Oriented Community; and
- n) Courtice Waterfront."

4. Existing Part Six, SECONDARY PLANS, is amended by adding the new Courtice Waterfront Secondary Plan shown in **Attachment 1**.

Exhibit 'A', Amendment No. 131 To the Municipality of Clarington Official Plan, Map A2.



