



DEVELOPMENT PLAN

HAMLET OF CLAREMONT

OFFICE CONSOLIDATION COPY

EDITION No. 4: APRIL 1993

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HAMLET OF CLAREMONT

DEVELOPMENT PLAN

**AS ADOPTED BY THE COUNCIL OF THE TOWN OF PICKERING ON
FEBRUARY 15TH, 1988 AND AMENDED BY AMENDMENTS NO. 1, 2, 3, 4
AND 6**

1. INTRODUCTION

- 1.1 This Development Plan for the Hamlet of Claremont has been prepared in accordance with the provisions of Section 10.4.2.1 of the Durham Regional Official Plan and the provisions of Section 9.L.1(a) of the Pickering District Plan. Section 10.4.2.1 Requires that the "delineation of the limits of and the detailing of land uses in Hamlets shall be undertaken in a development plan adopted by the Council of the respective area municipality prior to major new development taking place". Section 9.L.1(a) requires that development in Hamlets "proceed in accordance with Development Plans adopted by Town Council".
- 1.2 Development in the Hamlet of Claremont presently is limited to minor internal infilling and/or minor additions to existing development by Section 10.4.1.4 of the Durham Regional Official Plan.
- 1.3 This Development Plan establishes two residential categories to distinguish generally areas where growth is considered minor internal infilling and/or minor expansion to existing development (i.e. "minor growth areas") from areas where growth is considered major expansion (i.e. "major growth areas"). Minor growth areas are designated on Schedule "A" of this Plan as Residential - Phase I. Development may occur within these areas at the present time, in accordance with the provisions on Schedule "A" as Residential - Phase II. Except as permitted by Subsection 4.2, they may be developed for residential purposes only by amendment to the Durham Regional Official Plan pursuant to Section 10.4.2.5, and by amendment to this Plan.

2. GOALS

- (a) To encourage limited residential development or redevelopment that retains the predominantly low density, single family residential environment of the Hamlet.
- (b) To promote an orderly and equitable pattern of growth that is compatible with the existing community.
- (c) To enhance shopping and employment opportunities in the area by supporting the redevelopment of the existing commercial core and providing for an expansion of industrial activities.
- (d) To preserve and, where necessary, enhance active and passive recreational opportunities for residents of the Hamlet.
- (e) To protect the significant natural and man-made features of the Hamlet that contribute to its heritage and character.

3. GENERAL POLICIES

- 3.1 The Hamlet Boundary as shown on Schedule "A" of this Development Plan describes the limits of the Hamlet of Claremont. Any adjustment to this boundary shall require an amendment to this Plan.
- 3.2 Within the Hamlet Boundary, land shall be used primarily for low density, single family residential purposes. Other uses which may also be permitted include community uses, cultural uses, limited commercial and industrial uses, and home occupations.
- 3.3 Beyond the Hamlet Boundary, the use of land shall be in accordance with the relevant designations and provisions of the Durham Regional Official Plan.
- 3.4 Development or redevelopment within the Hamlet shall be serviced with individual private drilled wells and individual private waste disposal systems which comply with all applicable provincial and municipal regulations.
- 3.5 A list of buildings of historical or architectural merit may be developed by the Town. To encourage their preservation, the Town may recommend the designation of these buildings under the provisions of the Ontario Heritage Act.
- 3.6 Under the Conservation Authorities Act, the Metropolitan Toronto and Region Conservation Authority (MTRCA) administers regulations requiring Authority approval for:
 - (a) the construction of any building or structure in or on a pond or swamp, or in any area susceptible to flooding during a regional storm;

- (b) the placing or dumping of fill in areas defined by the Authority in schedules to the regulations; and
- (c) the straightening, diverting or interfering with the existing channel or a river, creek, stream or watercourse.

Any development or redevelopment proposal involving works requiring MTRCA approval shall therefore be subject to the receipt of such approval.

4. RESIDENTIAL POLICIES

4.1 Lands designated Residential-Phase I on Schedule "A" of this Plan may be used for single family residential purposes. No residential dwellings other than single detached dwellings shall be permitted. New residential lots may be created in this area by registered plan of subdivision or land severance providing:

- (a) direct access on a publicly maintained street is available; and
- (b) a minimum lot area of 0.3 of a hectare is provided, except that,
 - (i) a larger minimum lot area may be required by the Town, in consultation with other relevant authorities, where the results of any study under subsections 4.3 or 4.4 of this Plan indicate that a larger minimum lot area is required, and
 - (ii) a smaller lot area may be permitted by the Town, in consultation with other relevant authorities, where the results of any study under subsections 4.3 or 4.4 of this Plan indicate that a smaller minimum lot area is acceptable, or where the lot results from a public acquisition or a realignment of lot lines resulting from a public acquisition.

4.2 Lands designated Residential-Phase II on Schedule "A" may be used for single family residential purposes in accordance with the provisions of subsection 4.6 of this Plan. However, until such time as an amendment to the Durham Regional Official Plan is obtained as outlined in subsection 1.3 of this Plan, no new residential lots may be created in this area.

4.3 Pursuant to Section 10.4.2.4 of the Durham Regional Official Plan, as application for development by registered plan of subdivision shall be accompanied by a detailed engineering report based on test drilling which confirms:

- (a) an adequate supply of potable water and soil conditions satisfactory for the effective operation of a private waste disposal system; and
- (b) an adequate separation between water table and septic tank fields.

Amended
by
Amendments
No. 3
and
No. 6

- 4.4 In addition to the requirements of subsection 4.3 of this Plan, the Town may also require applications for development by registered Plan of subdivision to be accompanied by information which confirms that:
- (a) the quality and quantity of water available to existing wells in the community will not be adversely affected by the proposed development; and
 - (b) any increase or alteration in stormwater runoff as a result of the proposed development will be accommodated in such a way that existing buildings or structures are not adversely affected and the various tributaries of the Duffin Creek are properly protected in accordance with stormwater management practices acceptable to the Town.
- 4.5 Where circumstances warrant such action, the Town may recommend to the Durham Land Division Committee that applications for development by land severance not be approved unless supported by information which confirms any matters referred to in subsections 4.3 and 4.4 of this Plan.
- 4.6 On lands designated Residential-Phase I or Residential-Phase II on Schedule "A", single detached residential dwellings shall be permitted on lots in existence on the date of adoption of this Plan, notwithstanding that such lots may be less than 0.3 of a hectare in area, so long as all other relevant provisions of this Plan are met.
- 4.7 The Town may encourage and, where possible, require developers of new residential dwellings in the Hamlet to complement the character and architectural style of existing dwellings in terms of height, siting, floor area and design.
- 4.8 Home occupations may be permitted on lands designated Residential-Phase I or Residential-Phase II on Schedule "A", subject to the approval of the Medical Officer of Health where necessary, providing they do not create an undue nuisance through noise, smell or traffic congestion and providing they are permitted in the zoning by-law, and where applicable the zoning order, as amended from time to time.
- 4.9 The location and design of new residential dwellings shall consider any existing or potential sources of noise that may be generated from Regional Road No. 1, the Canadian Pacific Railway right-of-way, and the proposed Pickering Airport. With regard to the proposed Airport, the developer of any new dwelling may be required to undertake to inform prospective purchasers or tenants of a possible noise problem if the dwelling is expected to be located within the 30-35 Noise Contours as determined by Transport Canada.

5. **HAMLET COMMERCIAL POLICIES**

- 5.1 On the lands designated Hamlet Commercial on Schedule "A" of this Plan, the predominant use of land shall be for local retail and personal service commercial purposes including farm implement dealerships, primarily to serve residents of the Hamlet and the surrounding agricultural area.
- 5.2 Development or redevelopment of lands designated Hamlet Commercial may be permitted providing:
- (a) all requirements of this Plan and the zoning by-law, as amended from time to time, are met;
 - (b) the approval of the Medical Officer of Health is obtained; and
 - (c) the development or redevelopment is in character with the area.
- 5.3 Site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, or any successor thereto, shall be applied to all lands in the area designated Hamlet Commercial on Schedule "A".

6. **INDUSTRIAL POLICIES**

- 6.1 On lands designated Industrial on Schedule "A" of this Plan, only industrial uses which can be adequately served by an individual private drilled well and an individual private waste disposal system, and which do not create an undue nuisance through noise, smell or traffic congestion shall be permitted.
- 6.2 To avoid increases in water runoff, creek siltation and erosion, industrial buildings and structures shall be developed in accordance with stormwater management practices acceptable to the Town. The following measures shall be considered:
- (a) the use of flat roofs and roof drainage onto surrounding yards or parking areas;
 - (b) the grading of individual lots so as to minimize stormwater runoff;
 - (c) the incorporation of tree planting and other landscape features into the site design; and
 - (d) the use of drainage techniques during construction to prevent siltation of the Duffin Creek and its tributaries.
- 6.3 Site plan control pursuant to Section 41 of the Planning Act, R.S.O. 1990, or any successor thereto, shall be applied to all lands in the area designated Industrial on Schedule "A".

7. COMMUNITY AND CULTURAL FACILITIES

- 7.1 Lands designated Community Use on Schedule "A" of this Plan may be used for Community, Cultural, and Other Related Uses as defined in Section 5.D.1 of the Pickering District Plan.
- 7.2 Providing they are permitted by the zoning by-law as amended from time to time, and, where applicable, the zoning order, Community, Cultural and Other Related Uses may be permitted on lands designated Residential-Phase I or Residential-Phase II on Schedule "A" of this Plan.
- 7.3 To accommodate the increase in population that may occur as a result of the additional residential development envisaged by this Plan, the school site on Central Street and the neighbourhood park site on Brock Road may both be expanded.

8. OPEN SPACE

- 8.1 Lands designated Open Space on Schedule "A" of this Plan may include hazard lands. These lands shall be retained primarily in their natural state and used only in accordance with the provisions of Section 5.F.3 of the Pickering District Plan.
- 8.2 The actual boundaries of the Open Space area and the extent of the hazard lands shall be determined more exactly in consultation with the Metropolitan Toronto and Region Conservation Authority and the Ministry of Natural Resources during the review of development applications.
- 8.3 Notwithstanding the provisions of Section 8.1, the creation of one additional lot for a total of two lots, may be permitted on the triangular property designated Open Space and bounded on the north by the Uxbridge-Pickering Townline, on the east by Brock Road and on the west by the line between Lot 17 and Lot 18. The new lot must have a minimum area of 0.8 of a hectare and may be developed for residential uses in keeping with the applicable provisions of this Plan and the Town's zoning by-law as amended from time to time.

added by
Amendment
No. 4

9. UTILITIES AND TRANSPORTATION

- 9.1 In accordance with Section 5.E.1 of the Pickering District Plan, utilities may be permitted in any land use category providing the Town has been appropriately consulted and all reasonable alternatives have been investigated.

- 9.2 Map "B" of the Durham Regional Official Plan designates Regional Road No. 1 as a Type "A" arterial road and Central Street as a Type "B" arterial road. Schedule "B" of the Pickering District Plan designates Brock Road within the Hamlet as a major collector road. Right-of-way widths for these roads shall be obtained in accordance with the relevant provisions of the respective plans. All other roads in the Hamlet, where feasible, shall provide right-of-way widths in accordance with the requirements for local roads, as outlined in Section 5.E.2 of the Pickering District Plan.
- 9.3 Where new local roads are required to gain access to lands that are permitted to be subdivided for residential purposes, such roads shall be provided generally as illustrated on Schedule "A" of this Plan. No other new local roads or extensions to existing local roads shall be permitted except by amendment to this Plan.
- 9.4 To protect future development opportunities on lands designated Residential-Phase II, appropriate rights-of-way at strategic locations in the Residential-Phase I areas shall be obtained by dedication to the Town in the course of approving plans of subdivision and consents for land severances.
- 9.5 Pedestrian walkways and sidewalks shall be provided where appropriate.

10. IMPLEMENTATION

- 10.1 Pursuant to Section 9.L.1(a) of the Pickering District Plan, development in the Hamlet of Claremont shall proceed in accordance with the provisions of this Plan, as amended from time to time.
- 10.2 The Town shall implement the provisions of this Plan as opportunities arise, when undertaking public works projects and through the development review process using subdivision agreements, development agreements, site plan agreements and any other available means that Council considers appropriate.
- 10.3 Providing an Order passed pursuant to Section 47 of the Planning Act, R.S.O. 1990, or its predecessor, is in effect over any lands within the Hamlet, the provisions of that Order shall prevail for such lands in the event of a conflict between it and the Town's Zoning by-law, but only to the extent of such conflict. In all other respects and in all other areas, the Town's Zoning by-law shall remain in full force and effect, and shall be amended from time to time to implement the provisions of this plan.
- 10.4 The Town will request that a regular monitoring program be administered by the Region, the Medical Officer of Health and the Ministry of the Environment to determine the quality and quantity of groundwater supplies in the Hamlet.

- 10.5 In the event that a monitoring program outlined in subsection 10.4 indicates problems with groundwater quality or quantity as a result of new residential development in the Hamlet, Council shall consider an amendment to this Plan to limit further residential development until the problems are satisfactorily resolved.

11. **INTERPRETATION**

- 11.1 Lot lines are shown on Schedule "A" for information purposes only. Adjustments to these lines may be made without amendment to this Plan to reflect ownership patterns.
- 11.2 Except for the Hamlet Boundary, the boundaries and locations of proposed land uses as shown on Schedule "A" of this Plan are diagrammatic and minor adjustments may be made without amendment to this Plan, so long as the relationship between land uses, and the general purpose and intent of this Plan are maintained.

12. **LAND USE STATISTICS**

- 12.1 For information purposes only, Table "I" of this Plan indicates land use areas and population estimates for the Hamlet of Claremont. The Table will be reviewed and up-dated from time to time, as required.

TABLE 1
LAND USE STATISTICS
HAMLET OF CLAREMONT

LAND USE DESIGNATION	TOTAL AREA ¹ (hectares)	EXISTING		POSSIBLE INCREASE ³		TOTAL	
		UNITS	POPULATION ²	UNITS	POPULATION ²	UNITS	POPULATION ²
Residential	149.5						
Phase I	87.6	188	620	139	406	311	1,026
Phase II	62.6	1	3	1	3	2	6
Hamlet Commercial	2.4						
Industrial	9.7						
Community Use	5.4						
Open Space	27.6						
Utilities and Transportation	14.2						
Total	209.5						

Notes

1. All area calculations are approximate.
2. Population is calculated on the basis of 3.3 persons per residential unit
3. Possible Increase statistics assume the construction of dwellings on 19 existing vacant lots and on 104 new residential lots that may be created within the Phase I area. All 104 new lots, however, may not necessarily be permitted because of restrictions or limitations imposed during the review of individual development proposals.

amended by Amendments No. 1 and 2