

ORONO COMMUNITY IMPROVEMENT PLAN DOCUMENT



PLANNING SERVICES DEPARTMENT
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PHOTOGRAPHY CREDIT TO THE ORONO WEEKLY TIMES, MARG ZWART



1.0 INTRODUCTION

1.1 COMMUNITY IMPROVEMENT PLANS IN CLARINGTON

The Official Plan for the Municipality of Clarington outlines the goals and objectives for Community Improvement. Clarington has a long history of supporting its historical downtown areas and rural communities while taking advantage of federal or provincial funding programs to support civic improvements. This is the first formal Community Improvement Plan for Clarington.

1.2 WHY WAS THIS CIP STUDY UNDERTAKEN?

The main purpose of this Community Improvement Plan [CIP] is to articulate a vision for Orono, based on an assessment of past experience and future prospects, along with a realistic “road map” of how to get there. At its February 24th, 2003 meeting Council instructed administration to



review options with respect to the concerns of the Orono Business Improvement Association regarding business retention and expansion. The Official Plan identified Orono as a Special Study Area (17.3.1) and as a “first” priority for a Community Improvement Plan (22.3.2). The need for a CIP was further

reinforced by the difficulty Orono is having in attracting customers off Highway 35/115; and the volunteer fatigue the community is experiencing because of the many events and celebrations that it is involved with.

The Clarington Board of Trade and the Municipality of Clarington held a community forum on June 18th, 2003 to determine if there was public support for a CIP. There were approximately 80 people in attendance. The attendees participated in a brainstorming session and a general consensus was reached that having a Community Improvement Plan for Orono would be a positive step.

1.3 WHAT IS A CIP?

A CIP is a comprehensive community-based planning study with no set preconceptions. This approach implies that all previous activity, development incentives, and policies applicable to the project area are “up for review”, as such, a prudent first step is to review and explore what the main “givens” for the area are and what positive or negative outcomes may arise from change.

1.4 WHAT IS THE STUDY AREA FOR THE CIP?

The Planning Act permits Council to designate the “project area” to be investigated during a CIP study. The larger the project area, the more complex and time consuming the research and analysis may become. The Official Plan designated an area bounded by Highway 35/115, Regional Road 4, east of Regional Road 17 including the lands that were formally part of the Ministry’s forestry operation and a southern boundary of the Winter Road subdivision; a larger contextual area was adopted for the study boundaries as the surrounding area greatly influences the viability and activity of Orono’s Main Street (see figure 1).



Orono Community Improvement Plan

1.5 WHO HAS GUIDED THE CIP?

A Community Focus Group (CFG) was established to guide the development of the CIP. A call for applications was publicly advertised and a focus group appointed. There were 14 public members, representing a variety of interests, and two staff:

Lorna Atkins	Orono Fair and Horticultural Society
Denise Butt	Business Operator (resigned when leaving area)
David Climehage	Great Canadian Band Festival
Ann Dreslinski	Orono Town Hall
Tom Henderson	Business Operator
John Montague	Clarington Resident
Tino Montopoli	Business Operator
Beverly Oda	Orono Resident
Evelyn Rozario	Orono BIA
John Slater	Orono Crown Lands Trust
Tim Tufts	Business Operator (outside the urban core)
Yvonne Young	Property Owner
Margaret Zwart	Orono BIA
Councillor Robinson	Clarington Council (chair)
Suzanne McCrimmon	Clarington Board of Trade
Faye Langmaid	Planning Services Department

The community focus group met at least seven times during the course of the study. In addition some members attended a workshop on Downtown Revitalization sponsored by the Rural Economic Development Data & Intelligence. The CFG also kept members of the community informed of the progress of the CIP. The CFG heard from a number of delegations during the meetings and acted as a sounding board for issues identified by Planning Services and Board of Trade staff.

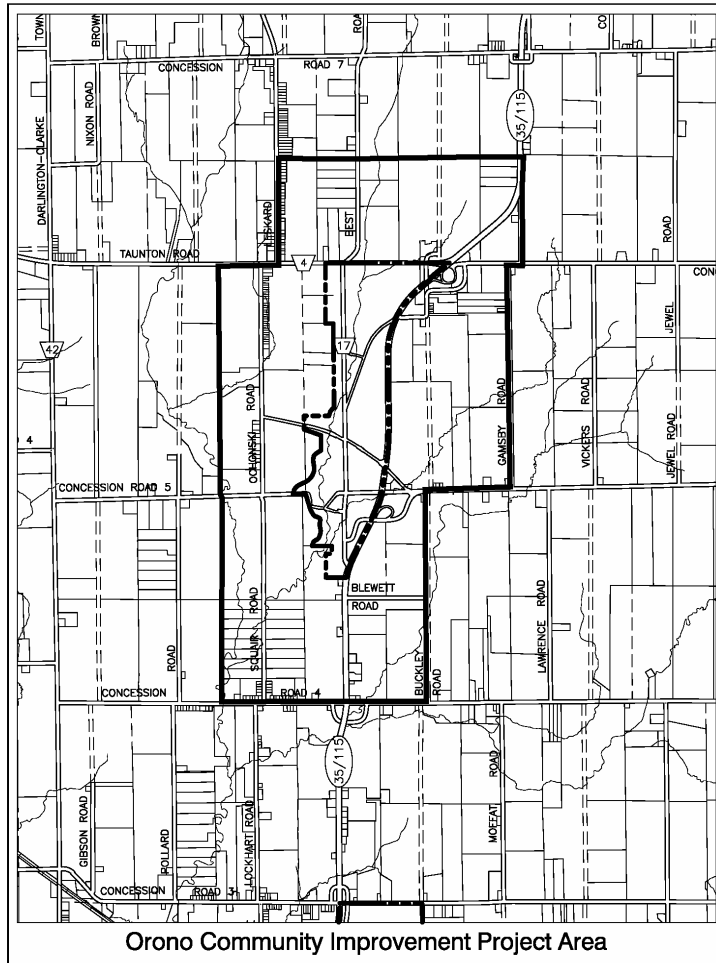


Figure 1



Orono Community Improvement Plan

1.6 ORONO CIP VISION STATEMENT

One of the major tasks of the CFG was to develop a vision statement and identify the short and long term priorities for the CIP.

A vision statement is a description of the ideal state of being which community members believe is the desirable future for their community. A vision statement describes the qualities and characteristics of the area appreciated and valued by local people. Therefore, it is based on the knowledge of local residents, and their unique appreciation and understanding of their own local areas. Vision statements are concerned with how change and development can be carried out so that it is in harmony with its setting. The CFG adopted the following vision statement:

Building on its unique natural setting, varied cultural events and history, Orono is a vibrant community where residents enjoy an exceptional quality of life and visitors are always welcome.

1.7 PRIORITIES

The priorities of the CFG were based on the information provided by residents at the Community Forum held in June 2003 and the delegations that appeared at the CFG meetings. In addition, the knowledge of the individual CFG members regarding their own groups and experiences provided rich details for the development of the Community Improvement Plan.

Short term priorities:

- Façade Improvements (incentives and design)
- Additional downtown parking
- Design Guidelines (for mainstreet and infill housing)
- Streetscape Redevelopment (along Main Street and Taunton intersection)
- Event Co-ordination

There were additional priorities determined by the CFG but to begin these 5 were identified as being the most significant.

Long Term priorities:

- Regional policy changes for infrastructure
- Sewer System
- Design Guidelines (for new housing, if allowed).





2.0 BACKGROUND INFORMATION

2.1 HISTORY

Clarington was formed through the union of the Townships of Clarke and Darlington, the Village of Newcastle and the Town of Bowmanville in 1974 when regional government was established for Durham. Historically, Orono was the seat of government for Clarke Township. Now Clarington's fourth largest urban community, Orono has become a favourite with those who yearn for a lifestyle reminiscent of an earlier era -- beyond small town to a more rural, country way of life.

Founded in 1832, an early inhabitant likened the area to the topography of Orono, Maine, hence the name. Declared a Police Village in 1854, the village remained small but vibrant. Farming was, and remains, critical to the area, and Orono was an important stop for years on the major road leading from Lindsay to Newcastle.

When most area residents think of Orono, they think of celebrating. Orono is the locale for some of the most enjoyable and popular yearly events in Clarington: such as, the Durham Central Fair and the Great Canadian Band Festival. Local organizations host events throughout the year that enliven Main Street including summer band concerts, the ChiliFest, Easter Egg Hunt and Christmas tree lighting.

The Orono Forestry Station was founded in 1922, for years it produced millions of evergreen seedlings for restoration of Ontario's forests. The station closed in 1996. Some of the former forestry farm lands have since been sold while others remain publicly accessible as part of the Orono Crown Lands Trust. At the centre of the village, residents and tourists enjoy the Sydney B. Rutherford Woods Walk which leads from the north end of Main Street along Orono Creek to Station Street and beyond into Orono Park.

The population of Orono has hovered around 1,800 people for many years. Orono's growth is limited both by the carrying capacity of the municipal water services (wells) and the lack of a municipal sewage system. While there is some minor capacity for increased population (or households) within the water system, any development, infill or otherwise, has to be on septic systems, holding tanks or communal sewage systems.

The last major development in Orono was the Peter's Pike subdivision off of Taunton Road in the 1970's. When this area was planned, it was to have been linked into the existing urban core; however, the residents objected to this and the subdivision was built without connections (other than by foot through the cemetery) to the remainder of the community. In hindsight, the residents have come to appreciate why a connection would have been logical and beneficial.

2.2 LAND USE

The land use pattern in the Orono CIP is shown on Figure 2, there are some existing non-conforming uses in the urban residential area that have historically been either commercial or manufacturing and it is not the intention of this plan to change their designation or status.

2.3 SERVICING

While there was much discussion during the process about the expansion of municipal services to Orono, there are two factions within the community. Some believe municipal services are needed to provide for additional growth while others believe municipal services will severely alter the environment and small-town community atmosphere that is unique to Orono. Regardless, the practicality and financial viability of expanding municipal services to Orono dictates that they will not happen for many years; well beyond the life of this Community Improvement Plan.



2.3.1 WATER SYSTEM

During the process it was determined that there is some capacity within the municipal water supply for approximately 200 additional residents or 60 homes; providing this capacity is not used for a commercial development. Additional municipal wells could be added and the best place to locate them would be to the north; however their impact on the freshwater fisheries and source protection is not known and would require further study.

2.3.2 SEWER SYSTEM

There is no municipal sewage system. Currently, the Orono urban area is served by a series of private septic services and holding tanks. As stated in the Greenbelt Plan, 2005 unless lake-based servicing is required to address failed individual on-site sewage or water services or to ensure the protection of public health, extensions to or expansions of existing lake-based services is not permitted. Lake-based servicing could only be considered at the 10-year review of the Greenbelt Plan and through an Official Plan comprehensive review. Until servicing is extended any residential development, infill or otherwise will have to demonstrate to the Durham Region Health Department that they can manage their septic requirements within their own property boundaries.

2.4 ARCHITECTURAL CHARACTER

Orono has a wonderful diversity of architecture. While it has many substantial homes from the Victorian and Edwardian periods, it also has examples from other eras of architecture and cannot be defined by any specific architectural style. It is this diversity of styles and eras of construction that provides Orono with its unique community character. While it might be tempting to define architectural guidelines for future infill housing, guidelines would limit the individuality that is evident in each residence in Orono. It is important is to ensure that, as homes are added as infill or rounding out of the urban areas, they respect the character of

the homes they are adjacent to and the pedestrian nature of Orono. Thus, garages should be set back from the street and front doors should be the dominant feature of the front of the house.



In recent years some of the street level commercial spaces along Main Street between Station and Mill have been converted to residential uses. With the lack of commercial spaces in Orono it is anticipated that these spaces could be converted back to commercial and it is encouraged. Retaining residential units on the second storey of Main Street is encouraged as it enlivens the street and provides a measure of safety and security. Continuing to concentrate the commercial uses in the Orono BIA area is fundamental to Main Street's ongoing survival. While uses may change and evolve over time, Main Street is the activity centre and should be protected and promoted as such.



2.5 PARKING

Not surprisingly one of the major issues in the commercial core is parking. There is a lack of parking for the second storey residential units on Main Street compounded by the parking needs of retail staff. Some of the merchants rent space off Main Street for their staff to ensure that spaces are available; however, there is still a shortage. The Municipality has purchased and developed municipal parking areas in other urban centres and it should do so in Orono.



For larger events parking is available at the Fair Grounds (at the end of Centrevue); however, the distance to Main Street may necessitate a shuttle service depending on the event and the demographic mix of attendees.

2.6 TRAILS AND NATURAL AREAS

Orono has some exceptional trails and natural areas that link the downtown area with other parts of the community. The Sydney Rutherford Walk from the north end of Main Street along the Orono Creek to the south and then further to Orono Park is an asset for the residents and tourism. The Orono Crown Lands is a 633 acre parcel of predominantly forested lands that is owned by the Ministry of Natural Resources and managed by the Orono Crown Lands Trust for public use and enjoyment.



These trails and natural areas can be further enhanced and provide a tourism resource for the community. The trails, fishing, nature study and countryside are an integral part of the community's identity and should be carefully and skillfully promoted but not exploited.

2.7 ACCESS/TRANSPORTATION

One of the ongoing issues for Orono is the access challenges it faces from Highway 35/115. The slogan for Orono could be "hard to get to but worth the effort". To identify the best route for accessing Main Street from Taunton Road and at Ochonski Road additional signage would be beneficial. The extension of the Clarington Transit routes to Orono a couple of days a week provides better access for the residents to services.

Main Street and Taunton Road are Regional Roads and as such the overall design for the roads has to be reviewed and approved by Durham Region. The items recommended such as improvements to the turning movements at Taunton and Main are under review by the Region and the Region is replacing the street trees along Main Street. It was indicated during the process of the CIP that the Region would entertain increasing the parking along Main Street by changing the orientation to angle parking, this was not endorsed by the CFG. While angle parking can increase the potential for landscaping and bulb-outs the number of parking spaces gained is minimal, the major advantage of angle parking is the traffic calming effect it has on wider streets.



2.8 ORONO COMMUNITY IMPROVEMENT PROJECT AREA

Part IV of the Planning Act states that the Council of a municipality may, by By-law, define an area of the municipality as an area to be examined for community improvement. The Council may, after such examination is completed, prepare Official Plan provisions with respect to the implementation of the CIP. Approval of a by-law to study an area does not stop any type of activity from being conducted if that activity complies with the current regulations in place. The purpose of the By-law is only to delineate the area to be studied. On September 15, 2003, Council adopted By-law 2003-124 as the Orono Community Improvement Project Area, shown in Figure 1.

A larger contextual area for the study boundary included the area surrounding the urban core of Orono. While this area does not correspond with the urban boundary it provided the opportunity for the CIP to comment on urban boundary expansion, the Highway 35/115 corridor, other policies that affect Main Street and access issues.

The Orono BIA has a very limited geographical boundary being from Station Street north along Main Street to Centreview. It includes the businesses on Church Street between Park and Centreview. In total there are only 20 some commercial properties in the BIA, although some buildings have more than one merchant; and some merchants occupy more than one property. The BIA is designated by By-law 81-1 as amended by By-law 94-44 of the Municipality and falls under the legislation in the Municipal Act, 2001.

Discussions during the CIP process suggested expansion of the BIA or the creation of a separate Chamber of Commerce to promote business in the Orono area. It is not particularly practical to expand the geographical boundaries of the BIA as the other commercial properties are dispersed, or are located well outside the urban area. A Chamber might attract members from the Highway 35/115 corridor and other businesses; however, the same goal of increasing membership and spreading the

workload carried by the BIA could be achieved by continuing the practice of “associate members” in the BIA.

The BIA and Municipality have drafted a brochure that promotes the BIA and includes businesses in the greater Orono area, it is this type of cooperative venture that Orono has become well known for and should continue to practice and to promote. Cross-marketing among the different businesses and venues will help maintain the strong community connections and build additional business support networks.

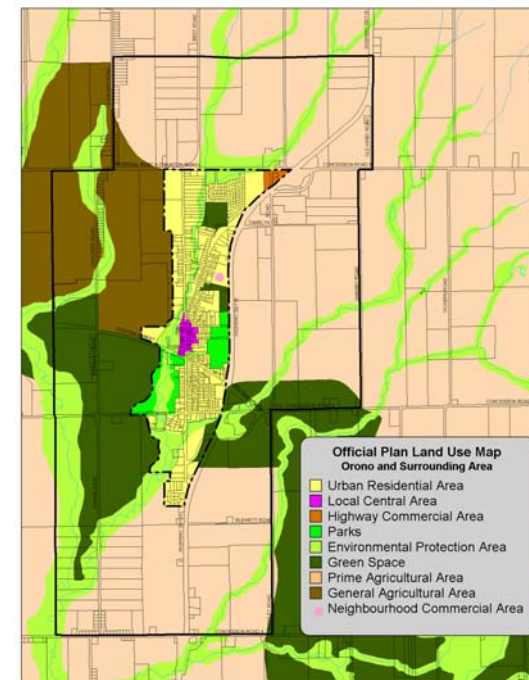


Figure 2



3.0 COMMUNITY IMPROVEMENT PLAN PROCESS

The Community Improvement Plan been prepared in accordance with the provisions of the Planning Act, 1990, R.S.O. and Municipal Act, 2001.

Section 106(1) of the Municipal Act, 2001 prohibits the “bonusing” of manufacturing business or other industrial or commercial enterprise. However, an exception is made in Section 106(3) of the Municipal Act, 2001 for municipalities exercising powers under Section 28(6) or (7) of the Planning Act. Section 28 of the Planning Act allows municipalities with provisions in their Official Plans relating to community improvement to designate by by-law a “Community Improvement Project Area”. Once this is done, a municipality may prepare a “Community Improvement Plan” for the Community Improvement Project Area.

For the purposes of carrying out a CIP, Section 28(7) of the Planning Act permits the municipality may make grants or loans to the registered owners, assessed owners, and tenants of land and buildings within the Community Improvement Project Area to pay for the whole or any part of the cost of rehabilitating such lands and buildings in conformity with the Community Improvement Plan within the Community Improvement Project Areas.

The process included a community focus group, community forums, notification to the owners of property along Main Street, a community newsletter (see Appendix 1) and numerous media reports during the process. Stakeholder input was obtained throughout the process.

The process included a statutory public meeting held in accordance with Section 17 of the Planning Act, 1990 R.S.O. The statutory public meeting was advertised in the local newspaper. The statutory public meeting was held on February 7, 2005 to explain the CIP and receive feedback. A copy of the statutory public meeting notice is included in Appendix 2.

4.0 PROBLEMS AND DEFICIENCIES

4.1 PREVIOUS IMPROVEMENTS

A number of improvements have been undertaken through both public and private initiatives. The beautification efforts by the Orono Horticultural Society are evident throughout the town.



Signage has been installed by both the Orono BIA and the Municipality to identify the Main Street area. Benches were added along Main Street as part of the Millennium Project. Development of a seating area at the north end of Main Street near the intersection of Mill provides a

focal point, rest area and entrance to the Sydney B. Rutherford Walk. Better coordination between the different initiatives could provide a more consistent character and should be considered when additional improvements are made.

4.2 SIGNAGE AND FACADE IMPROVEMENTS

One of the major issues identified during the study was the lack of adequate and consistent signage at the access points to Orono. The Municipality and BIA can co-operate on entrance and wayfaring signage improvements as part of this Community Improvement Plan. Signage for the individual merchants along the Main Street has also been a challenge and is recommended as one of the grant programs for this CIP.



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The building stock along Main Street is really the face of Orono to the greater public. Some of the buildings have deteriorated over time and

sidewalk treatment to address the grade change on the eastern side of Main Street is being recommended as part of this CIP.



require some restoration work. Others have undergone facelifts that have not maintained the architectural integrity of the building. In some cases a change in colour, or modification to the exterior surface could improve the look of the building. Some visualizations of different possibilities were prepared during the CIP and reviewed with the owners. These are merely suggestions of what could or might be. One of recommendations of the CIP is to provide incentive grants for the refurbishment of Main Street facades.

4.3 STREETScape IMPROVEMENTS

A severe pruning of the street trees and lack of sufficient root area has caused them to decline; the Municipality and Region are coordinating their efforts to have the street trees replaced in the fall of 2004 as part of this Community Improvement Plan. Other streetscape improvements have been suggested at the Orono Town Hall to address the lack of a civic gathering space along the Main Street. In addition, a more sensitive



Existing



Proposed





4.4 PARKING

The issue of parking was identified very early in the CIP. Parking is limited to the Main Street for the commercial businesses. Some of the merchants rent parking off-site for their employees, the second floor residential tenants have limited parking at the rear of the buildings; due to the proximity of the valley lands and areas necessary for septic beds, expansion of any parking at the rear of the buildings is not feasible. A few additional parking spaces can be added along Main Street (near the intersection with Mill). While there is ample parking off-site (at locations like the fair grounds and park) the distance from these remote sites means it has limited applicability for downtown use.

The only Municipal parking in Orono is provided at the library; and serves the library. It can not become an alternate location for merchants or employees because of the operational hours of the library and the need to provide parking for the staff and patrons of the library.

While the Region would allow the orientation of parking along Main Street to be angled, the main advantage of introducing angle parking is having additional areas at the corners to create landscape features and slowing down traffic. The CFG did not view this as an advantage given the other difficulties when backing out of angle parking.

As part of this CIP it is recommended that the Municipality amend the land acquisition strategy and seek out a site for municipal parking in the vicinity of Main Street.

4.5 HOUSING GROWTH

There is limited capacity within the municipal water system for additional (approximately 60) households to be added, these homes would have to have their own septic system(s). There are some undeveloped lots within the urban core of Orono, and the possibility of some additional land severances; however, to reach the potential of 60 homes an urban

boundary expansion would be necessary, this in turn would require an amendment to the Clarington and Durham Region Official Plans including the appropriate justification and studies. During the process of the CIP, the Greenbelt Act, 2005 was passed on February 24, 2005. Orono's limited water and sewage capacity has left Orono with limited options for housing growth in the near future.

4.6 ORONO CROWN LANDS TRUST

One of the most significant assets for Orono is the Orono Crown Lands. These are comprised of the former provincial forest nursery and research station that was operated by the Ministry of Natural Resources from 1922 until 1996. The property boasts extensive forest lands that surround portions of Wilmot and Orono Creeks. When the forest station was closed, a portion of the original lands were sold and a public consultation process led by the MNR offered community input into the future management of the remaining lands. This led to the formation of the Orono Crown Lands Trust (OCLT) in 2001. As a local registered non profit charitable organization working in partnership with the MNR, the Trust is actively involved in the day-to-day operation and long-term stewardship of the property. To date, they have played a lead role in the development of the trail system and parking areas and, more recently, in natural heritage interpretation and marketing of the property.

Various opportunities exist for partnerships between the Trust, the MNR and community groups, such as the Durham Land Stewardship Council, to support specific projects and enhance public enjoyment. Funding from the Ministry of Natural Resources agencies is very limited. Other government agencies such as the municipality and conservation authority have to date not supported the OCLT financially.



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The OCLT is taking a lead role in securing funds for daily maintenance and management through foundations, local organizations and individual donors. The OCLT is an anomaly as it is not a true land trust (typically Trusts own the property they manage), these Crown lands are being managed by the province at arms length through the OCLT. As such the OCLT relies upon the good will of many to accomplish its goals and objectives. Improved communication with all the various stakeholders and additional support from the Municipality either through in-kind contributions and/or co-ordination efforts will benefit the resource and ensure on-going public access and enjoyment.



4.7 COMMUNITY RESOURCES

Orono has a number of community resources that contribute to the quality of life of its residents. The Orono Arena, Town Hall, Park, Library and Post Office are part of its civic resources. The churches, former forestry lands, senior's facility and fair grounds also contribute. The grocery store at Armstrong's Plaza and auction facilities at Silvanus Gardens are privately owned



facilities that provide for public gathering spots as do all the shops along Main Street. Part of the charm and resourcefulness of Orono is its small town character. There are two notable items missing from Orono's commercial mix that should be encouraged.

First is a medical centre which has been the focus of a concentrated campaign from a number of the community leaders. The Municipality has been involved in this process and has offered to support the development of a medical centre through its community grant program and other incentives.

Second is a farmer's market which could be a focus for the greater local agricultural community and an ongoing attraction for tourists and day-trippers from other parts of Durham Region and the greater Toronto area. The Economic Development Manager of the Clarington Board of Trade is pursuing this initiative to determine its feasibility and location.

4.8 COMMERCIAL OPPORTUNITIES

Orono has historically had a strong downtown because of the diversity or commercial mix of the businesses that existed along Main Street. It was also the focus of the surrounding agricultural community. With the decrease in travel times and greater variety of goods available from larger suppliers the focus for the Main Street merchants is shifting. Some of the merchants have responded by specializing to meet their new audience, others have changed their store hours while others have focused on customer services. Regardless of what this CIP recommends, the commercial mix of the downtown will continue to shift and remold itself in response to the market.

The opportunity that exists for merchants is in finding a niche market and attracting the audience. The downtown merchants of Port Hope



have very successfully “branded” the downtown and responded to the demand of antiques and home furnishings; the remainder of the business are spin-offs to this core, including a number of restaurants, personal services (such as spas and aesthetics) and home occupations such as Bed and Breakfasts. Orono is already beginning to brand itself and develop a niche market as an alternative to Port Hope with the antique market and auction house. There are gaps in the commercial mix which can be filled by savvy business; they are in the food service industry, accommodations and providing a unique experience for the day-tripper.

There are some opportunities for expansion of dry industrial uses on lands currently zoned for such uses in Orono. Examples of dry industrial uses are contractor yards and self-storage units.

4.9 EVENT CO-ORDINATION

The Orono BIA has tried to maximize its impact by establishing a website at visitorono.com and the staging of special events. The limited number of members continues to hamper the efforts of the BIA. However, development of an associate membership and a demonstration of the benefits of membership (through publication of marketing brochures) could alleviate some of the its volunteer fatigue issues. The possibility of the BIA partnering with other community organizations (such as Orono Fair and the Great Canadian Band Festival) to hire an event coordinator should be investigated. Seed funding for such a position may be available through Human Resources Development Canada or other provincial or federal programs.



5.0 RECOMMENDATIONS

The Orono Community Improvement Plan consists of grant programs (as detailed below), capital funding for improvements located on municipal lands (such as streetscape works), property acquisition, and ongoing liaison with the Orono BIA, Orono Crown Lands Trust, Orono Town Hall Board and others as outlined below.

5.1 GRANT PROGRAMS

5.1.1 SIGNAGE PROGRAM

The Municipality of Clarington may provide a grant for up to 50% of the cost of new business signage for the merchants along Main Street. The signage program will have criteria to ensure that business signage reflects the historic character of Main Street.



5.1.2 FAÇADE IMPROVEMENT PROGRAM

The Municipality of Clarington may provide a grant for up to \$5000 of the cost of façade rehabilitation for the property owners along Main Street.



new signage and facade

5.2 CAPITAL IMPROVEMENTS

5.2.1 PARKING

The Municipality of Clarington will further amend the “Land Acquisition Strategy, 2000” to include lands in Orono for municipal parking. Subject to annual budget approval monies will be set aside in a reserve account to fund the purchase and development of a municipal parking area.

5.2.2 STREETScape WORKS

The Municipality of Clarington will set aside, subject to annual budget approval, monies to fund the redevelopment of the streetscape, specifically the creation of a civic gathering space along the Main Street and a more appropriate means of addressing the grade difference between the sidewalk and the street.



streetscape with bumpout, planters, bollards and planting

Streetscaping examples from other municipalities:



5.2.3 STATION STREET RECONSTRUCTION

The Municipality of Clarington independent of the CIP, will reconstruct Station Street between Highway 35/115 and Main Street, in 2005. The reconstruction and resurfacing will conform with the community character and address pedestrian access issues.



5.2.4 SIGNAGE AND ENTRANCES

The Municipality of Clarington will work with the Region of Durham to address entrance and access issues to Main Street from Taunton Road. The Municipality will request that the Region provide landscape screening of the Regional Works Yard to enhance the entrance. The Municipality will work with the Region of Durham and Ministry of Transportation to improve the signage and entrances from Regional Roads to Orono and Highway 35/115. The Municipality of Clarington will work to improve the local road entrance signage including wayfare signage within the urban boundary of Orono.

5.2.5 COMMUNITY RESOURCES AND CO-ORDINATION

The Municipality of Clarington will work with the Orono BIA and other organizations to improve the cross-marketing of events and attractions. An example of this co-ordination and co-operation is the linking of organizations with funding programs and/or agencies and providing letters of support. Another example is the communication of community events through the municipal page and municipal website.

The Capital Improvement Programs included in Sections 5.2.1, 5.2.2, 5.2.3, 5.2.4 and 5.2.5 have been included to support and enhance other programs offered under the Orono Community Improvement Plan. These programs do not fall under the provisions of subsection 28(6) or 28(7) of the Planning Act and as such do not require the approval of the Minister of Municipal Affairs and Housing.

The Planning Services Department will continue to act in a co-ordinating role for the improvements as outlined in the CIP.

5.3 IMPLEMENTATION

The Community Improvement Plan will be implemented through the provisions of Chapter 22 of the Clarington Official Plan and Section 28 of the Planning Act, 1990, R.S.O.

The overall implementation of the grant programs shall be the responsibility of the Planning Services Department. All of the grant programs will be administered on a first come first served basis to the limit of available funding in accordance with the administrative rules governing this and other grant programs.

The Community Focus Group that has provided direction to the Planning Services Department and Clarington Board of Trade for this study has been an integral part of the process. They have provided information, direction and communicated with their respective organizations and groups about the Community Improvement Plan and process. Having an implementation group similar to the focus group to ensure that the issues identified in the CIP are being pursued would be beneficial. A terms of reference should be created and organizations invited to form this liaison group. The community liaison groups mandate is intended to complement, not duplicate the work that the Orono BIA and other community organizations are already doing.

5.4 FUNDING SOURCES

All of the grant programs described in Section 5.1 and further detailed in Appendix 4 are funded solely by the Municipality of Clarington. Should funding for Community Improvement Plans become available from other levels of government they will be applied where applicable and in keeping with the recommendations of this CIP.



5.5 GENERAL RULES

The provision of grants as described in Sections 5.1 shall be administered on a first come first served basis to the limit of available funding. Specific details regarding the grants and administrative procedures are contained in Appendix 4 to the Plan. Terms and conditions of any grant program and administrative procedures detailed in Appendix 4 may be changed, altered, amended or modified by the Municipality of Clarington without the necessity of an amendment to this Community Improvement Plan. The increase in the maximum grant values, addition of new grant programs, or changes to the Community Improvement Project Area shall require an amendment to this CIP with approval from the Minister of Municipal Affairs and Housing; however, the Municipality may discontinue any program without requiring an amendment to this Plan.

5.6 INTREPRETATION

Sections 1 to 5 and Appendix 4 of this document, along with Figure 1 (Map of Orono Community Improvement Project Area) shall form the actual Community Improvement Plan for the Orono Community Improvement Project Area. Figure 2 and Appendices 1 through 3 do not constitute part of the actual Community Improvement Plan.

Changes to the Orono Community Improvement Project Area boundary, the increase in the maximum grant values, or addition of new grant programs shall require an amendment to this Plan with approval from the Minister of Municipal Affairs and Housing. This Plan has been prepared in accordance with, and shall be deemed to conform to, the Clarington Official Plan.

This Plan shall be referred to as the Orono Community Improvement Plan for Clarington. At such time as other Community Improvement Plans are prepared for this or other areas, this title may be modified for clarification purpose without requiring an amendment to this Plan.