

May 12, 2023

The Regional Municipality of Durham

Planning and Economic Development Department
605 Rossland Road East, PO Box 623
Whitby, Ontario, L1N 6A3

Attention: Brian Bridgeman, Commissioner of Planning and Economic Development

RE: Envision Durham
Draft Durham Regional Official Plan
3450 Highway 7 East, City of Pickering
TBG Project No. 23014

The Biglieri Group Ltd. ("TBG") is the planning consultant for 21443345 Ontario Inc., the owner of the lands located at the north-west corner of Highway 7 and Lake Ridge Road (The "Subject Site" or "Site"). The Subject Site is currently designated as *Prime Agricultural Areas* (**Figure 1**) in the Durham Regional Official Plan (May 2020 Consolidation).

We are writing on behalf of the owner in support of the proposed inclusion of the Subject Site within the northeast Pickering *Urban Area* and *2051 Urban Expansion Areas* in the Draft Regional Official Plan ("Draft ROP") (**Figure 2**), and to request that the Site and adjacent proposed *Employment Areas* west of Lake Ridge Road and south of Highway 407 (the 'S.W. Lake Ridge Employment Lands') be designated as a *Community Areas* instead of the proposed designation of *Employment Areas*, as shown on **Figure 3**.

We are aware that the commenting period for the Draft ROP has passed, however we hope that the proposed change can be considered prior to the Draft ROP's adoption as we believe this to be a more logical land use configuration and to the longer benefit of future residents of the City and Region.

BACKGROUND

As part of Envision Durham, a Settlement Area Boundary Expansion request ("SABE") was submitted by the Northeast Pickering Landowners Group to include 1,857.4 hectares of land (including the Subject Site) within the *Urban Boundary as Employment Areas and Living Areas*. The SABE for the Subject Site is identified as BER-13 in Durham Region Staff Report #2022-INFO-91 (**Attachment 1**). As outlined in Appendix 2 to Staff Report #2022-INFO-91, staff indicate that "*within northeast Pickering, Employment Areas have been distributed along Highway 407 and clustered at future interchanges.*"

On February 10, 2023, the Draft ROP was released to the public for review and comment. The Subject Site is designated as *Employment Areas* and *2051 Urban Expansion Areas* on Map 1 – Regional Structure in the Draft ROP. On May 3, 2023, the recommended Draft ROP was released for consideration at a Special Meeting of Regional Council scheduled for May 17, 2023. The

Subject Site remains designated *Employment Areas* and *2051 Urban Expansion Areas* on Map 1 – Regional Structure (**Figure 2**).

An early release of the *Decision Meeting Report* for May 17, 2023 (**Attachment 2**) highlights key submissions and associated Regional responses, including a further submission related to BER-13 on behalf of the Northeast Pickering Landowners Group, which requested a reduced allocation of employment lands allocated north of Highway 407 (Section 6.7.f). The response from Regional staff continues to support the Region's proposed *Employment Areas* in northeast Pickering, indicating that the "*lands north of Highway 407 are particularly well suited for employment use, given they are large, contiguous, and relatively free of environmental constraints.*"

This offers further context to key factors which Regional Staff are considering when evaluating the suitability of *Employment Areas*.

TBG COMMENTARY AND RECOMMENDATIONS

TBG supports the proposed inclusion of Subject Site in the northeast Pickering *Urban Area* and *2051 Urban Expansion Areas* in the Draft ROP. Notwithstanding our general support for the Subject Site's inclusion within the *Urban Area*, we request that the 'S.W. Lake Ridge Employment Lands' be designated *Community Areas*. See **Figure 3** for the lands requested to be designated *Community Areas*.

The reason for the requested change in designation is due to the location and size of the 'S.W. Lake Ridge Employment Lands', as well as their proximity to *Community Areas* to the west. These factors render the S.W. Lake Ridge Employment Lands less suitable for employment uses.

Land Use Compatibility

In this regard, it is important to consider the revised definitions and policies in the draft Provincial Planning Statement (released for comment April 6, 2023). Firstly, the draft PPS includes a revised definition of Employment Area, being "... *those areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing, goods movement, associated retail and office, and ancillary facilities...*". Secondly, draft policy directs for "*industrial, manufacturing and small-scale warehousing uses that could be located adjacent to sensitive land uses without adverse effects*" to be located outside of *Employment Areas* (Policy 2.8.1.2.). Accordingly, it appears that recent Provincial direction is for more intensive employment uses to be located within *Employment Areas*.

Given this potential shift in policy, the types of uses encouraged in *Employment Areas* will be those which cannot be located adjacent to sensitive land uses, and will therefore require larger minimum separation distances as per D-6 Guidelines. The D-6 Guidelines identify potential areas of influence for industrial land uses ranging from 70 to 1000 meters (Section 4.1.1) and requires Minimum Separation Distances ranging from 20 to 300 meters, depending on the Class of use (Section 4.3). This would render a 20-to-300-meter strip of land abutting the proposed *Community Areas* to the west unusable for employment uses in order to accommodate appropriate distances from sensitive residential uses. Given the 'S.W. Lake Ridge Employment Lands' are on average approximately 260m wide, this would significantly limit the space available for employment uses as well as the potential industrial employment uses possible. Alternatively, if the 'S.W. Lake Ridge Employment Lands' were designated *Community Areas*, then Lake Ridge Road itself would act as a buffer area to transition from *Employment Areas* east of Lake Ridge Road, to *Community*

Areas west of Lake Ridge Road, and contribute to the minimum separation distances required by D-6 Guidelines.

Location & Land Characteristics

Additionally, in Staff Report #2022-INFO-91, staff indicate that “*within northeast Pickering, Employment Areas have been distributed along Highway 407 and clustered at future interchanges.*” Furthermore, the early release *Decision Meeting Report* (May 17, 2023) highlights that lands well suited for employment use are generally “*large, contiguous, and relatively free of environmental constraints.*” The majority of the ‘S.W. Lake Ridge Employment Lands’ are not in proximity to Highway 407 or a highway interchange. The ‘S.W. Lake Ridge Employment Lands’ are also narrower and more limited in size than the other *Employment Areas* in the northeast Pickering Urban Area, being bordered to the east by Lake Ridge Road, and to the west by *Community Areas*. Lastly, the ‘S.W. Lake Ridge Employment Lands’ are not contiguous (as they are separated from the larger employment mass by Lake Ridge Road) and include significant *Regional Natural Heritage System* features (see **Figure 4**).

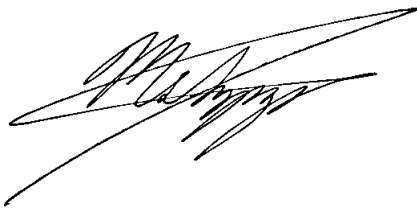
In addition, the ‘S.W. Lake Ridge Employment Lands’ are also highly visible from Lake Ridge East and Highway 7 when travelling towards the *Community Areas* west of the ‘S.W. Lake Ridge Employment Lands’, and if designated as *Community Areas*, these lands will act as an appropriate and representative gateway for the stretch of *Community Areas* north of Highway 7.

CLOSING

For the reasons explained above, we request that the Subject Site and adjacent proposed *Employment Areas* west of Lake Ridge Road and south of Highway 407 be designated *Community Areas* as shown in **Figure 3**. Moreover, the designation of the Subject Lands as *Community Areas* will allow for more housing to be built to meet the Province’s goal of 1.5 million homes built over the next 10 years.

We wish to thank staff for their efforts throughout the Envision Durham process. We trust you will find all in order, however if you have any questions or require additional information, please contact the undersigned at your earliest convenience.

Respectfully,
THE BIGLIERI GROUP LTD.



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Laura Lebel-Pantazopoulos, M.Pl
Planner

cc. Gary Muller, Director of Planning, Durham Region

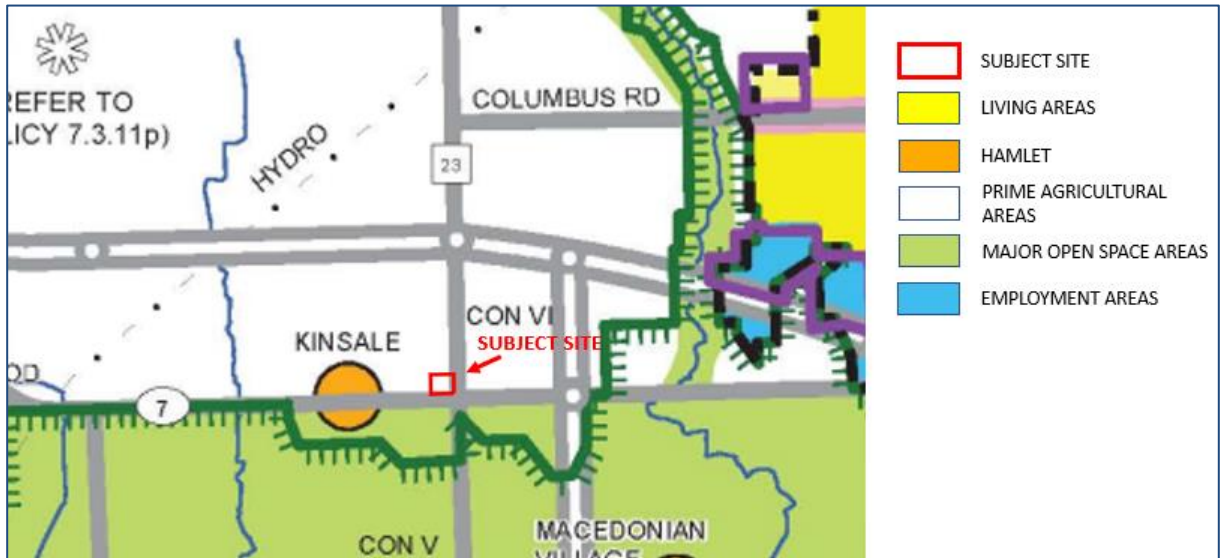


Figure 1: Subject Site in Schedule 'A'– Regional Structure, of the Durham Official Plan (2020)
 (Source: Durham Region, 2020)

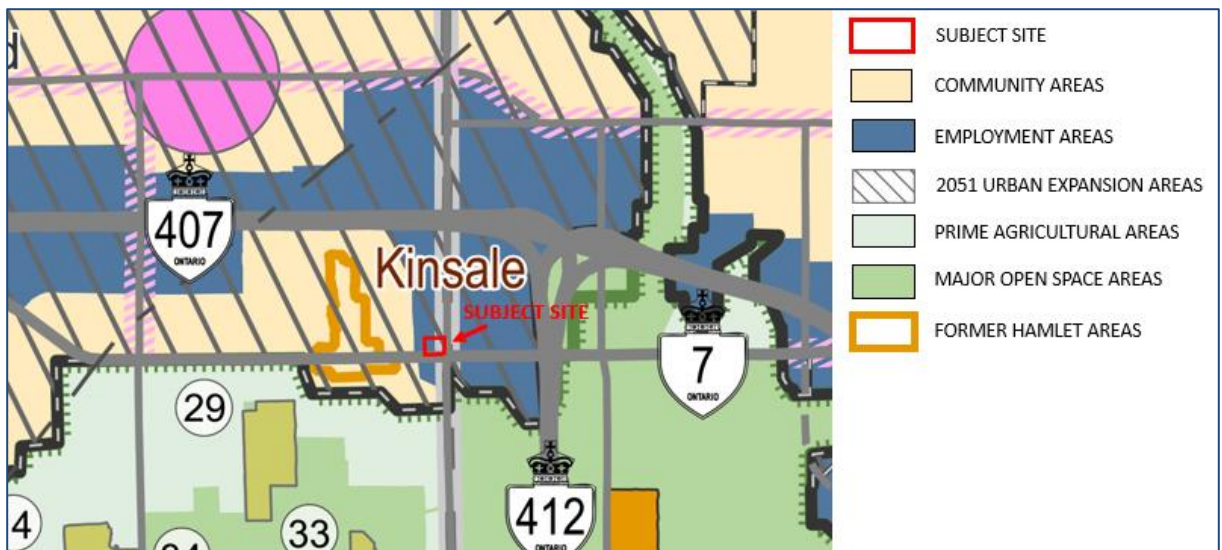


Figure 2: Subject Site in Draft Durham Regional Official Plan: Map 1 – Regional Structure
 (Source: Durham Region, May 3, 2023)

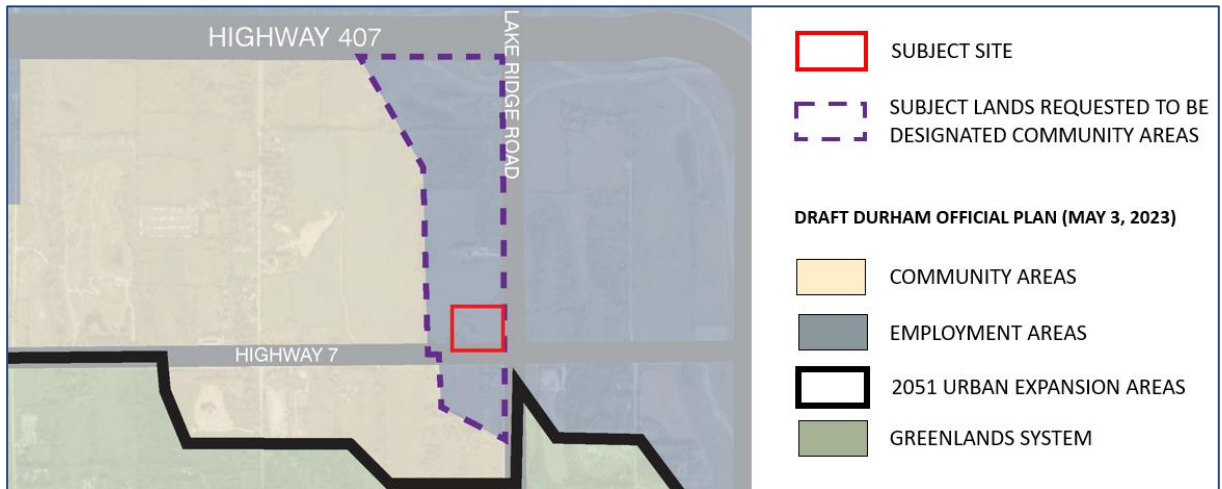


Figure 3: Lands Requested to be Designated Community Areas ('S.W. Lake Ridge Employment Lands')

(Base map: Google, 2023)

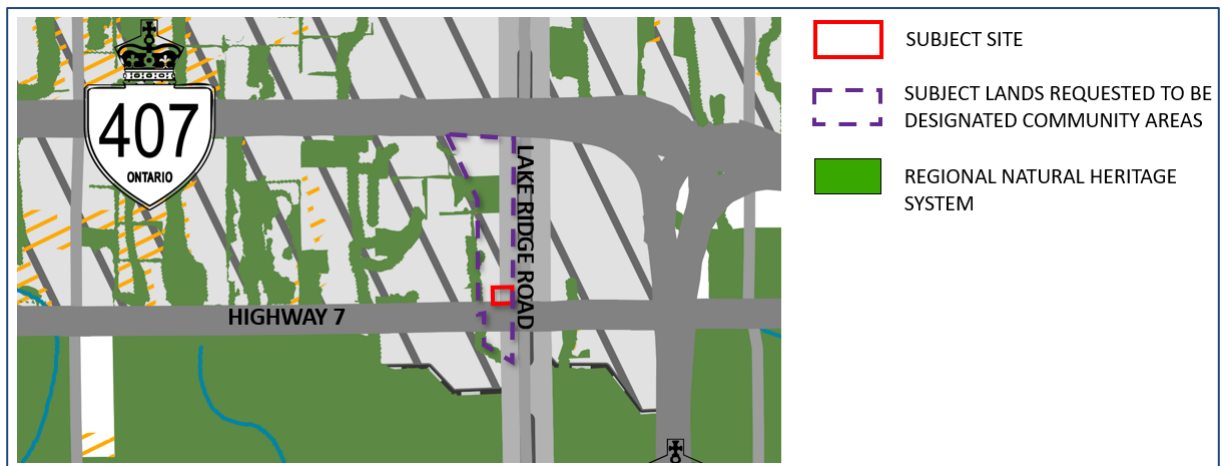


Figure 4: Subject Site in Draft Durham Regional Official Plan: Map 1 – Regional Structure

(Source: Durham Region, May 3 2023)

Attachment 1

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2022-INFO-91
Date: November 10, 2022

Subject:

Envision Durham – Growth Management Study, Phase 2: Draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations, File D 12-01

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 The purpose of this report is to release draft maps showing the extent and location of Settlement Area Boundary Expansions (SABEs) that are required to accommodate the Region's population and employment forecasts to 2051, as directed by Regional Council at its meeting on May 25, 2022.
- 1.2 This report was initially completed prior to the province releasing Bill 23: The More Homes Built Faster Act on October 25th. Bill 23 includes proposals which would significantly alter Ontario's land use planning framework including the role of certain upper-tier municipalities, including Durham Region. Since upper-tier municipalities are vital in supporting housing and growth in our communities by providing necessary new services and infrastructure in the right locations, the timely completion of the Regional Official Plan is necessary for the overall coordination of Regional services and infrastructure.

- 1.3 This report does not address the provincial government's proposed changes to the Greenbelt Plan boundaries as announced on Friday November 4th. (For additional information on the Greenbelt changes, see Report 2022-INFO-92)
- 1.4 Under Council's endorsed Community Area Land Need Scenario 2a and Employment Area Land Need Scenario 2, the quantum of new urban area land required Region-wide, (primarily within the Region's whitebelt areas), is 3,671 hectares (9,071 acres). The proposed SABEs consume approximately 60% of the Region's whitebelt. The draft mapping takes into account the decisions made by Regional Council with respect to employment area conversion requests made in December of 2021.
- 1.5 This report also provides the draft proposed growth allocations for new residential and employment (jobs), by area municipality.
- 1.6 Additional details associated with the draft growth allocations and proposed Settlement Area Boundary Expansions, by individual area municipality, is provided in Appendices #2 through #8. Associated SABE maps can be found in Attachments #2 through #8.
- 1.7 The draft maps and growth allocations represent staff's best work to implement Council's endorsed Land Need Scenario, informed by numerous meetings and discussions with our area municipal planning staff counterparts. The final growth allocations and locations for Settlement Area Boundary Expansions will come forward for Council approval in early 2023 as part of a draft of the new Regional Official Plan.

2. Background

- 2.1 The GMS has been undertaken in two phases. Phase 1 of the GMS focused on preparing a Land Needs Assessment (LNA) to determine how much additional urban land is required to accommodate Durham's forecasted population and employment growth of 1.3 million people and 460,000 jobs by the year 2051.
- 2.2 On May 25, 2022, Regional Council endorsed Community Area Land Scenario 2a and Employment Area Land Need Scenario 2. Additional details are provided below:

a. Community Area Land Need Scenario 2a

- Intensification target: 50% per year (meaning that 50% of all new residential units are constructed annually within the “Built Boundary”, the line established by the province in 2006 to mark the extent of urban development as it existed at that time);
- Greenfield Area density target: 57¹ people and jobs per hectare by 2051;
- Unit mix: 33% low density units, 38% medium density units, and 29% high density units; and
- Additional Community Area urban land need: generally consistent with the requirements of Scenario 2².

b. Employment Area Land Need Scenario 2

- Vacant Employment Area density target: 27 jobs per hectare
- Employment Intensification rate: 20%; and
- Additional Employment Area urban land need: 1,171 hectares (2,894 acres).

2.3 Based on the above, a total of **3,671 hectares (9,071 acres)** of additional developable³ urban area land would be required to accommodate the Region’s future growth forecast to 2051.

3. Previous Reports and Decisions

3.1 A list of previous reports and decisions is provided in Appendix #1.

4. Growth Management Study Phase 2: Approach and Key Considerations

Area Municipal Growth Allocations

4.1 In Phase 2 of the GMS, overall regional growth, intensification, housing unit mix, and localized density targets are to be allocated across Durham’s eight area

1 As reported in the May 24, 2022 memo of the Commissioner of Planning and Economic Development to Council, staff and the consultant team could not replicate the land need outcome of 2,500 hectares using the scenario inputs provided in Scenario 2a (e.g. 57 people and jobs per ha). In order to arrive at a land need of 2,500 hectares, the overall DGA density target was reduced to approximately 53 people and jobs per hectare as reflected in the Phase 2 work. The minimum DGA density target under the Growth Plan is 50 people and jobs per ha.

2 It is Regional staff’s understanding that this direction (i.e. “*generally consistent with the requirements of Scenario 2*”) equates to ~2,500 hectares / 6,178 acres based on the BILD submission

3 Developable land refers to land capable of accommodating future growth with the following having been “netted” out of the land area: electricity transmission corridors, pipeline corridors, freeways, railways, cemeteries, and the Region’s draft Natural Heritage System.

municipalities. The Region's consultant, Watson & Associates, has developed draft area municipal growth allocations by planning policy area, building on the research, data, and analysis conducted during Phase 1. The technical report that underpins the maps and allocations, as prepared by Watson & Associates is posted on the Envision Durham [project webpage](#) (Attachment #17).

- 4.2 Land supply, density, and built form context varies by area municipality, as does the ability to accommodate future growth through SABEs. Overall area municipal growth allocations, as well as local intensification targets, density, and housing unit mix are not uniformly distributed; rather, they vary with local context.

Settlement Area Boundary Expansion Potential

- 4.3 Existing Provincial Policy provides the framework for where and how municipalities can grow, while also establishing geographic areas that should be preserved and protected over the long term. In the Durham context, lands within the Greenbelt Plan area and Oak Ridges Moraine Conservation Plan (ORMCP) area are generally protected from future urban growth.
- 4.4 Lands located outside the current Urban Area Boundaries which are also outside of the Greenbelt Plan area and ORMCP area are often referred to as the "whitebelt". Settlement Area Boundary Expansion into the whitebelt is permitted by Provincial Policy, subject to demonstrating the need for an expansion through a land budgeting exercise as part of a Municipal Comprehensive Review, and by also evaluating the feasibility of the expansion.
- 4.5 There are approximately 6,426 hectares (15,878 acres) of land within the whitebelt areas in Pickering, Whitby, Oshawa and Clarington, when netted for constrained areas such as freeways, rail corridors, hydro corridors, utility pipelines, cemeteries, and the draft Natural Heritage System (collectively known as "take-outs"). Durham's remaining municipalities (Ajax, Brock, Scugog and Uxbridge) do not have any whitebelt lands. A map showing the extent of the Region's supply of whitebelt lands being consumed by proposed boundary expansions is provided in Attachment #1.
- 4.6 The current Growth Plan permits minor settlement area boundary expansions for urban areas located wholly within the Greenbelt Plan area. As further detailed in Growth Plan policy 2.2.8.3. k), a SABE of up to 5% of the current geographic area, to a maximum of 10 hectares, may be considered for the urban areas of Port Perry, Uxbridge, Beaverton, Cannington, Sunderland and Orono, subject to meeting several requirements and conditions. This Growth Plan restriction has been

considered as part of the Phase 2 work and is further discussed in Section 5 of this report.

- 4.7 The expansion/rounding out of hamlets located with the Greenbelt Plan is no longer permitted by Provincial Policy. Since the transition rules of the Greenbelt Act, 2005 have not changed in this regard, the minor rounding out of a hamlet, regardless of whether the matter was previously considered and deferred, or appealed in an area municipal official plan, is not permitted by the Greenbelt Plan (2017). In addition, Settlement Areas located outside the Greenbelt Plan Area are not allowed to expand into the Greenbelt Plan Area (i.e. the Urban Areas of Pickering, Ajax, Whitby, Oshawa and Clarington cannot expand into the Greenbelt Plan Boundary, only into the whitebelt).

Settlement Area Boundary Expansion Feasibility Considerations

- 4.8 The current Growth Plan (2.2.8) and the current Regional Official Plan (7.3.11) outline feasibility criteria to be considered when evaluating locations for a SABE. These criteria include:

- municipal servicing capacity and feasibility;
- transportation connectivity;
- the financial viability of providing services;
- impacts on watershed conditions and the water resource system;
- agricultural capacity of the land;
- aggregate potential;
- archaeological and cultural heritage;
- compatibility and fit with the existing Regional Structure.

- 4.9 Regional staff have considered these feasibility criteria, and where necessary, have consulted internally with Regional Works and Transportation staff and externally with Conservation Authority staff to identify any initial concerns. A summary of the various feasibility criteria and staff's response/commentary on how they have been considered is provided in Attachment #16 with relevant area specific issues further discussed in Appendices #2 through #8 of this report.

Boundary Expansion Requests

- 4.10 At the time of writing this report, staff had received a total of 81 written requests for a SABE, mostly from individual landowners. Each request has been carefully considered. In many cases the proposed SABEs accommodate these written requests. However, there are instances where alternative SABE locations have been proposed, or where the proponent has requested a Community Areas designation, but an Employment Areas designation is proposed by staff.
- 4.11 For the lakeshore municipalities, staff's proposed SABEs are based on the principles of prioritizing SABEs in whitebelt areas that offer logical and sequential growth, ease of access, servicing considerations, and prioritizing Employment Areas in proximity to transportation/goods movement infrastructure on larger sized parcels. Proposed SABEs are also reflective of input received during initial discussions with area municipal staff.
- 4.12 The urban settlement areas within the Townships of Scugog, Brock and Uxbridge are located entirely within the Greenbelt Plan area. Any expansion must be limited in size to 5% of the current settlement area up to a maximum of ten hectares, of which only 50% can be for residential purposes. The proposed expansion must be serviced with municipal water and wastewater systems and the expansion cannot include lands within the Greenbelt Plan Natural Heritage System. Given that Orono does not have municipal sanitary services, it is not eligible for SABE at this time.
- 4.13 Several written requests apply to areas where a SABE is not permitted by provincial policy. Examples include a number of requests related to the rounding out of hamlets in the Greenbelt Plan Boundary, the establishment of rural residential subdivisions, and the expansion of Settlement Areas into the Greenbelt Plan Boundary. Such requests cannot be further considered.
- 4.14 A summary chart of the written requests is provided in Attachment #9 with location maps provided in Attachments #10 - 15.

Initial Phase 2 Consultations with Area Municipal Staff

- 4.15 Staff undertook initial consultation with area municipal staff over the course of the summer to help inform the draft area municipal growth allocations and geographic locations for the SABEs. Individual working meetings were held with staff from each of the area municipalities. Meetings were also held with Conservation Authority staff.

5. Growth Management Study Phase 2 Draft Results

Area Municipal Growth Allocations

- 5.1 Area municipal population allocations are summarized below. Additional details including people per unit assumptions, unit mix, housing unit allocation, intensification rate, greenfield density targets, rural population, and secondary unit growth can be found in the Report entitled “Durham Region Growth Management Strategy Phase 2: Area Municipal Growth Allocations and Land Needs, 2051” prepared by Watson and Associates dated October 7, 2022, which is available on the Envision Durham [website](#).

Area Municipal Population Allocation

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2021	131,500	13,000	105,300	182,000	102,900	22,400	22,400	143,700	723,200
2051	199,100	20,900	221,000	298,500	256,400	29,300	29,800	244,900	1.3 m.
2021-2051	67,600 (+51%)	7,900 (+61%)	115,700 (+110%)	116,500 (+64%)	153,500 (+149%)	6,900 (+31%)	7,400 (+33%)	101,200 (+70%)	576,700 (+80%)

- 5.2 Area municipal employment growth allocations are summarized below. Additional details, including a further breakdown of employment growth by category (population related, employment land employment, major office, and rural) and area municipal employment densities can also be found in Attachment #17.

Area Municipal Employment Allocation (jobs)

Year	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2021	37,000	3,700	29,900	63,700	39,300	9,700	9,500	48,700	241,500
2051	61,900	7,400	70,300	107,300	93,800	12,300	11,800	95,200	460,000
2021 to 2051	24,900 (+67%)	3,700 (+100%)	40,400 (+135%)	43,600 (+68%)	54,500 (+139%)	2,600 (+27%)	2,300 (+24%)	46,500 (+96%)	218,500 (+91%)

- 5.3 The Regional Land Needs Assessment has used density targets that are close to the minimum targets of the Growth Plan in order to achieve Council’s direction. However, since current residential development patterns reflect more compact built form and higher densities, Durham’s communities will likely realize higher overall densities and associated total population/employment. In response, Planning staff

will monitor key indicators, such as the intensification rate, the density of new designated greenfield area communities, and overall population/employment on an ongoing basis and keep Council apprised of any pertinent trends. As well, phasing of development will continue to be a key consideration to ensure that future growth will take place efficiently and sequentially.

Area Municipal Land Need for Settlement Area Boundary Expansion

- 5.4 The area municipal growth allocations and available supply of whitebelt land has identified a need for SABEs to accommodate population related growth in Clarington, Oshawa, Pickering, Scugog, and Whitby. In the case of Ajax, there is no ability to consider a potential SABE, and Brock and Uxbridge have sufficient land within the existing Urban Area Boundary to accommodate forecast population related growth.
- 5.5 For employment, the area municipal growth allocations and available whitebelt land supply have identified a need for a SABE to accommodate employment growth in Clarington, Oshawa, Pickering, Whitby, Brock, and Uxbridge. Ajax is unable to accommodate a SABE and Scugog has a sufficient land supply within the existing Urban Area Boundary to accommodate forecast employment growth.
- 5.6 The table below summarizes the proposed draft Settlement Area Boundary Expansions by municipality. Attachment #1 illustrates the quantity of whitebelt consumed in the lakeshore municipalities.

Area Municipality	Community Area SABEs		Employment Area SABEs	
	hectares	acres	hectares	acres
Pickering	947	2,340	248	613
Whitby	294	727	203	502
Oshawa	403	996	239	591
Clarington	845	2,088	528	1,305
Ajax	0	0	0	0
Brock	0	0	17	42
Scugog	10	25	0	0
Uxbridge	0	0	12	31
Durham	2,499	6,176	1,223*	3,084

*Note: The Council Endorsed Employment Area Land Need is 1,171 ha. The proposed SABEs include an additional 52 ha of whitebelt lands. The addition of this Employment Area will avoid creating awkwardly sized and shaped employment parcels, establish logical planning boundaries, and account for anticipated infrastructure projects that may reduce developable land areas. Additional SABE details by area municipality can be found in Appendices #2 through #8. Associated SABE Mapping is found in Attachments #2 through #8.

6. When will Settlement Area Boundary Expansion Areas Actually be Developed?

- 6.1 Proposed SABEs are intended to designate the necessary land base to accommodate the Region's 2051 population and employment forecasts. Accordingly, SABE areas are planned to be developed over a 30-year time frame.
- 6.2 Although landowners within the proposed SABE areas may wish to initiate studies to advance the development of their land, detailed local secondary planning and a range of other technical studies will be necessary following approval of this work.
- 6.3 The near doubling of regional population and jobs will need to be supported by considerable investments in infrastructure, utilities, and other hard and soft services. From a regional infrastructure perspective, significant capital upgrades will be required to water supply and water pollution control plants, along with the associated distribution and conveyance systems. Such infrastructure upgrades will be subject to numerous studies, including a new Master Servicing Plan, Development Charge and Capital Project Forecasting, and individual project specific Environmental Assessments. Given the scale and quantum of new infrastructure projects that will be required, they will need to be staged and phased over time.
- 6.4 Area municipalities will have the ability to incorporate SABEs and the related allocations into their Official Plans and undertake the more detailed planning of these areas through secondary planning. The precise timing of development within the Built-up Area, Designated Greenfield Areas and SABE areas will need to be determined on a holistic basis with the view to ensuring logical, sequential, efficient, and progressive extension of services. It is not anticipated that any of the SABE areas will develop prior to 2031.

7. Relationship to Strategic Plan

- 7.1 By planning for growth in a sustainable, progressive, and responsible manner, Phase 2 of the Growth Management Study can contribute towards the following strategic goals and priorities of the Durham Region Strategic Plan:
- a. Under Goal Area 2, Community Vitality:
- 2.1 Revitalize existing neighbourhoods and build complete communities that are walkable, well connected, and have a mix of attainable housing
 - 2.5 Build a healthy, inclusive, age-friendly community where everyone feels a sense of belonging

- b. Under Goal Area 3, Economic Prosperity:
- 3.1 Position Durham Region as the location of choice for business
 - 3.2 Leverage Durham's prime geography, social infrastructure, and strong partnerships to foster economic growth
 - 3.4 Capitalize on Durham's strengths in key economic sectors to attract high-quality jobs
- c. Under Goal Area 4, Social Investment
- 4.1 Revitalize community housing and improve housing choice, affordability and sustainability

8. Conclusion and Next Steps

- 8.1 The draft area municipal growth allocations and geographic locations for Settlement Area Boundary Expansion are available for public review and comment. Proposed Settlement Area Boundary Expansions can also be reviewed by accessing an online web viewer available on the [Envision Durham website](#). Those wishing to provide comments may do so by inputting a comment in the online web viewer or by submitting written correspondence by mail or by email to EnvisionDurham@durham.ca.
- 8.2 The release of this report will also be announced by way of:
- Public service announcements;
 - Social media platforms, including Facebook, Twitter, and LinkedIn; and
 - Email notifications and report circulation.
- 8.3 Regional Planning and the consultant team will consider the submissions received. A draft of the new Regional Official Plan is tentatively scheduled for release in early 2023.
- 8.4 A copy of this report will be forwarded to all Envision Durham Interested Parties, Durham's area municipalities, Indigenous communities, conservation authorities, the Building Industry and Land Development (BILD) – Durham Chapter, and the Ministry of Municipal Affairs and Housing. Circulation will also be provided to agencies and service providers that may have an interest in where and how long-term growth in the region is being planned for (school boards, hospitals, utility providers, etc. as outlined in Appendix #8).

9. Appendices and Attachments

- Appendix #1: Previous Reports and Decisions details
- Appendix #2: Pickering Growth and SABE Allocation details
- Appendix #3: Whitby Growth and SABE Allocation details
- Appendix #4: Oshawa Growth and SABE Allocation details
- Appendix #5: Clarington Growth and SABE Allocation details
- Appendix #6: Scugog Growth and SABE Allocation details
- Appendix #7: Brock Growth and SABE Allocation details
- Appendix #8: Uxbridge Growth and SABE Allocation details
- Appendix #9: Circulated Agencies and Service Providers
- Attachment #1: Map 1: Whitebelt Areas consumed by SABEs
- Attachment #2: Map 2: Proposed SABE – Pickering and Whitby
- Attachment #3: Map 3: Proposed SABE – Oshawa
- Attachment #4: Map 4: Proposed SABE - Clarington
- Attachment #5: Map 5: Proposed SABE - Scugog
- Attachment #6: Map 6: Proposed SABE – Brock – Beaverton
- Attachment #7: Map 7: Proposed SABE – Brock – Sunderland
- Attachment #8: Map 8: Proposed Rural Employment Area Expansion – Uxville
- Attachment #9: Summary Table of Boundary Expansion Requests (BER)
- Attachment #10: Map 9: Boundary Expansion Requests – Pickering
- Attachment #11: Map 10: Boundary Expansion Requests – Whitby and Oshawa
- Attachment #12: Map 11: Boundary Expansion Requests – Clarington
- Attachment #13: Map 12: Boundary Expansion Requests – Scugog

Attachment #14: Map 13: Boundary Expansion Requests – Brock

Attachment #15: Map 14: Boundary Expansion Requests – Uxbridge

Attachment #16: Growth Plan and Regional Official Plan Settlement Area
Boundary Expansion Policy Requirements

Attachment #17: [Durham Region Growth Management Strategy Phase 2: Area
Municipal Growth Allocations and Land Needs](#) prepared by
Watson and Associates dated October 17, 2022

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Appendix 1 to Report #2022-INFO-91

Previous Reports and Decisions

- Several Reports have been prepared related to Envision Durham and Growth Management related topics:
 - On May 2, 2018 Commissioner's Report [#2018-COW-93](#) requested authorization to proceed with the municipal comprehensive review of the Durham Regional Official Plan;
 - Over the course of 2019, six theme-based Discussion Papers were released seeking public input on a range of topics. The Discussion Papers can be found on the project webpage at durham.ca/EnvisionDurham
 - On June 2, 2020 Commissioner's Report [#2020-P-11](#) recommended evaluation criteria and a submission review process for the consideration of Employment Area conversion requests.
 - On July 29, 2020 Commissioner's Report [#2020-P-14](#) outlined Amendment #1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, including recommended comments to the Province on the updated 2051 growth forecasts for the Region of Durham and the updated Land Needs Assessment Methodology.
 - On December 1, 2020 Commissioner's Report [#2020-P-27](#) provided proposed policy directions and boundary delineations for existing and future Major Transit Station Areas.
 - On March 2, 2021 Commissioner's Report [#2021-P-7](#) provided proposed policy directions related to all key components of Envision Durham, including initial directions for the Urban System and growth related topics. Also included was a Growth Opportunities and Challenges Report prepared by the Region's consultants, which serves as a starting point for the LNA and related technical studies.
 - On April 30, 2021 Commissioners Report [#2021-INFO-47](#) provided context and information on how the Growth Plan forecasts inform the Regional Official Plan and future infrastructure planning and capital investment.

- On July 2, 2021 Commissioner's Report [#2021-INFO-71](#) reviewed the Region-Wide Growth Analysis. The purpose of the report is to analyze the region's long-term population, housing, and employment growth forecast within the context of provincial and regional policy, historical trends, and predicted future influences.
- On September 3, 2021 Commissioner's Report [#2021-INFO-94](#) presented the Housing Intensification Study. The purpose of the report is to document the capacity for accommodating residential and mixed-use growth within the region's built-up area (BUA) and determine the intensification potential of strategic growth areas (SGAs).
- On September 24, 2021 Commissioner's Report [#2021-INFO-97](#) summarized the Employment Strategy. The purpose of the Employment Strategy is to provide a comprehensive assessment of current industrial and office market conditions and trends, anticipated growth patterns, market opportunities and disrupters that are anticipated to influence employment growth across Durham Region through 2051. This report included a recommended Employment Areas density target and future land need to accommodate Employment Area growth to 2051.
- On October 1, 2021 Commissioner's Report [#2021-INFO-100](#) presented the Community Area Urban Land Needs Assessment which provided an assessment of the Region's current and future Designated Greenfield Areas, including development trends and amount of developed, non-developable, and vacant areas. The Report recommended an overall Designated Greenfield Areas density target and future land need to accommodate greenfield growth to 2051.
- On December 7, 2021 Commissioner's Report [#2021-P-25](#) provided staff recommendations on Employment Area conversion requests received through Envision Durham and additional areas identified by staff and the GMS consultant team as appropriate for conversion.
- On December 22, 2021, Regional Council received a [memorandum](#) from Commissioner Brian Bridgeman that responded to the request for additional information related to Commissioner's Report #2021-P-25 and the Employment Area conversion requests.

- On February 11, 2022, Commissioner's Report [#2022-INFO-9](#) provided an update on the alternative scenario modelling, the assessment framework that will be applied, and planned consultation activities.
- On March 11, 2022, Commissioner's Report [#2022-INFO-19](#) advised of the release of the scenario modelling and assessment results for public review and comment.
- On May 3, 2022, Commissioner's Report [#2022-P-11](#) provided staff recommendations on preferred Land Need Scenarios for the purpose of establishing the required quantum of additional Community Area and Employment Area land required to accommodate the 2051 growth forecast.
- On May 25, 2022, Regional Council received a [memorandum](#) from Commissioner Brian Bridgeman providing staff's response and additional information and analysis on Planning and Economic Development Committee's endorsement of Community Area Land Need Scenario 2a for the purpose of establishing the land need to accommodate future population related growth.

Appendix 2 – to Report #2022-INFO-91

City of Pickering Growth Allocations and Proposed SABEs

2051 Population Allocation: 256,400

2051 Employment Allocation: 93,800

Proposed Community Area SABEs: 947 hectares (2,340 acres)

Proposed Employment Area SABEs: 248 hectares (613 acres)

Total SABEs: 1,195 hectares (2,953 acres), 69% of available whitebelt lands

The proposed SABE and associated land use allocations for Pickering are illustrated on Attachment #2. Area specific considerations are noted below:

- Pickering's available whitebelt lands consist of two large and separated areas, including lands generally located along the east side of Brock Road, north of Highway 407 and adjacent to the federal airport lands, and lands located along the north and south side of the 407 from Westney Road to the City of Pickering Boundary at Lake Ridge Road (commonly known as northeast Pickering).
- The proposed SABE for Pickering would consume the whitebelt land in northeast Pickering, except for small and isolated pockets that are constrained for development.
- Lands next to the federal airport lands, identified as Special Study Area 1 in the current ROP are proposed to remain outside the Urban Area Boundary since there is sufficient opportunity in northeast Pickering along Highway 407 and the lands are not yet required for Employment Area expansion. Residential and population related sensitive land uses would not be permitted in this location due to potential airport noise exposure. These lands are proposed to remain outside the Urban Area Boundary until such time that a federal decision to build an airport is made, at which point they may be comprehensively planned for suitable uses.
- Within northeast Pickering, Employment Areas have been distributed along Highway 407 and clustered at future interchanges.
- A future Regional Centre has been conceptually identified and would be subject to more detailed planning/delineation through future secondary planning processes to be undertaken by the City of Pickering.

- The extension of the Regional Corridor overlay designation is proposed for Seventh Concession Road/Columbus Road West and for a portion of Salem Road.
- Since development in northeast Pickering raises the potential for increase to downstream water flows/flooding, detailed planning, land use modelling and mitigation will be necessary. Specific policies, including the requirement for further study prior to development, will be developed as outlined in the Carruthers Creek Watershed Plan. Once in place, detailed policies can be developed through the local secondary planning to be undertaken by the City.
- Land within northeast Pickering is subject to Noise Exposure Forecast contour mapping and is also subject to a Ministers Zoning Order (MZO) that currently restricts development and land uses due to the potential development of an airport to the west. Development in northeast Pickering can only proceed after the MZO is amended or removed and updated noise contour mapping reflective of the smaller airport site is undertaken.

In early 2022, a motion was passed by the Durham Environmental Advisory Committee requesting that “*Regional Council support the inclusion of the Carruthers Creek Headwaters (also known as northeast Pickering) in the Greenbelt Plan and that the Ministers of Environment, Conversation, and Parks, and Municipal Affairs and Housing be notified*”. At the February 1, 2022 Planning and Economic Development Committee meeting this motion was referred to staff for comment.

The majority of northeast Pickering (approx. 60%) is within the boundaries of the Carruthers Creek Watershed. The proposed SABE in northeast Pickering accounts for the quantity of land included within Council Recommended Growth Scenario 2a and enables distribution of forecasted growth across the Region’s southern area municipalities.

Section 5.4 of the [Carruthers Creek Watershed Plan \(CCWP\)](#) was completed in June 2021 which identifies management recommendations that come into effect should a SABE be required in northeast Pickering. These management recommendations lay out the further studies, assessments, and built form requirements needed to mitigate potential issues associated with urbanization, including but not limited to downstream water flows/flooding.

Appendix 3 – to Report #2022-INFO-91

Town of Whitby Growth Allocations and Proposed SABEs

2051 Population Allocation: 244,900

2051 Employment Allocation: 95,200

Proposed Community Area SABEs: 294 hectares (727 acres)

Proposed Employment Area SABEs: 203 hectares (502 acres)

Total SABEs: 497 hectares (1,228 acres), 93% of available whitebelt lands

The proposed SABEs and associated land use allocations for Whitby are illustrated on Attachment #2. Area specific considerations are noted below:

- The whitebelt in Whitby is generally located: in proximity of Highway 407, both east and west of the Brooklin Secondary Plan Area; between the Highway 412 right-of-way and Lake Ridge Road; and south of the 401 on the east side of Lake Ridge Road.
- The proposed SABEs for Whitby would consume the available supply of whitebelt lands, except for small and isolated pockets that would be constrained for development.
- Employment Areas are proposed around the Highway 407 and Lake Ridge Road interchange, as well as along Highway 412 in the vicinity of the Taunton Road interchange. Three smaller employment parcels are also proposed adjacent to existing Employment Areas south of Highway 407.
- A future hospital site of approximately 20 hectares is proposed at the northeast corner of Winchester Road West (Highway 7) and Lake Ridge Road. These lands are currently owned by the Ministry of Transportation (MTO) in association with Highway 407. A number of transportation related uses have been considered for these lands, including a 407 Transitway maintenance yard, as well as facilities for the 407 Transitway station/commuter lot. Should the lands be made surplus for MTO purposes they would be considered designated Employment Areas and permit a future hospital.
- The extension of the Regional Corridor overlay designation is proposed along Columbus Road West.
- Lands subject to appeal in the current ROP (Policy 14.13.7) in the vicinity of Brooklin are intended to be resolved through Envision Durham since these

lands are proposed for inclusion in the Urban Area Boundary and were already included as part of the assumed future land supply during Phase 1 of the Growth Management Study.

- All SABEs within the Central Lake Ontario Conservation Authority (CLOCA) jurisdiction have been flagged for potential increases to downstream water flows/flooding impacts and further investigation is underway by Authority staff.
- A potential alternative for the Highway 7/12 Route Alignment Study identifies a future road connection extending from where the 412 meets the 407 to Lake Ridge Road, bisecting lands proposed as Employment Areas. Proposed SABEs in this location can be revisited as the Alignment Study progresses to consider the impact on the land use designations shown here.

Written SABE requests (see BER 58 and BER 61 on Attachment #11) have been received requesting that the Employment Area subject to Policy 14.13.7 be included in the new ROP, but as Community Areas and not as Employment Areas as originally contemplated. Regional staff have reviewed this request with Town of Whitby staff and concluded that maintaining the Employment Areas designation in these locations along the north side of Highway 407 continues to be appropriate.

Appendix 4 – to Report #2022-INFO-91

City of Oshawa Growth Allocations and Proposed SABEs

2051 Population Allocation: 298,500

2051 Employment Allocation: 107,300

Proposed Community Area SABEs: 403 hectares (995 acres)

Proposed Employment Area SABEs: 239 hectares (591 acres)

Total SABEs: 642 hectares (1,586 acres), 99% of available whitebelt lands

The proposed SABEs and associated land use allocations for Oshawa are illustrated on Attachment #3. Area specific considerations are noted below:

- The whitebelt in Oshawa is distributed within a number of distinct pockets east and west of the Columbus Part II Plan Area, and north of the Kedron Secondary Plan area.
- The proposed SABEs for Oshawa would consume the available supply of whitebelt lands, except for small and isolated pockets that have been identified as constrained for development.
- Employment Areas are proposed to be clustered around the Highway 407 and Harmony Road interchange. Proposed Employment Areas north of Highway 407, although more fragmented, can still accommodate small and medium sized employment uses. Employment Areas proposed on the north side of Highway 407, east of Simcoe Street North, are intended to extend the planned structure and road network being contemplated in the Columbus Part II Plan.
- The remaining whitebelt lands are proposed as Community Areas.
- The extension of a Regional Corridor overlay is proposed along portions of Columbus Road West and Harmony Road North.
- All SABEs within the Central Lake Ontario Conservation Authority (CLOCA) jurisdiction have been flagged for potential increases to downstream water flows/flooding impacts and further investigation is underway by Authority staff.

Regional Council has endorsed the conversion of employment lands north of Winchester Road East, east of Bridle Road North (see CNR-39 on Attachment #3). Through their response on the Employment Area Conversion Requests, Oshawa

staff and Oshawa Council asked the Region to consider the conversion of the remaining Employment Area lands in the area, immediately to the south. A subsequent Employment Area Conversion Request was also received for the eastern portion of these lands (Kedron Dells Golf Course, CNR-49). Given the small amount of Employment Area land left in this general area, along with the surrounding context which will be comprised of residential and population-serving employment land uses, staff agree with the conversion of these lands. Additional Employment Area land through SABE will form part of a consolidated and contiguous employment district in the vicinity of the Harmony Road and Highway 407.

Appendix 5 – to Report #2022-INFO-91

Municipality of Clarington Growth Allocations and Proposed SABEs

2051 Population Allocation: 221,000

2051 Employment Allocation: 70,300

Proposed Community Area SABEs: 845 hectares (2,088 acres)

Proposed Employment Area SABEs: 528 hectares (1,305 acres)

Total SABEs: 1,373 hectares (3,393 acres), 41% of available whitebelt lands

The proposed SABE and associated land use allocations for Clarington are illustrated on Attachment #4. Area specific considerations are noted below:

- Within Clarington the whitebelt encompasses roughly 3,390 net hectares (8,377 acres) distributed across three broad areas: between Courtice and Bowmanville; between Bowmanville and Newcastle; and to the north and east of Newcastle. Given the large amount of whitebelt land in Clarington, there is greater flexibility in which SABEs may be provided.
- Proposed SABEs would continue to maintain urban separators to the extent possible between Clarington's Urban Areas while providing future growth for Courtice, Bowmanville, and Newcastle as logical and contiguous extensions to the existing urban boundaries.
- Employment Areas have been distributed along the 400 series highways: along both sides of Highway 418 east of the existing Courtice urban boundary; and along Highway 401 where it meets Highway 35/115 between existing Bowmanville and Newcastle.
- Community Areas are proposed adjacent to the existing Courtice Urban Area, that would round out the planned Courtice Protected Major Transit Area and the Southeast Courtice Secondary Plan Area. Proposed Community Area SABEs in the Bowmanville and Newcastle Urban Areas are logical and contiguous extensions to the existing Urban Area Boundary.
- For Orono, Deferral D4 to the existing ROP, which applies to the Orono Employment Area, was the subject of a Local Planning Appeal Tribunal (LPAT) Decision on March 16, 2020. The decision allows employment uses and applies to lands on both sides of Tamblyn Road, while excluding the lands already zoned for Light Industrial (M1) and actively used for manufacturing uses. The proposed SABE implements the LPAT decision.

- Clarington has also requested a SABE for Orono to permit Community Area uses (see BER 56 on Attachment #12). This submission is consistent with Clarington's previous request to add these lands to the Orono Urban Boundary through their previous Comprehensive Official Plan Review (OPA 107). Since Orono does not have municipal sanitary services, and Provincial and Regional policy requires a SABE to be on the basis of full municipal services, the proposed Community Area expansion for Orono would not comply with Provincial Policy or existing ROP policies.
- The extension of the Regional Corridor overlay designation is proposed for portions of Bloor Street and Highway 2.
- All Settlement Area Boundary Expansions within the Central Lake Ontario Conservation Authority (CLOCA) and Ganaraska Region Conservation Authority (GRCA) jurisdictions have been flagged for potential increased downstream water flows/flooding. Further investigation is underway by Authority staff.

Appendix 6 – to Report #2022-INFO-91

Township of Scugog Growth Allocations and Proposed SABEs

2051 Population Allocation: 29,300

2051 Employment Allocation: 12,300

Proposed Community Area SABEs: 10 hectares (25 acres)

Total SABEs: 10 hectares (25 acres)

The proposed Community Area SABE for Scugog is illustrated on Attachment #5. Area specific considerations are noted below:

- Regional staff, in consultation with Scugog staff, reviewed several different SABE options for Port Perry and the written requests of private landowners. The alternative locations were generally located at the south and southwestern edges of the existing Urban Area, adjacent to existing Community Areas and outside of the Greenbelt Natural Heritage System, as well as at the north end of Town. Considerations such as compatibility, impact on adjacent land uses, agricultural quality of the land, presence of natural heritage features and hydrological features/areas, ability to provide municipal services, and most suitable location for mixed-use/commercial development were evaluated.
- The proposed Community Area expansion area is located on the south side of Highway 7A, adjacent to the existing Port Perry Urban Area Boundary, which offers the opportunity for a mixed-use gateway development at the western entrance to Port Perry. In accordance with current Growth Plan Policy, residential development will only be permitted on 50% of the property. A policy to this effect would be required.
- The proposed SABE is irregularly shaped, a result of the existing shape of the Port Perry Urban Area Boundary and the parcel shape of the subject property.
- Currently, there is additional capacity within the water and wastewater systems to service additional growth, but additional capacity is required to support the long-term development of lands already within the existing Port Perry Urban Area Boundary. The Region's current Development Charges Bylaw and Capital Forecast for facilities expansions identify a number of projects that will expand servicing capacity in Port Perry over the long term. Works Department staff have advised that the proposed expansion can be

serviced as part of the long-term servicing strategy for the Port Perry Urban Area.

On May 17, 2022 the Region received correspondence from Mr. Richard Wannop requesting the reconsideration Council's December 22, 2021 decision to not endorse the Employment Area conversion of lands located at 1520, 1540 and 1580 Reach Street in Port Perry (see Commissioner's Report [#2021-P-25](#) for additional details related to CNR-17). As outlined in the area municipal growth allocations (Attachment #17), there will be a surplus of Employment Area land in Scugog at the 2051 planning horizon. Notwithstanding this surplus, staff see merit in maintaining the Employment Area designation on the Wannop lands for the following reasons:

- The site is large, vacant, regularly shaped and is suitable for employment uses;
- The site forms part of the largest and most contiguous urban Employment Area in north Durham. The Scugog Employment Area has the potential to serve unmet employment land needs in North Durham as Brock and Uxbridge employment lands develop over the 2051 timeframe;
- The abutting watercourse and associated environmental lands provide for a natural break and transition to the adjacent existing community to the east;
- The site fronts onto Regional Road 8 (Reach Street), a Type B Arterial, and is roughly 2 kilometres from Highway 12, a Type A Arterial and part of the Regional Strategic Goods Movement Network. The site is well served and accessible from a transportation and goods movement perspective in the north Durham context;
- The site and adjacent lands form part of the Region's Pre-servicing of Employment Lands initiative which was undertaken to accelerate employment land development. Currently, the Region is initiating a Class Environmental Assessment for a sanitary sewage pumping station to service the employment lands along Reach Street;
- Once serviced, the demand for employment lands in Port Perry is expected to increase; and
- Once converted and given the limitations for SABEs within the Greenbelt Plan Area, there will be little if any ability to add any future Employment Area lands to the Port Perry Urban Area.

For the reasons outline above, staff continue to support the Employment Areas designation on these lands.

Appendix 7 – to Report #2022-INFO-91

Township of Brock Growth Allocations and Proposed SABEs

2051 Population Allocation: 20,900

2051 Employment Allocation: 7,400

Proposed Employment Area SABEs: 17 hectares (42 acres)

Total SABEs: 17 hectares (42 acres)

For the Township of Brock an Employment Area land need of 15 hectares (37 acres) has been identified. The proposed Employment Area SABEs for Brock are illustrated on Attachment #6 and #7, and are based on the following considerations:

- Regional staff, in consultation with Brock staff, identified and reviewed several SABE options for the Urban Areas of Beaverton, Cannington, and Sunderland which were adjacent to the existing Urban Area Boundary and outside of the Greenbelt Natural Heritage System. Locations which offered a surrounding land use context compatible with future Employment Area uses were prioritized since expansions must include employment uses, while locations that generally consisted of only residential / rural residential uses were not included. Considerations such as proximity to transportation and goods movement infrastructure, impact on adjacent land uses, agricultural quality of the land, presence of natural heritage features and hydrological features/areas, and ability to provide municipal services were also evaluated. Based on these considerations, the most appropriate locations for SABEs were found in Beaverton and Sunderland.
- Proposed Employment Area SABEs in Beaverton total 10 hectares (25 acres) and include lands on the north side of Main Street, opposite existing designated Employment Areas on the south side of the street. A smaller expansion is also proposed in Beaverton at the northeast corner of Highway 12 and Regional Road 15, in recognition of commercial uses that already exist outside of the Urban Area Boundary and to afford them with municipal services in future.
- Proposed Employment Areas in Sunderland include lands at the western edge of the current Urban Area Boundary, on the south side of Regional Road 10. It is proposed that the existing Fire Station and Paramedic Response Station, which are currently outside the Urban Area Boundary but already provided with municipal water and wastewater services, be included

to recognize these existing uses and to create a logical planning boundary with a total SABE area of 7 hectares.

- Although there is additional capacity within the Beaverton water and wastewater systems to service additional growth, additional capacity is required to support the long-term development of this community. A significant list of projects and facility upgrades have already been identified as part of a long-term servicing strategy to increase servicing capacity in Beaverton. Works Department staff have reviewed the proposed SABEs and concluded that the proposed expansion can be serviced as part of the long-term servicing strategy for the Beaverton Urban Area.
- Currently, there is no additional capacity available in the Sunderland water or wastewater systems to service additional growth for lands already within the existing Urban Area Boundary, or any proposed SABE. A significant list of projects and facility upgrades have already been identified as part of the long-term strategy to increase the capacity of municipal services in Sunderland. A review of the proposed Sunderland SABE by Works Department staff concluded that the proposed SABE can be serviced as part of the long-term servicing strategy for the Sunderland Urban Area.

On March 7, 2022, the Region received correspondence from Weston Consulting on behalf of the landowner requesting the reconsideration the Employment Area Conversion Request for lands located north of Regional Road 15, and west of Highway 12 (see CNR-23 on Attachment #6). The request is to maintain the Employment Areas designation while also permitting a range of residential uses including a seniors retirement living facility. Further correspondence dated April 29, 2022 appears to further scope the request to permit institutional uses to facilitate the development of a retirement community.

As outlined in the area municipal growth allocations (Attachment #17), there is a surplus of Community Area land that could accommodate such uses already within Brock's Urban Areas, but a shortage of Employment Area land. For this reason, and for the reasons provided in [Commissions Report# 2021-P-25](#), staff continue to not recommend the conversion of these lands.

Appendix 8 – to Report #2022-INFO-91

Township of Uxbridge Growth Allocations and Proposed SABEs

2051 Population Allocation: 29,800

2051 Employment Allocation: 11,800

Proposed Rural Employment Area SABEs: 12.5 hectares (31 acres)

Total SABEs: 12.5 hectares (31 acres)

Identifying a suitable Employment Area SABE in Uxbridge presents challenges associated with defined sanitary servicing constraints, limited suitable locations for employment uses given the predominance of residential uses around the edges of the urban area, and the fact that the Township's largest existing and most viable location for Employment Area expansion is not within the Urban Area, and is technically a Rural Employment Area.

Planning staff, in consultation with Works Department staff and Uxbridge staff/external consultant assessed three broad options for adding an additional supply of Employment Area land in the Township. The options, and identified challenges, are discussed below.

Option 1 would see additional land added to the Uxbridge Urban Area as Employment Area through a SABE. Three different SABE alternatives were identified and assessed, and while all three options pose different challenges, a preferred alternative was identified on the north side of Regional Road 47, immediately east of the existing Urban Area Boundary.

Provincial and Regional Policies require any proposed SABE to an Urban Area Boundary within the Greenbelt Plan Area to be on the basis of municipal water and wastewater systems. Unlike other SABE locations discussed in this report, the ability to service long-term development of existing land in the Uxbridge Urban Area remains uncertain, requires further investigation, and a technological/engineering solution identified. Accordingly, staff are unable at this time to conclude that a SABE to the existing Uxbridge Urban Area boundary could comply with Provincial or Regional Policies.

Option 2 would propose that a portion of the lands already within the Uxbridge Urban Area that are designated as Special Study Area 5 and 6 in the current ROP (also commonly known to as the "Uxbridge Phase 2 Lands") be reserved for Employment

Area use. Currently, lands subject to Special Study Area 5 and 6, while already in the Urban Boundary, are subject to ROP policies which restrict their development until such time as a servicing capacity solution is identified. It is noted that a portion of Special Study Area 6 is subject to an ongoing Ontario Land Tribunal Appeal related to applications intended to permit residential development. Staff view this Option as unfavorable, given the Special Study Area 5 and 6 lands are subject to existing servicing constraints and are also not particularly well situated for Employment Area uses.

Option 3 proposes additional land be added to the Uxville Rural Employment Area, which is located outside the Urban Area Boundary in the Protected Countryside Area of the Oak Ridges Moraine Conservation Plan. Growth Plan Policy 2.2.9.5 recognizes existing Rural Employment Areas and contemplates their expansion, provided the expansion is necessary to support the immediate needs of existing businesses and if compatible with surrounding uses. Staff's interpretation of Policy 2.2.9.5 is that the expansion of a Rural Employment Area is not caught by the 10 ha cap; rather, the expansion may be of a size necessary to support the immediate needs of existing businesses.

The proposed Uxville Rural Employment Area expansion is shown on Attachment #8. The proposed expansion consists of 12.5 hectares (31 acres), represents a logical extension of the existing Rural Employment Area, and is surrounded by uses that are generally industrial in nature (existing employment uses to the south, aggregate operation to the west, and former aggregate / concrete manufacturing use now being repurposed as a soil remediation facility to the north). The proposed expansion would also encompass an industrial use, known as Stouffville Glass, which currently operates in the rural area on the basis of a temporary use by-law.

Appendix 9 – to Report #2022-INFO-91

Circulated Agencies and Service Providers









- Canada Post
- Bell Canada
- Rogers Communications
- Shaw Cable TV
- Compton Communications
- Persona Communications
- Canadian Pacific Railway
- Canadian National Railway
- Enbridge Gas Distribution Inc. and Enbridge Pipelines Inc.
- Trans-Northern Pipelines Inc.
- TransCanada Pipelines Inc.
- Hydro One Networks Inc.
- Ontario Power Generation Inc.
- Durham District School Board
- Durham Catholic District School Board
- Conseil Scolaire Viamonde
- MonAvenir Conseil Scolaire Catholique
- Seven First Nations included in the Williams Treaties:
 - The Mississaugas of Scugog Island, Alderville, Curve Lake, and Hiawatha
 - The Chippewas of Beausoleil, Georgina Island and Rama

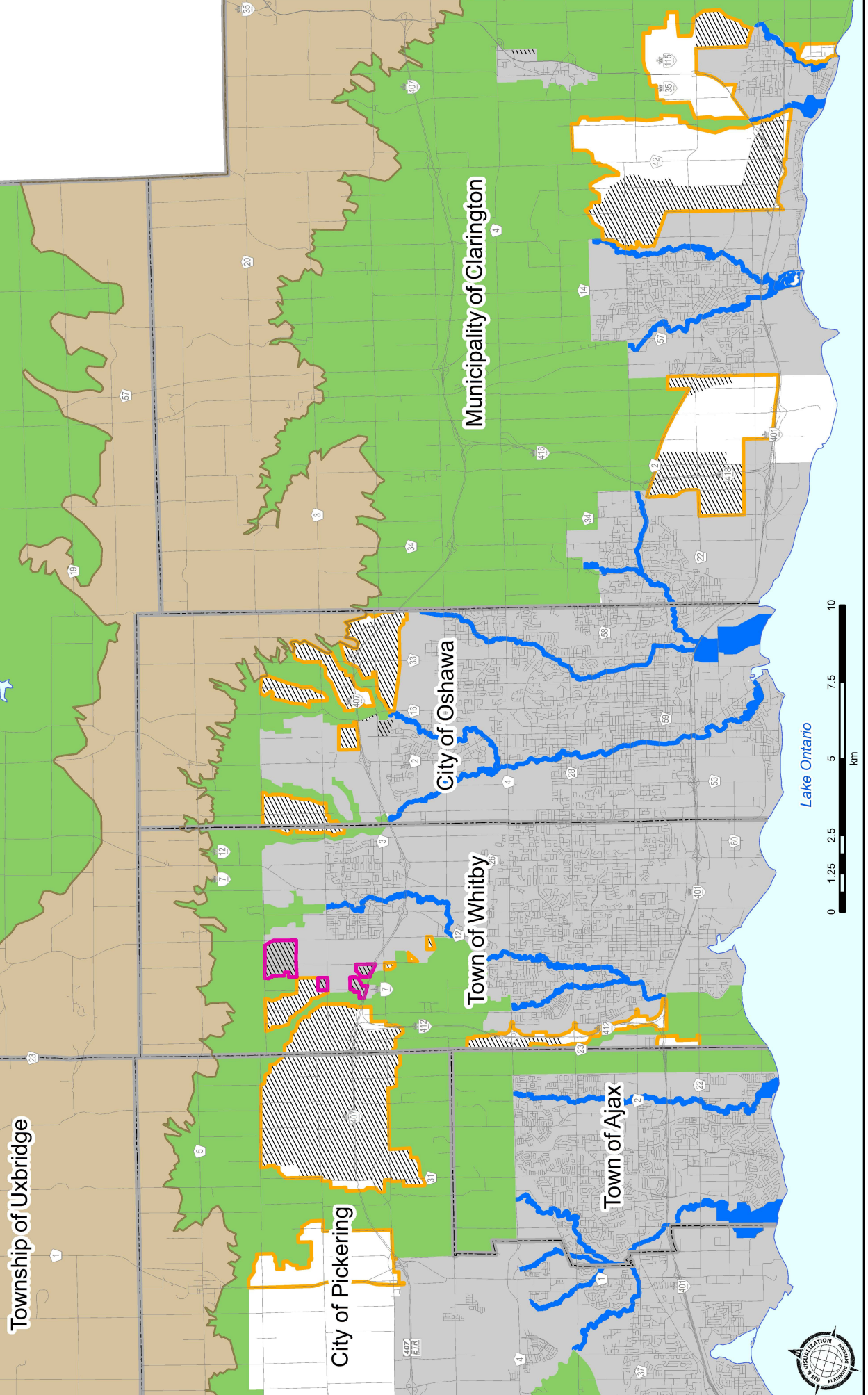
- Indigenous service organizations, such as the Assembly of First Nations, Métis Nation of Ontario, and Oshawa and Durham Métis Council
- Ministry of Transportation
- Greater Toronto Airports Authority
- Transport Canada
- Metrolinx
- Trent-Severn Waterway
- Kawartha Pine Ridge District School Board
- Peterborough Victoria Northumberland and Clarington Catholic District School Board
- Durham Region Police Department
- Ministry of Municipal Affairs and Housing
- Ontario Infrastructure and Lands Corporation
- Elexicon
- Hydro One Networks Inc. (Brock, Scugog and Uxbridge)
- Independent Electricity System Operator
- Ontario Tech University
- Trent University Durham
- Durham College
- Durham Workforce Authority
- General Motors of Canada
- Lakeridge Health
- Ajax-Pickering Board of Trade

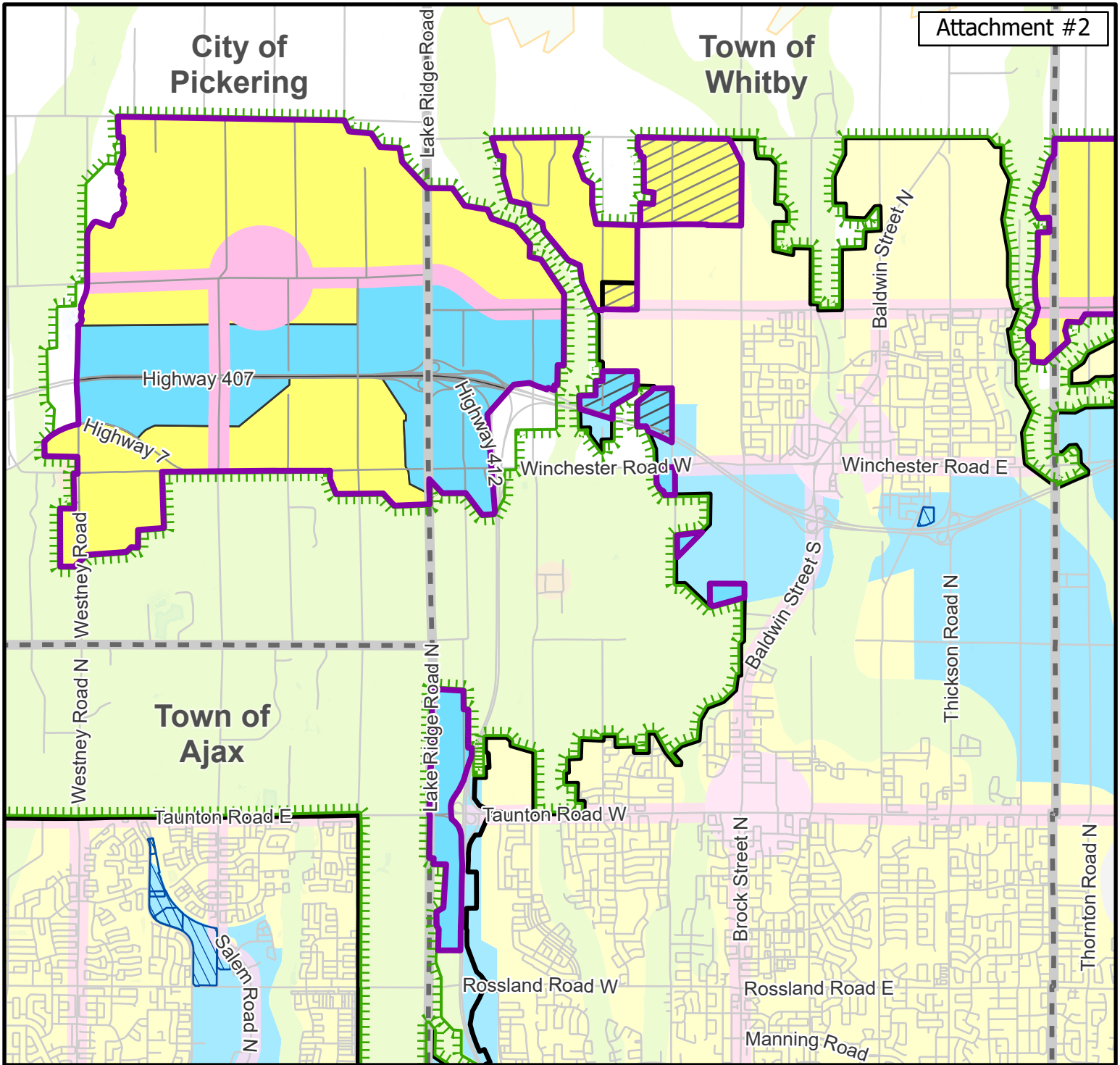
- Brock Board of Trade
- Clarington Board of Trade
- Newcastle & District Chamber of Commerce
- Greater Oshawa Chamber of Commerce
- Scugog Chamber of Commerce
- Uxbridge Chamber of Commerce
- Whitby Chamber of Commerce
- Downtown Ajax BIA
- Bowmanville BIA
- Brooklin BIA
- Pickering Village BIA
- Port Perry BIA
- Uxbridge BIA
- Downtown Whitby BIA
- Business Advisory Centre Durham
- Spark Centre

Whitebelt Areas consumed by Settlement Area Boundary Expansion

Legend

	Municipal Boundary		Urban River Valley
	Urban Area Boundary		Whitebelt Areas
	Oak Ridges Moraine		Appealed, subject to ROP Policy 14.13.7
	Protected Countryside		SABES





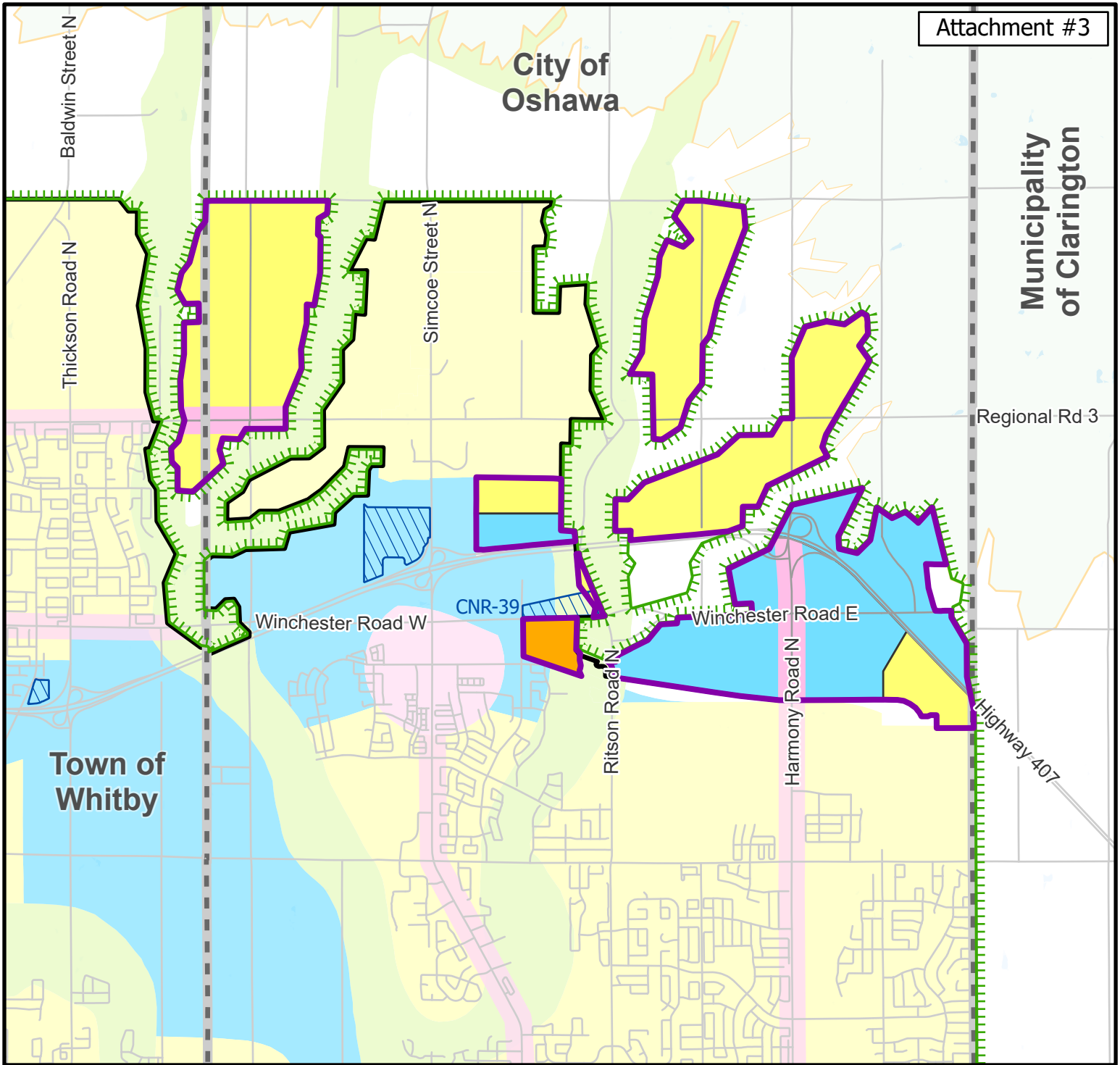
Settlement Area Boundary Expansions - Pickering and Whitby



Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

- Proposed Settlement Area Boundary Expansion Areas
- Conceptual Location of Regional Centre
- Regional Corridor
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas / Community Areas
- Hamlet
- Resolve Appeal and ROP Policy 14.13.7
- Oak Ridges Moraine Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary
- Selected Endorsed Employment Conversions (for context)












Data Sources and Disclaimer
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Settlement Area Boundary Expansions - Oshawa

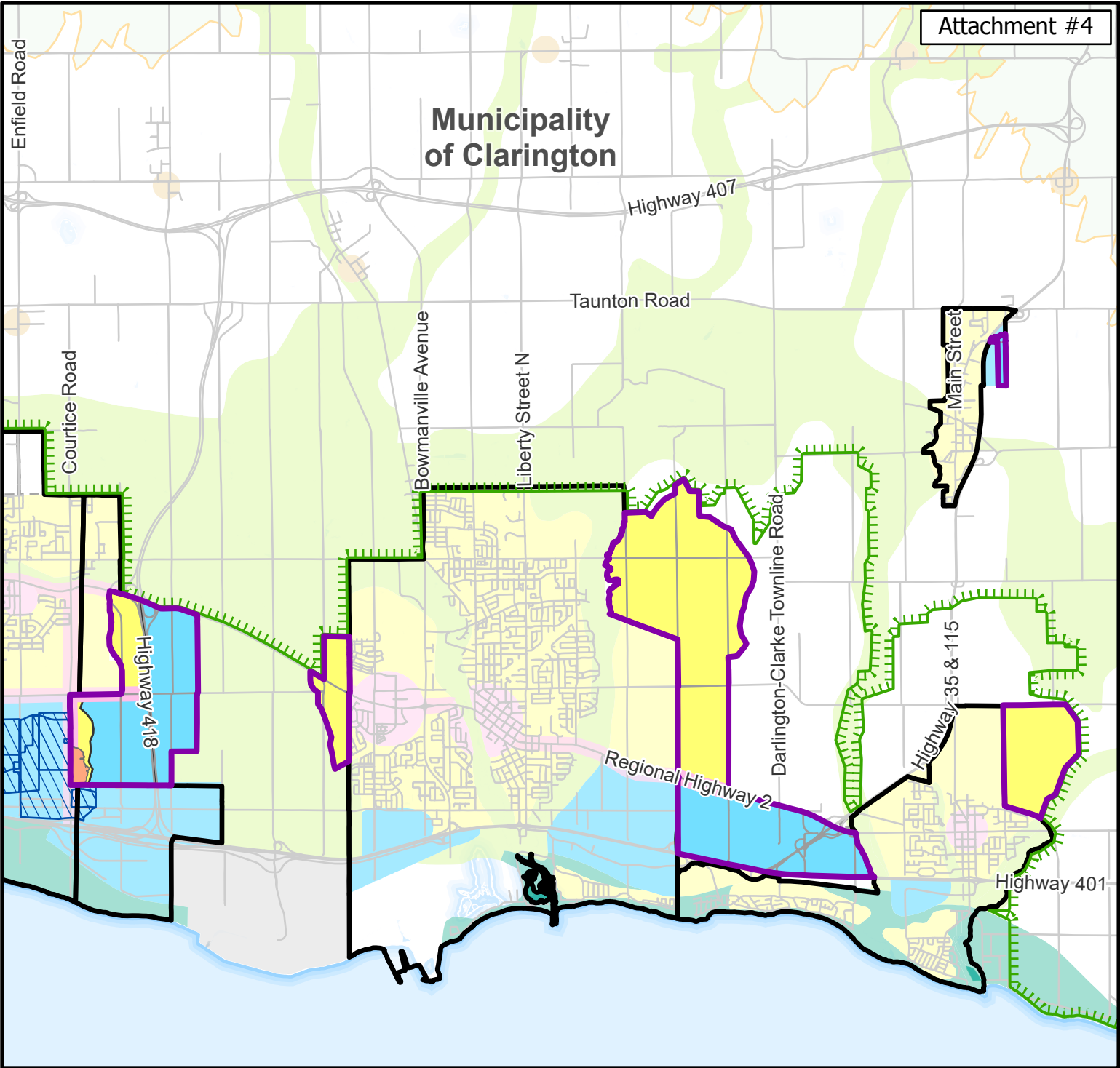


Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

-  Proposed Settlement Area Boundary Expansion Areas
-  Regional Centre / Regional Corridor
-  Prime Agricultural Areas
-  Employment Areas
-  Major Open Space Areas
-  Living Areas / Community Areas
-  Oak Ridges Moraine Areas
-  Greenbelt Boundary
-  Urban Area Boundary
-  Municipal Boundary
-  Additional Recommended Employment Area Conversion
-  Selected Endorsed Employment Conversions (for context)

Data Sources and Disclaimer

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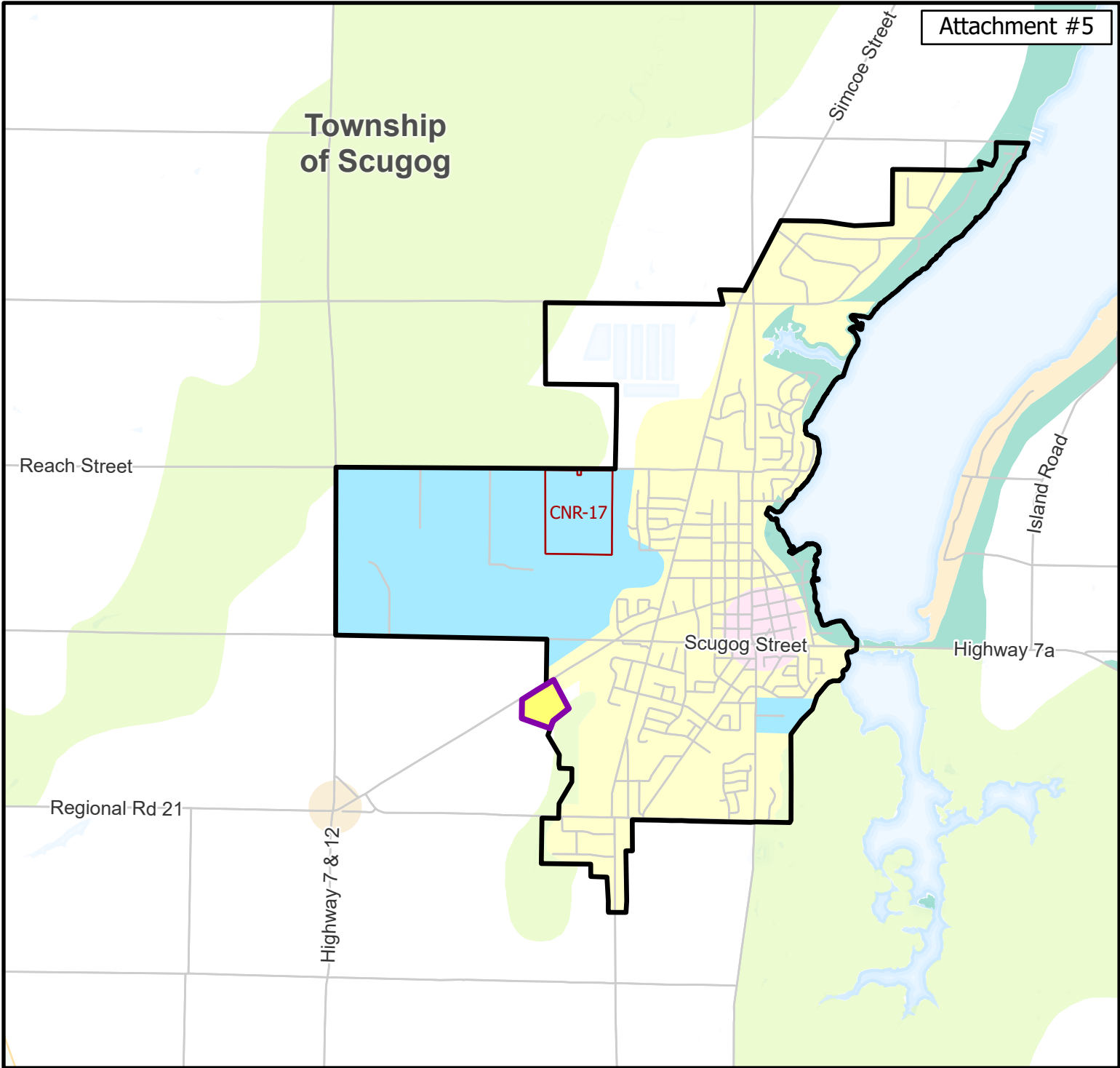
Settlement Area Boundary Expansions - Clarington



Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

- Proposed Settlement Area Boundary Expansion Areas
- Regional Centre / Regional Corridor
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas / Community Areas
- Hamlet
- Waterfront Areas
- Oak Ridges Moraine Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary
- Selected Endorsed Employment Conversions (for context)
- Proposed Major Transit Station Area Extension

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Settlement Area Boundary Expansions - Scugog



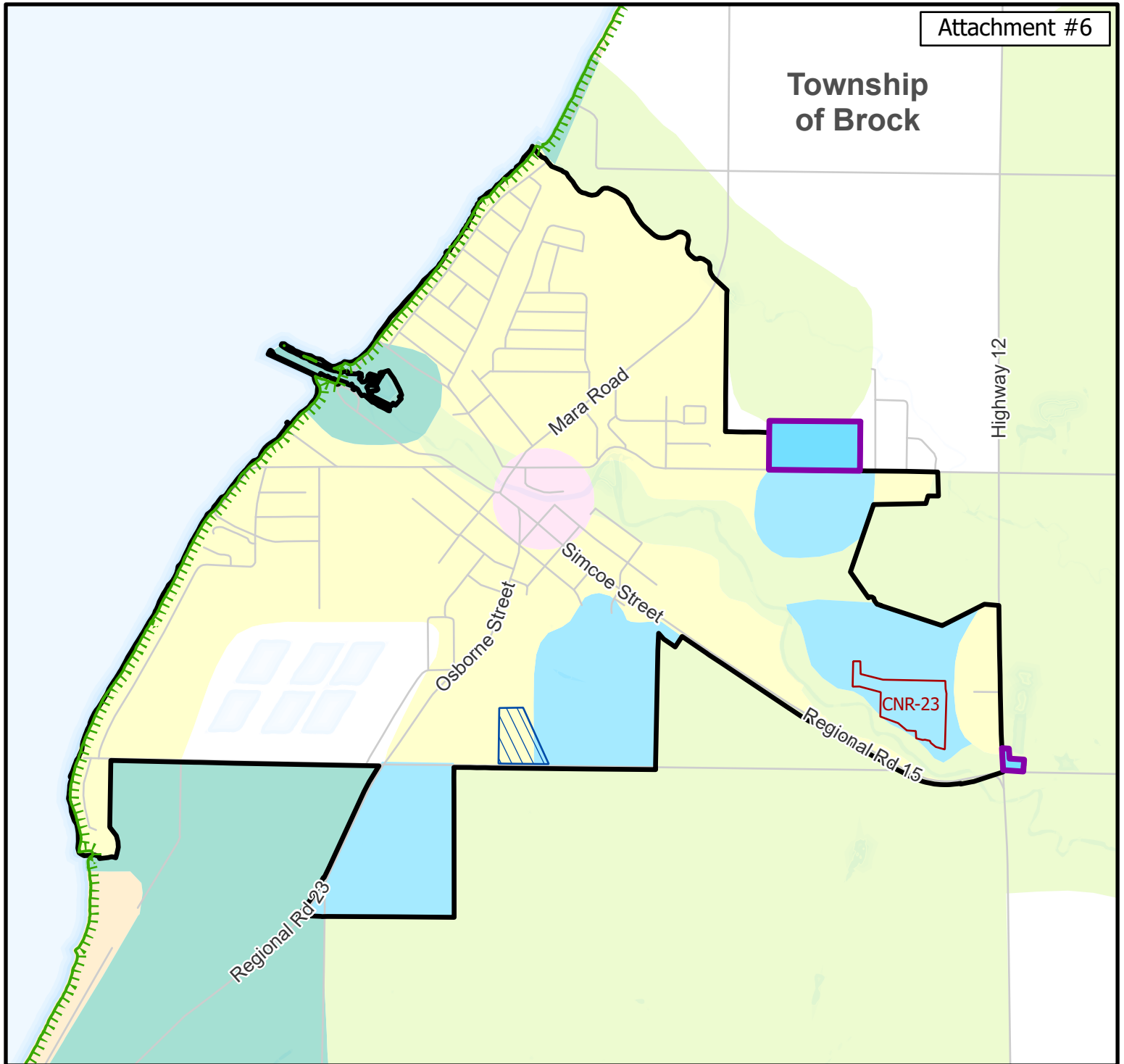
Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

- Proposed Settlement Area Boundary Expansion Areas
- Regional Centre
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas / Community Areas
- Hamlet
- Waterfront Areas
- Shoreline Residential
- Urban Area Boundary
- Employment Conversion Request for Reconsideration

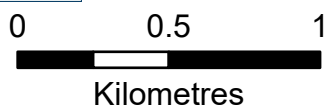
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


Township of Brock



Settlement Area Boundary Expansions - Beaverton, Brock

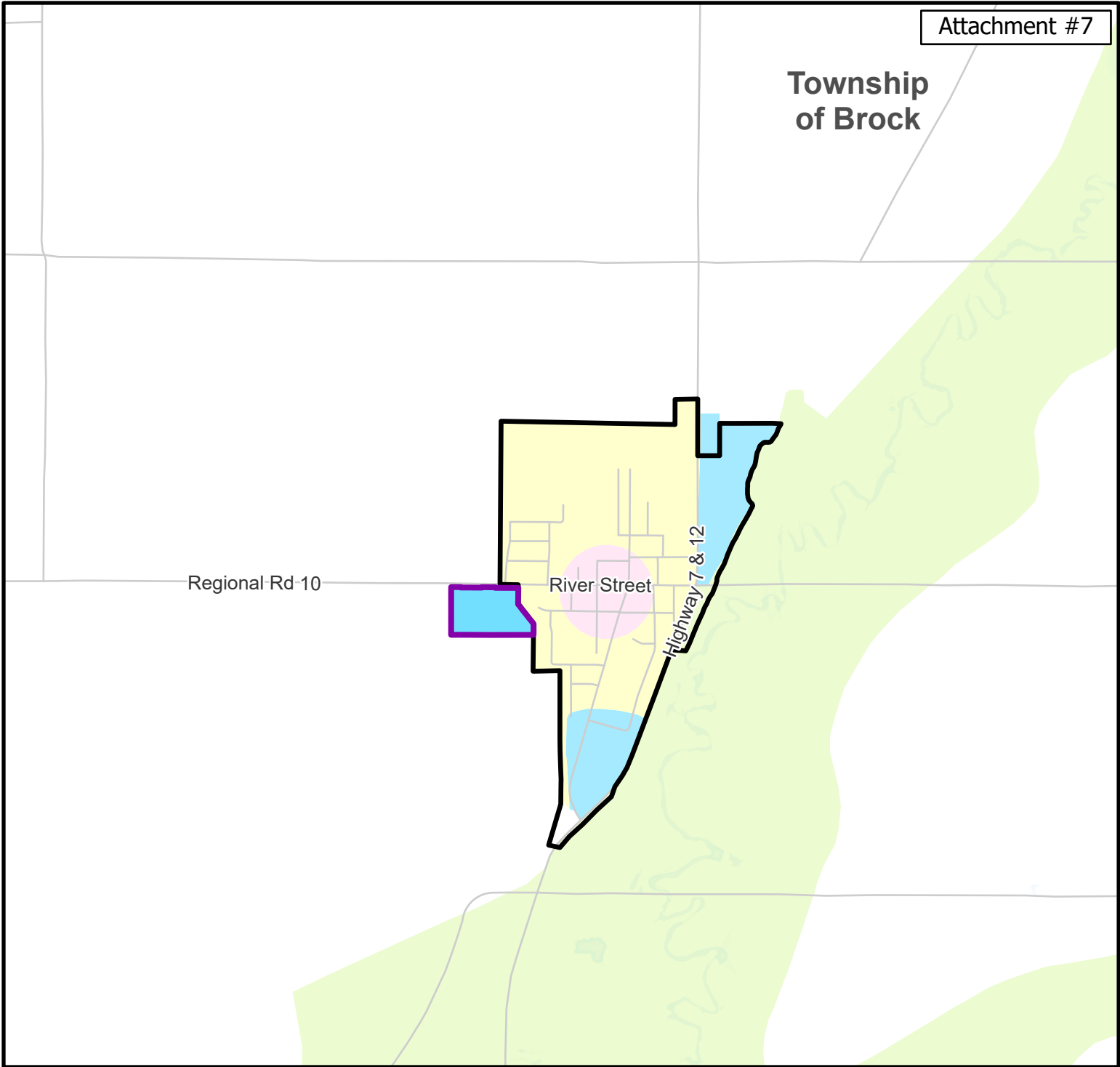


Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

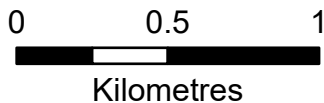
-  Proposed Settlement Area Boundary Expansion Areas
-  Regional Centre
-  Prime Agricultural Areas
-  Employment Areas
-  Major Open Space Areas
-  Living Areas / Community Areas
-  Waterfront Areas
-  Shoreline Residential
-  Greenbelt Boundary
-  Urban Area Boundary
-  Selected Endorsed Employment Conversions (for context)
-  Employment Conversion Request for Reconsideration

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Township of Brock



Settlement Area Boundary Expansions - Sunderland, Brock



- Proposed Settlement Area Boundary Expansion Areas
- Urban Area Boundary
- Regional Centre
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas / Community Areas

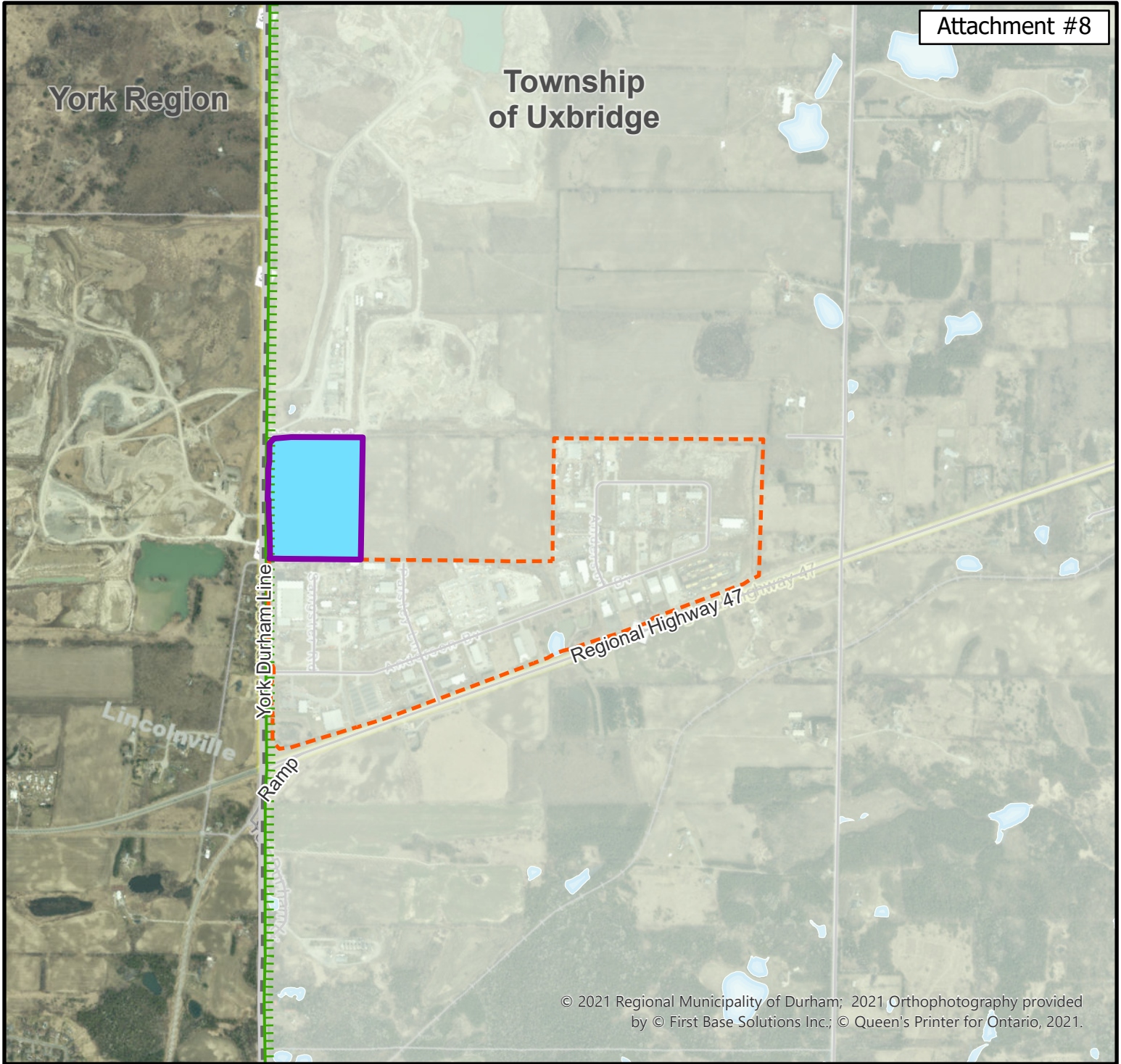
Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

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York Region

Township of Uxbridge



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Proposed Rural Employment Area Expansion - Uxbridge






0 0.5



Kilometres

-  Proposed Settlement Area Boundary Expansion Areas
-  Employment Areas
-  Rural Employment Area Boundary

-  Oak Ridges Moraine Areas
-  Greenbelt Boundary
-  Municipal Boundary

Existing ROP Schedule 'A' shown for context and subject to further refinements. See Covering Report for more information.

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Attachment 9: Requests for Settlement Area Boundary Expansion

Current Requests for Settlement Area Boundary Expansion as of September 27, 2022. Associated mapping provided on Attachments #10 - #15.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-1	Whitby	4.3	Include the lands in the vicinity of the Brooklyn Secondary Plan Area that are outside of the Greenbelt Plan within the Urban Boundary as Employment Areas.	Yes. The subject lands are proposed as Employment Area.
BER-2	Clarington (Courtice)	236.0 **overlaps with BER-7, 22, 42	Include the lands in the Urban Boundary as Employment Areas / Major Transit Station Area.	Yes. The subject lands are proposed as Employment Area, Community Area, and Major Transit Station Area.
BER-3	Clarington	10.6	Include the lands in the Urban Boundary as Employment Areas in order to permit industrial uses, including an auto recycling facility and prestige industrial uses.	No. The subject lands are isolated from larger, more contiguous proposed SABE areas and are within the urban separator between Courtice and Bowmanville, which is intended to be preserved primarily for agricultural uses.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-4	Clarington (Orono)	6.4	Include the balance of the property in the Urban Boundary.	<p>No. Alternative locations for a SABE have been proposed. Given the lack of municipal sanitary services, the area is constrained for development and does not satisfy Provincial requirements for a SABE.</p> <p>Expansion into the Greenbelt Plan NHS, which covers a portion of the subject lands, is not permitted by Provincial Policy.</p>
BER-5	Pickering	8.4 **overlaps with BER-13	Include the lands in the Urban Boundary as originally envisioned during the Region's previous Municipal Comprehensive Review (Regional Centre).	Yes. The subject lands are proposed as Community Area with a Regional Centre shown conceptually designated within vicinity of these lands.
BER-6	Scugog	98.8	Include the lands in the Urban Boundary to permit a new community comprised of residential, mixed use, community uses and natural heritage features to accommodate approximately 4,800 residents and 200 population-related jobs.	Partial. A portion of subject lands from the original request is included as proposed Community Area. Overall scope and scale of original request does not comply with limitations (10 ha max.) imposed by the Growth Plan.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-7	Clarington (Courtice)	33.5 **overlaps with BER-2	Include the lands in the Urban Boundary as part of the Courtice Major Transit Station Area to permit a mixed-used, transit-oriented, development proposal, including 2,073 residential units.	Yes. The subject lands are proposed as Employment Area, Community Area, and Major Transit Station Area.
BER-8	Uxbridge	39.9 (Note: Special Study Area 6 is already within the Uxbridge Urban Area and now subject to application ROPA-2021-05)	Remove the lands from Special Study Area 6 designation in the ROP, increase the urban population for the Uxbridge Urban Area to 20,000, and permit private communal services on lands within the Urban Area to allow development to occur on the Phase 2 Uxbridge lands. A Regional Official Plan Amendment application (ROPA 2021-05) has also been submitted for these lands in order to facilitate the development of 588 dwelling units.	Not applicable. The subject lands are already within the Urban Area Boundary. The site is the subject of an appeal to an ongoing ROPA application as well as related local Official Plan, rezoning and subdivision applications. The appeals are currently before the Ontario Land Tribunal (OLT).

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-9	Scugog	19.8 **Overlaps with BER-31	Resolve outstanding deferral D5-1 to the Scugog Official Plan which deferred the approval of the inclusion of the subject lands within the Port Perry Urban Boundary.	No. The subject lands are located at the north end of Port Perry adjacent to lands that have been developed on private services. Based on servicing feasibility, specifically the distance municipal services would need to be extended to serve the proposed SABE area, an alternative location for Community Area SABE is proposed.
BER-10	Whitby and Oshawa	68.18	Include the lands in the Urban Boundary as Living Areas. A concept draft plan identifies the potential for 2,317 residential units.	Yes. The subject lands are proposed as Community Area.
BER-11	Scugog	27.48 **Overlaps with BER-31	Resolve deferral D2-1 to the Scugog Official Plan by rounding out the boundaries of the Hamlet of Blackstock to include a portion of the subject property within the Hamlet boundaries to facilitate the development of 20-67 residential units (2 options provided).	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-12	Pickering	2,509.3 *Overlaps with BER-05, 13, 14, 16, 21, 23, 44	<p>Pickering Council requested that Durham consider all lands meeting a certain set of criteria for inclusion within the Urban Boundary. The Criteria area:</p> <ol style="list-style-type: none"> 1. Lands not restricted by availability of servicing; 2. Lands that do not comprise a Specialty Crop Area; 3. Lands that are not within a Natural Heritage System; 4. Lands not located in the Moraine Natural Core and Linkage Areas 5. Lands experiencing growth pressures or with locations in the white belt that are appropriate for growth and can achieve a healthy, connected, thriving and complete community; 6. Lands that have existing or planned infrastructure to support and accommodate growth 	<p>Partial. The subject lands within northeast Pickering are proposed as Community Area, Employment Area, Regional Centre, and Regional Corridor.</p> <p>Expansion into the Greenbelt Protected Countryside is not permitted by Provincial Policy.</p> <p>Lands within the Duffins Agricultural Preserve are protected from urban development in accordance with the Central Pickering Development Plan.</p> <p>Lands next to the federal airport lands (Special Study Area 1 in the current ROP) are proposed to remain outside the Urban Area Boundary until such time that a federal decision to build an airport is made, at which point they could be planned for airport compatible and supportive uses.</p>

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-13	Pickering	1857.4 **Overlaps with BER-5, 14, 16, 21, 23, 44, and 74	Request by members of the northeast Pickering Landowners Group to include the lands within the Urban Boundary as Employment Areas and Living Areas. Note: This request on behalf of the northeast Pickering Landowners Group replaces a previous request by Dorsay Development Corporation which previously included a concept plan illustrating a development for approximately 60,000 residents, 10,500 population related jobs and 33,000 employment related jobs.	Yes. The subject lands within northeast Pickering are proposed as Community Area, Employment Area, Regional Centre, and Regional Corridor.
BER-14	Pickering	40.2 **overlaps with BER-13	Include the lands within the Urban Boundary in order to permit a mixed-use development concept including residential, retail, and employment uses (details to be provided at a future date).	Yes. Subject lands proposed as Community Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-15	Oshawa	0.8	Include the lands in the Urban Boundary to permit up to 100 stacked Townhouses.	Yes. However, given the proximity to a Highway 407 interchange location, and the large and unconstrained configuration of parcels in this area, the subject lands are proposed as Employment Area, and not Community Area as was requested.
BER-16	Pickering	4.1 **overlaps with BER-13	Include the lands in the Urban Boundary and designate as Living Areas as considered by the Region during the previous Municipal Comprehensive Review.	Yes. The subject lands proposed as Community Area with a Regional Centre conceptually shown in the vicinity of the subject lands.
BER-17	Whitby	5.6	Include the lands, which are outside of the Greenbelt Plan boundary, within the Urban Boundary. Employment Uses and/or permission for a seniors lifestyle/retirement complex is requested.	Yes. The subject lands are proposed as Employment Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-18	Oshawa	25.8	Include the lands in the Urban Boundary as Community Areas (Living Areas).	Yes. A portion of the subject lands are proposed as Community Area while a portion of the lands abutting Highway 407 are proposed as Employment Area.
BER-19	Clarington (Hamlet of Newtonville)	3.19	Resolve Deferral #3 to the Clarington Official Plan and include the subject lands within the boundary of the Hamlet of Newtonville.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.
BER-20	Clarington (Newcastle)	5.6	Include the lands within the Urban Boundary as Living Areas. A concept plan shows a proposal for 120 residential units.	Yes. The subject lands are proposed as Community Area.
BER-21	Pickering	6.2 **overlaps with BER-13	Include the remainder of the subject lands within the boundary of the Hamlet of Kinsale to allow the development of a 7 lot plan of subdivision on private services.	Partial. The subject lands within the whitebelt are proposed as Community Area. A SABE is not permitted for the portion of the lands located within the Greenbelt Plan Boundary.
BER-22	Clarington (Courtice)	51.3 **overlaps with BER-02	Expression of interest to include the lands within the Urban Boundary.	Yes. The subject lands are proposed as Community Area and Employment Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-23	Pickering	77.42 **overlaps with BER-13	<p>Include the subject lands that are outside of the Greenbelt Plan within the Urban Boundary as Living Areas.</p> <p>Note: Now a member of the northeast Pickering Landowners Group. Request will be considered as part of BER-13.</p>	Yes. The subject lands are proposed as Community Area.
BER-24	Clarington (Bowmanville)	106.8	Include the subject lands within the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-25	Oshawa	5.75	Include the subject lands within the Urban Boundary and permit residential uses.	Yes. However, given the proximity to Highway 407 interchange and the large and unconstrained configuration of parcels, the subject lands are proposed as Employment Area, not Community Area as was requested.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-26	Oshawa	45.5	Include the balance of the subject lands within the Urban Boundary as Living Areas.	Yes. However, given the proximity to Highway 407 interchange and the large and unconstrained configuration of parcels, the subject lands are proposed as Employment Area, not Community Area as was requested.
BER-27	Brock	14.6	Include the subject lands within the Urban Boundary as Living Areas	No. The requested amount of additional Community Area land can not be accommodated.
BER-28	Clarington (Bowmanville)	12.1	Include the subject lands within the Urban Boundary for Community Area purposes.	Yes. The subject lands are proposed as Community Area.
BER-29	Clarington (Bowmanville)	72.0 **overlaps with BER-62	Request the Region to review the Special Study Area 2 designation of the ROP, including updated land use permissions.	Yes. The subject lands are proposed as Employment Area.
BER-30	Scugog	70.7 **Overlaps with BER 31	Request that Deferral D2-2 to the Scugog Official Plan be resolved through the ROP review in order to include additional lands within the boundary of the Hamlet of Caesarea.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-31	Scugog	118 **overlaps with BER-09, BER-11, and BER 30	Request that Deferrals to the Scugog Official Plan for the Port Perry Urban Area (D5-1) and the Hamlets of Blackstock (D2-1) and Caesarea (D2-2) be resolved through the ROP review.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.
BER-32	Whitby	3.8	Include the subject lands within the boundary of the Hamlet of Ashburn to permit the development of a 7 lot plan of subdivision.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.
BER-33	Brock	128.3	Note: Request Withdrawn (June 28, 2021).	N/A
BER-34	Clarington (Hamlet of Hampton)	14.3	Request that the Deferrals to the Clarington Official Plan be resolved to include the subject lands within the Hamlet of Hampton, and to also include adjacent lands to the west within the Hamlet boundary, to permit the development of a 13 Lot Plan of Subdivision.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-35	Clarington (Courtice)	1.4	Include the subject lands within the Urban Boundary to facilitate a development concept including a mix of commercial/retail and hotel uses.	No. The subject lands are within the Greenbelt Plan Boundary. Provincial Policy does not permit the expansion of Settlement Areas located outside of the Greenbelt Plan Boundary to expand into the Greenbelt Plan boundary.
BER-36	Clarington (Bowmanville)	3.9	Include the subject lands within the Urban Boundary to facilitate a development concept consisting of 327 residential units and 14,057 sq. m. of commercial space.	Yes. The subject lands are proposed as Community Area.
BER-37	Brock	47.7	Include the subject lands within the Urban Boundary.	No. Alternative locations for a SABE have been proposed. The subject land is located entirely within the Greenbelt Plan NHS. Expansion into the Greenbelt Plan NHS is not permitted by Provincial Policy.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-38	Brock	40.5	Include the subject lands within the Urban Boundary.	No. Alternative locations for a SABE have been proposed. The subject lands are separated from the existing urban area by NHS features and would fragment existing contiguous agricultural land in the Greenbelt Countryside Area.
BER-39	Clarington (Newcastle)	64.5	Include the subject lands within the Urban Boundary as Living Areas.	No. Alternative locations offering greater connectivity and more logical eastward expansion for a Community Area SABE have been proposed for Newcastle.
BER-40	Oshawa	52.0	Include the subject lands within the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-41	Oshawa	23.7	Include the subject lands within the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-42	Clarington (Courtice)	8.0 **overlaps with BER-2	Include the subject lands within the Urban Boundary as Community Areas.	Yes. The subject lands are proposed as Community Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-43	Clarington (Bowmanville)	4.1	Include the subject lands within the Urban Boundary.	No. Alternative locations for a SABE have been proposed. The subject lands are isolated from larger, more contiguous proposed SABE areas and are with the Urban Separator between Courtice and Bowmanville, which is intended to be preserved primarily for agricultural uses.
BER-44	Pickering	4.1 ** Overlaps with BER-13	Include the lands within the Urban Boundary. In the process of joining the northeast Pickering Landowners Group.	Yes. The subject lands are proposed as Community Area.
BER-45	Brock	37.1	Include the subject lands within the Urban Boundary for residential purposes.	No. Additional Community Area land is not required in Brock Township as per the outcome of the Land Needs Assessment.
BER-46	Brock	14.8	Include the subject lands within the Urban Boundary.	No. Alternative locations for a SABE were proposed. The subject lands are separated from the existing urban area by NHS features.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-47	Clarington (Bowmanville)	37.6	Include the Hamlet of Maple Grove within the Urban Boundary.	<p>Partial. A portion of the subject lands are proposed as Community Area.</p> <p>The portion of the lands within the Greenbelt Plan Boundary would not be permitted for a SABE since Settlement areas outside the Greenbelt are not permitted to expand into the Greenbelt.</p>
BER-48	Whitby	4.0 **overlaps with BER-60	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-49	Whitby	7.7	Include the subject lands within the Urban Boundary as Employment Areas.	Yes. The subject lands are proposed as Employment Area.
BER-50	Uxbridge	135.0	Include the subject lands within the Urban Boundary as Living Areas.	No. Additional Community Area land is not required in Uxbridge as per the outcome of the Land Needs Assessment.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-51	Clarington (Hamlet of Solina)	12.3	Include the subject lands within the boundary of the Hamlet of Solina and resolve the deferral to the Clarington Official Plan.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.
BER-52	Clarington (Bowmanville)	25.6	Include the subject lands within the Urban Boundary as Employment Areas.	Yes. The subject lands are proposed as Employment Area.
BER-53	Brock	5.9	Include the subject lands within the Urban Boundary for residential purposes.	Yes. However, the subject lands are proposed as Employment Areas, not Community Areas as requested.
BER-54	Clarington (Courtice)	7.9	Include the subject lands within the Urban Boundary as Employment Areas to permit industrial and commercial uses.	No. Alternative locations for Employment Area SABEs proposed. The subject lands form part of the Urban Separator between Courtice and Bowmanville, which is intended to be preserved primarily for agricultural uses.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-55	Clarington (Orono)	11.38, subject to Deferral 4 in the ROP	Lift Deferral 4 in the Regional Official Plan and include the subject lands in the Urban Boundary as Employment Areas.	Yes. The proposed Employment Area SABE is consistent with recent LPAT decision on these lands, limited to 10 hectares, and excludes lands already zoned and operating as industrial purposes immediate adjacent to Hwy 35/115.
BER-56	Clarington (Orono)	40.8	Include the subject lands in the Urban Boundary as Living Areas.	No. Given the lack of municipal sanitary services for the Orono Urban Area, the proposed expansion does not conform with Provincial or Regional Policy. Alternative locations for SABE proposed.
BER-57	Oshawa	55.9	Include in the subject lands in the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-58	Whitby	3.6 **overlaps with BER-61	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas (not Employment Areas, as illustrated on Schedule A of the ROP).	Yes. The proposed SABE will resolve outstanding appeals and Policy 14.13.7 of the Region's current Official Plan. However, it is proposed the lands be maintained as Employment Area, and not Community Area as requested by the proponent.
BER-59	Clarington (Bowmanville)	128.7	Include in the subject lands in the Urban Boundary as Community Areas (Living Areas) to facilitate a development concept consisting of 1,872 residential units.	Yes. The subject lands are proposed as Community Area.
BER-60	Whitby	131.0 **overlaps with BER-48	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-61	Whitby	32.52 **overlaps with BER-58	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas (not as Employment Areas, as illustrated on Schedule A of the ROP).	Yes. The proposed SABE will resolve outstanding appeals and Policy 14.13.7 of the Region's current Official Plan. However, it is proposed the lands be maintained as Employment Areas, and not Community Areas as requested by the proponent.
BER-62	Clarington (Bowmanville)	9.42 **overlaps with BER-29	Include in the subject lands in the Urban Boundary for non-residential uses.	Yes. The subject lands are proposed as Employment Area.
BER-63	Clarington (Hamlet of Newtonville)	81.0	Request a minor rounding out of the Hamlet of Newtonville to include additional residential development. Additional details, including confirmation of the applicable property bounds, have been requested of the proponent.	No. Provincial Policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-64	Clarington (Bowmanville)	31.0	Include in the subject lands in the Urban Boundary for residential uses.	<p>No. Given that the subject lands are within the Automatic Action Zone of the Darlington Nuclear Generating Station, they are not suitable for residential development.</p> <p>The subject lands form part of the Urban Separator between Courtice and Bowmanville, which is intended to be preserved primarily for agricultural uses.</p>
BER-65	Clarington (Bowmanville)	42.8	Include in the subject lands in the Urban Boundary.	Partial. The majority of the lands are proposed as Community Area.
BER-66	Oshawa	21.5	Include the subject lands in the Urban Boundary.	Yes. The subject lands are proposed as Employment Area.
BER-67	Oshawa	0.59	Include in the subject lands in the Urban Boundary.	Yes. The subject lands are proposed as Community Area.
BER-68	Whitby	8.1	Include the subject lands in the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-69	Whitby	22.7	Include the subject lands in the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-70	Whitby and Oshawa	41.5	Include the subject lands in the Urban Boundary as Living Areas.	Yes. The subject lands are proposed as Community Area.
BER-71	Clarington (Bowmanville)	4.5	Include the subject lands in the Urban Boundary as Living Areas.	No. The subject lands are within the Greenbelt Plan Boundary. Provincial Policy does not permit the expansion of Settlement Areas located outside of the Greenbelt Plan Boundary to expand into the Greenbelt Plan Boundary.
BER-72	Whitby	151.2	Include the subject lands in the Urban Boundary as Employment Areas, and to facilitate the development of a new Hospital site.	Partial. The majority of the subject lands are proposed as Employment Area. A small, isolated area, southeast of the existing 407/412 interchange is proposed to remain outside of the Urban Area Boundary due to servicing/access constraints.

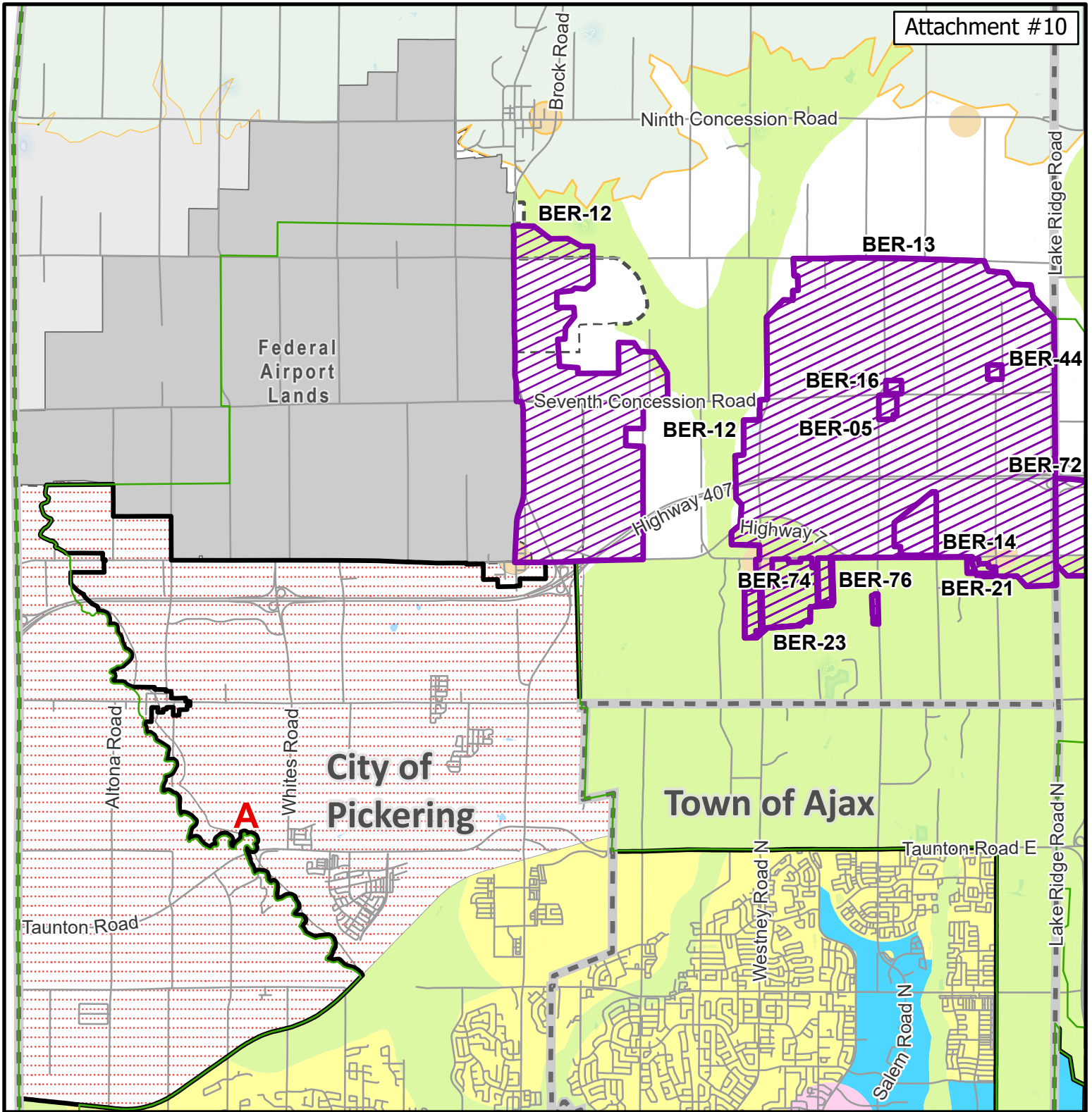
Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-73	Oshawa	33.3	Include the subject lands in the Urban Boundary as Employment Areas for lands west of the Hydro One corridor and Community Areas east of the corridor.	Yes. However, the entirety of the subject lands are proposed as Employment Area, in order to protect for large, contiguous parcels of land east of Ritson Road in proximity to 400 series highways.
BER-74	Pickering	13.1 **Overlaps with BER-13	Include the subject lands in the Urban Boundary.	Yes, The subject lands are proposed as Community Area.
BER-75	Clarington (Bowmanville)	1.1	Include the subject lands in the Urban Boundary.	No. The subject lands are small and isolated from broader and more contiguous proposed SABE Areas and also centrally located within the Urban Separator between Bowmanville and Newcastle. Alternative locations for SABE proposed.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-76	Pickering	3.4	To permit a new Country Residential Subdivision consisting of 8 residential lots.	No. The creation of new Country Residential Subdivisions is not permitted by the Greenbelt Plan. The lands are within the Greenbelt Plan Boundary and the Greenbelt Plan Natural Heritage System.
BER-77	Oshawa	3.9	Include in the Urban Area Boundary to reflect refinements to the Greenbelt Plan Boundary completed in 2017.	Yes. The subject lands are proposed as Community Area.
BER-78	Brock	39.0	Include in the Urban Area Boundary with permission for residential uses.	Partial. A portion of lands in this request are proposed as Employment Area. Overall scope and scale of original request does not comply with limitations (10 ha max) imposed by the Growth Plan.

Boundary Expansion Request-ID	Municipality	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)	Included in SABE?
BER-79	Clarington (Newcastle)	1.0	Include in the Urban Area Boundary as Community Areas (desired uses are commercial / local and or highway commercial).	Yes. The subject lands are proposed as Community Area. Specific land use permissions such as commercial / local and or highway commercial would be determined through subsequent planning processes undertaken by the Municipality of Clarington.
BER-80	Clarington (Bowmanville)	8.8	Include in the Urban Area Boundary as Employment Areas.	Yes. The subject lands are proposed as Employment Area.
BER-81	Oshawa	3.5	In the subject property within the Urban Boundary	Yes. The subject lands are proposed as Employment Area.












* Land area as indicated in materials provided by the proponent and are considered “gross land areas” which have not been netted for constraints to development. Staff have estimated the land area where it was not provided or appeared to be incorrect.

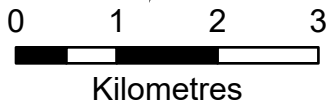
** Requests with this notation indicates that more than one Submission was made for the corresponding lands



Boundary Expansion Requests – Pickering

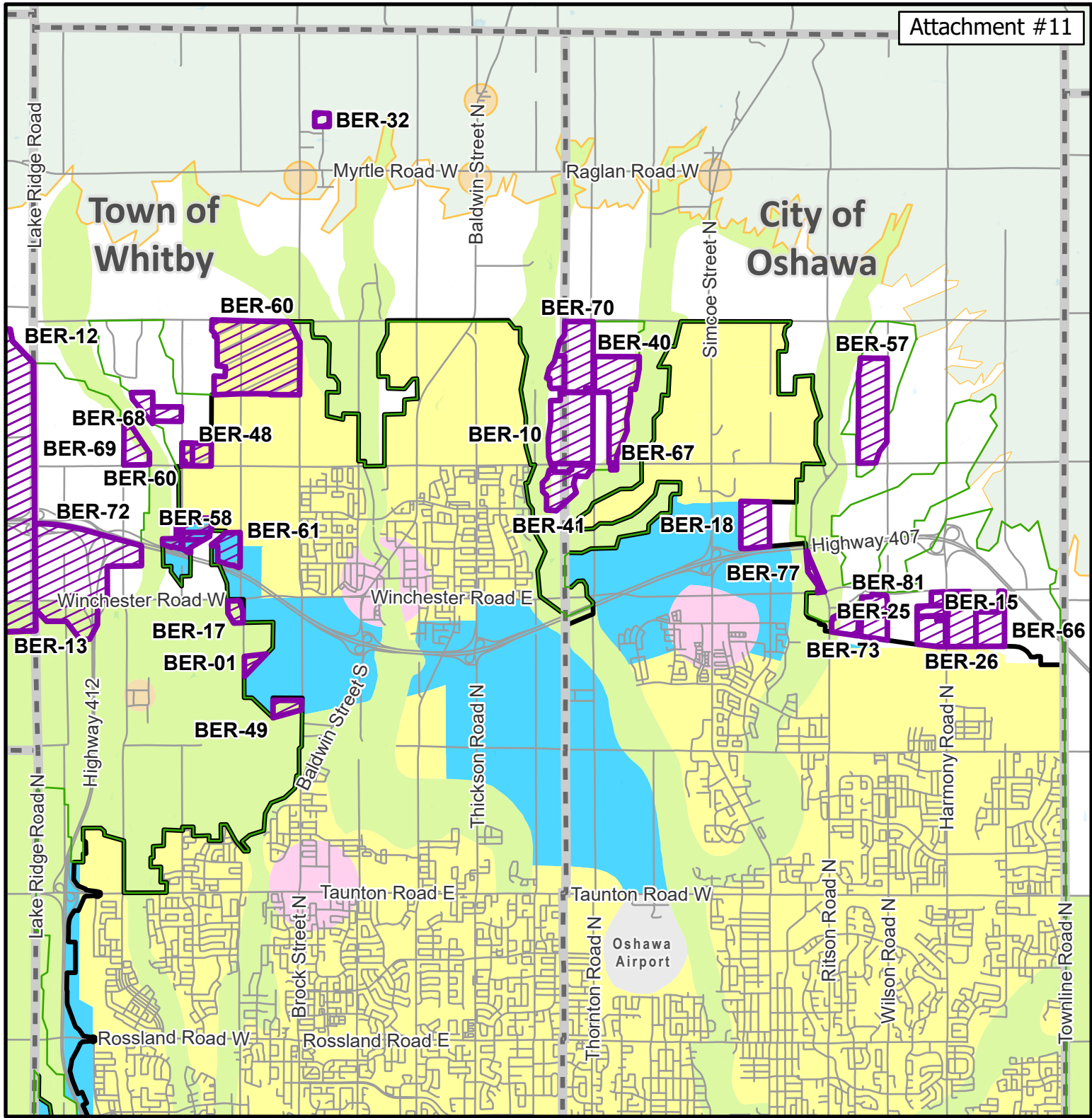
Legend

-  Lands Subject to Boundary Expansion Request (BER)
-  Regional Centres
-  Prime Agricultural Areas
-  Employment Areas
-  Major Open Space Areas
-  Living Areas
-  Specific Study Area 'A'
-  Oak Ridge Moraine Areas
-  Greenbelt Boundary
-  Urban Area Boundary
-  Municipal Boundary



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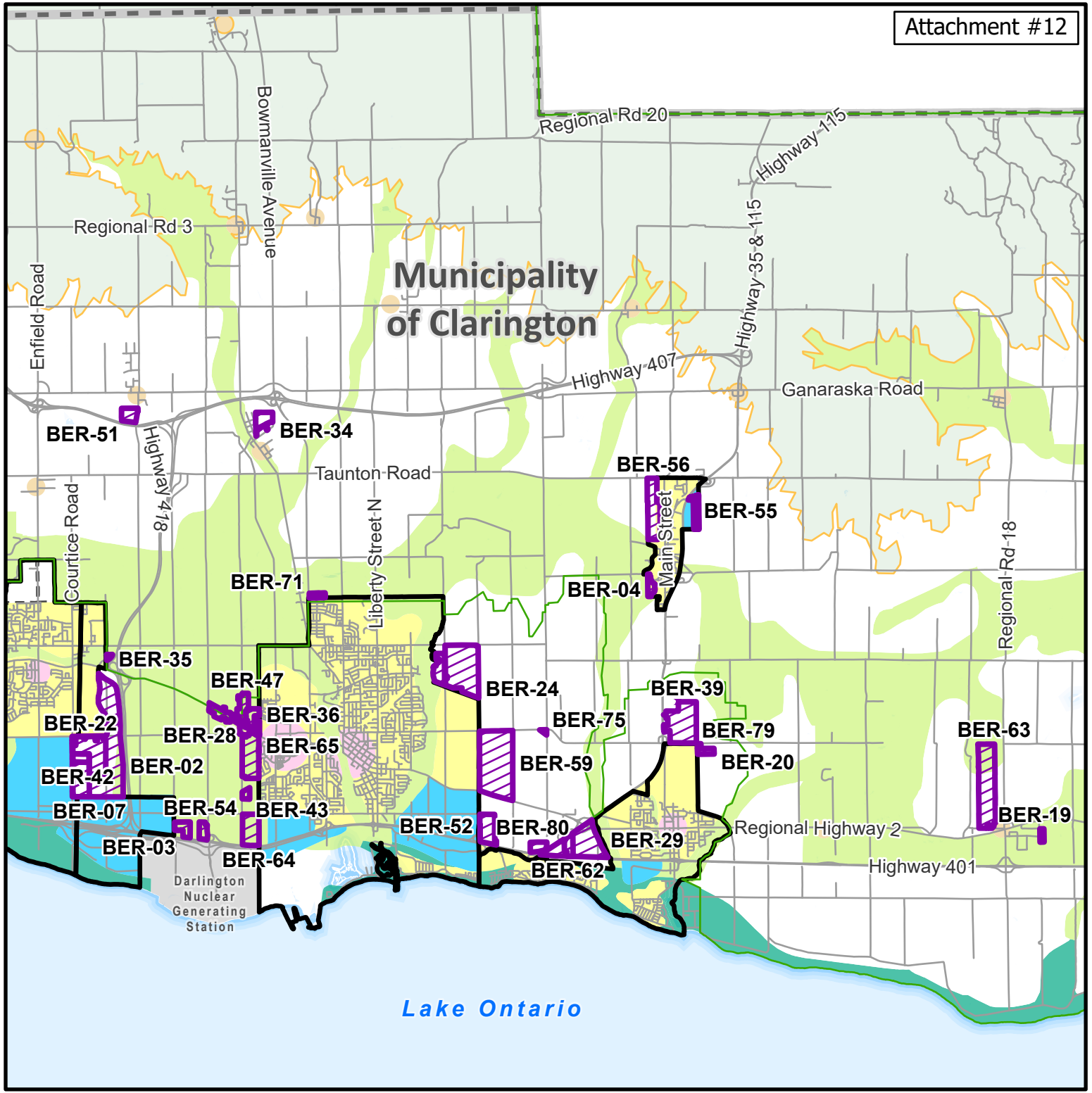
Boundary Expansion Requests – Whitby and Oshawa

Legend

- Lands Subject to Boundary Expansion Request (BER)
- Regional Centres
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas
- Oak Ridge Moraine Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary














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Boundary Expansion Requests – Clarington

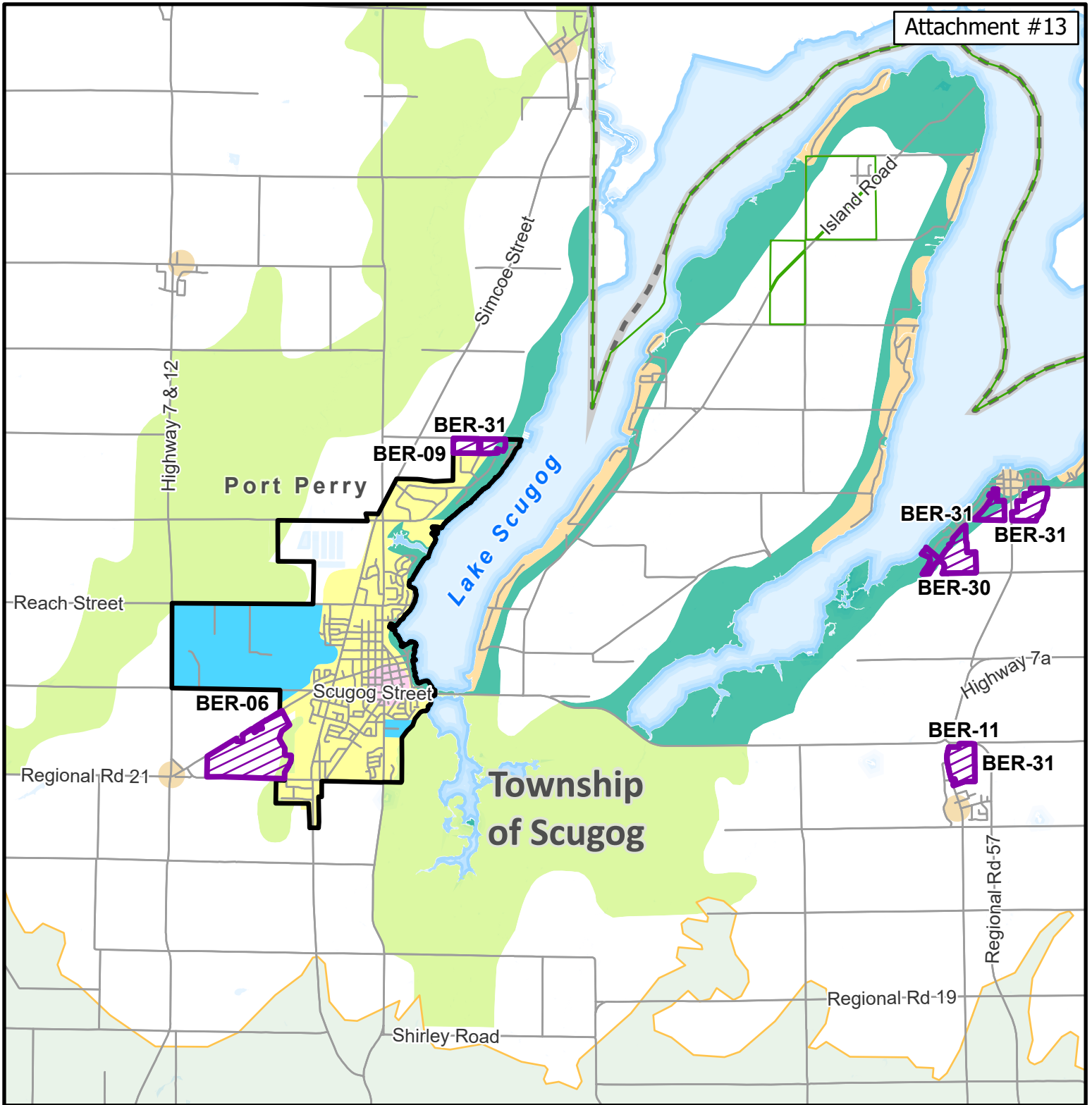
Legend

-  Lands Subject to Boundary Expansion Request (BER)
-  Regional Centres
-  Prime Agricultural Areas
-  Employment Areas
-  Major Open Space Areas
-  Living Areas
-  Waterfront Areas
-  Oak Ridge Moraine Areas
-  Greenbelt Boundary
-  Urban Area Boundary
-  Municipal Boundary



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Boundary Expansion Requests – Scugog

Legend

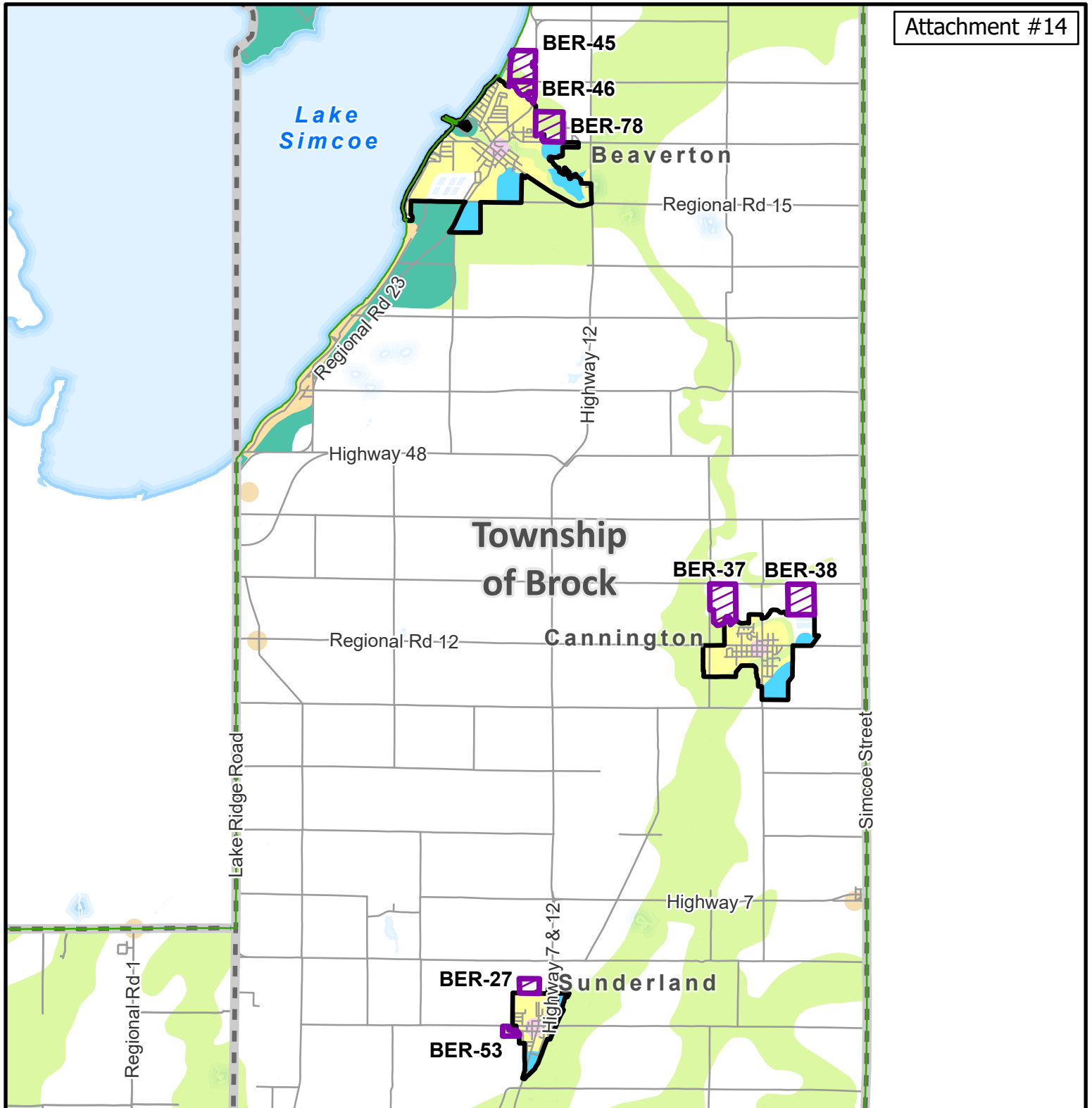
- Lands Subject to Boundary Expansion Request (BER)
- Regional Centres
- Waterfront Areas
- Prime Agricultural Areas
- Oak Ridge Moraine Areas
- Employment Areas
- Major Open Space Areas
- Living Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary



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Data Sources and Disclaimer

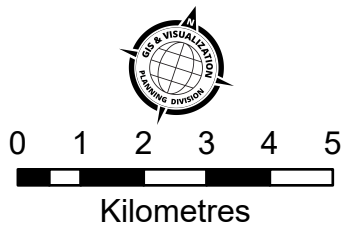
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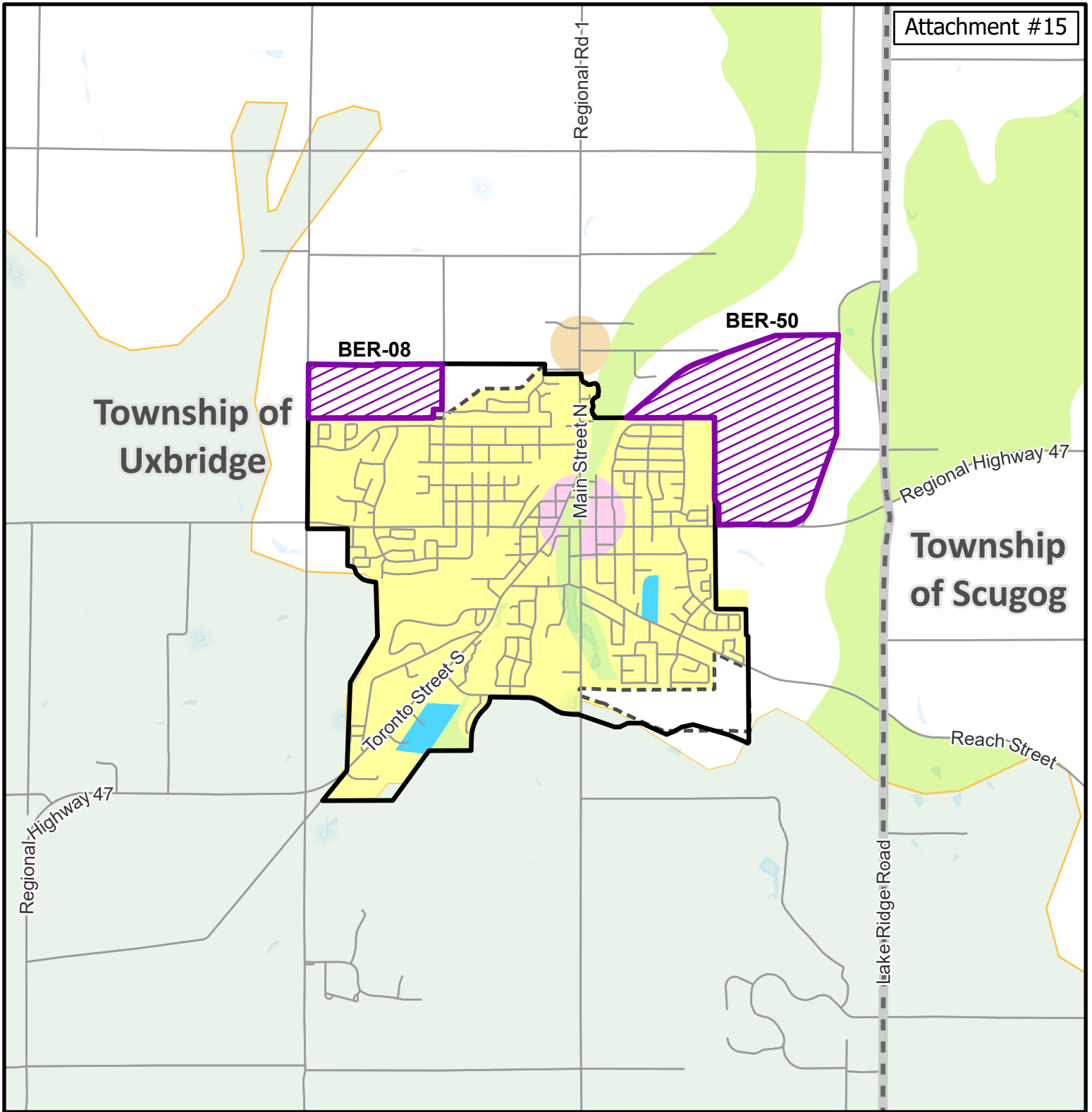
Boundary Expansion Requests – Brock

Legend

- Lands Subject to Boundary Expansion Request (BER)
- Regional Centres
- Waterfront Areas
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas
- Oak Ridge Moraine Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary



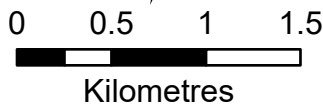
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Boundary Expansion Requests – Uxbridge

Legend

- Lands Subject to Boundary Expansion Request (BER)
- Regional Centres
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas
- Oak Ridge Moraine Areas
- Greenbelt Boundary
- Urban Area Boundary
- Municipal Boundary



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Attachment 16: Growth Plan and Regional Official Plan Settlement Area Boundary Expansion Policy Requirements

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>Demonstrate the Need for the Expansion</p>	<p>Growth Plan</p> <p>2.2.8.2: A settlement area boundary expansion may only occur through a municipal comprehensive review where it is demonstrated that:</p> <p>a) based on the minimum intensification and density targets in this Plan and a lands needs assessment undertaken in accordance with policy 2.2.1.5, sufficient opportunities to accommodate forecasted growth to the horizon of this plan are not available through intensification and in the designated greenfield areas:</p> <p>i) within the upper- or single tier municipality, and</p> <p>ii) within the applicable lower-tier municipality;</p> <p>b) the proposed expansion will make available sufficient lands not exceeding the horizon of this Plan, based on the analysis provided in policy 2.2.8.2 a), while minimizing land consumption; and,</p>	<ul style="list-style-type: none"> • Through the Region’s Municipal Comprehensive Review of the Regional Official Plan, Regional Council has endorsed Community Area Land Need Scenario 2a and Employment Area Land Need Scenario 2, with a resultant Community Area land need of 2,500 hectares and Employment Area land need of 1,171 hectares. • The Land Needs Assessment, area municipal growth allocations, and geographic allocations of Settlement Area Boundary Expansions implement Council’s endorsed land need Scenario. • Council’s endorsed Land Need Scenarios implement the Growth Plan’s minimum population and employment forecast, minimum intensification rate, and minimum density target for Designated Greenfield Areas. • Phasing of development will ensure that the minimum density targets are upheld.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
	<p>c) the timing of the proposed expansion and the phasing of development within the designated greenfield area will not adversely affect the achievement of the minimum intensification and density targets in the Plan, as well as the other policies of this Plan.</p> <p>Durham Regional Official Plan</p> <p>7.3.11 Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a comprehensive review of this Plan having regard for the following:</p> <p>e) the population and employment forecasts established by the Plan;</p> <p>f) the growth management objectives of Policy 7.3.9; (refers to minimum intensification target, minimum designated greenfield area density target, and target employment growth for employment areas);</p> <p>g) the ability to provide for a minimum 10-year housing and employment land needs Region-wide, with logical and sequential development patterns. Where an area municipality has no opportunities for Urban Area Boundary</p>	<p>Rationale and Commentary</p> <ul style="list-style-type: none"> • The allocations to each of the area municipalities will achieve the minimum intensification and greenfield density targets Region-wide. • Future infrastructure planning processes will ensure that the required supply of housing and employment lands will be provided through sequential development. • The quantity of land that will be designated for development is required to the 2051 time horizon in keeping with the Growth Plan

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>Determining most appropriate locations for expansion based on Feasibility</p>	<p>expansion, this policy shall not be construed to provide justification for Employment Area designation conversions to satisfy residential unit demand on an area municipal basis;</p> <p>m) other matters as deemed necessary by Regional Council;</p> <p>n) the ability of the existing designated Urban Area land base to accommodate the growth forecasts of Policy 7.3.3 in accordance with relevant density and intensification targets of this Plan;</p> <p>o) the expansion makes available sufficient lands for a time horizon not exceeding 20 years;</p> <p>Growth Plan</p> <p>2.2.8.3: Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion identified based on the comprehensive application of all of the policies of this Plan, including the following:</p>	<p>Proposed Settlement Area Boundary Expansions have been developed with consideration of Growth Plan Policy 2.2.8.3 and the relevant policies of the current ROP (7.3.11). Appropriate locations have been identified to implement the Council endorsed land need Scenario.</p>

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>A: Feasibility – infrastructure and public service facilities</p>	<p>Durham Regional Official Plan</p> <p>7.3.11: Expansions to the Urban Area boundaries beyond those shown on Schedule 'A' – Regional Structure shall only occur through a comprehensive review of this Plan having regard for the following:</p> <p>Growth Plan</p> <p>2.2.8.3 a) there is sufficient capacity in existing or planned infrastructure and public service facilities;</p> <p>Durham Regional Official Plan</p> <p>7.3.11 c) existing or committed infrastructure;</p> <p>Additional Planning Staff Considerations</p> <p>Proximity to existing or planned transit and active transportation infrastructure.</p>	<ul style="list-style-type: none"> • Proposed SABEs have been reviewed by Regional Planning and Works staff. • The provision and financing of Regional services, specifically water, sanitary sewage, and roads, will be addressed through a future Water and Wastewater Master Plan and an update to the Transportation Master Plan. • Significant new and upgrades to existing Regional Infrastructure will be required to support the quantity of future growth. • Future studies will be required to address the financial feasibility and timing of development and the need for, and implementation of associated public services and infrastructure within SABE areas during subsequent planning and development processes, including Secondary Plans.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>B: Feasibility – infrastructure and public service facilities</p>	<p>Growth Plan, 2019 2.2.8.3 b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets; Durham Regional Official Plan 7.3.11 d) financial capability of the Region; Additional Planning Staff Considerations The need to expand or extend public infrastructure is minimized.</p>	<ul style="list-style-type: none"> • The Region finances the construction of new infrastructure in large part through the collection of development charges informed through the long-term planning of capital projects. • Proposed SABEs will be serviced sequentially and in accordance with the Region’s long standing financial policy that growth pays for growth. • Proposed SABEs have been reviewed at a high level by Regional Works staff and are anticipated to fit within the Region’s long-standing approach to servicing development funded through development charges. • Future studies will be required to address the financial feasibility and timing of development and the need for, and implementation of associated public services and infrastructure within SABE areas during subsequent planning and development processes, including Secondary Plans.
<p>C: Feasibility – water, wastewater, and stormwater.</p>	<p>Growth Plan 2.2.8.3 c) the proposed expansion would be informed by applicable water and wastewater</p>	<ul style="list-style-type: none"> • Water and Wastewater Master Plans will be prepared to implement the Growth Management Study outcomes.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
	<p>master plans or equivalent and stormwater master plans or equivalent, as appropriate;</p> <p>Durham Regional Official Plan</p> <p>7.3.11 j) the ability to service the area with full municipal water and sewerage services;</p>	<ul style="list-style-type: none"> Proposed SABEs have been reviewed and informed by Regional Works staff, and where appropriate, areas that pose significant challenges to being serviced over the long term have been avoided. Stormwater Management Plans are not prepared by the Region of Durham, as it is an upper-tier municipality, and is not responsible for stormwater management from development. Stormwater Management Master Plans or equivalent will be required to support development in SABE areas as part of subsequent planning processes, including Secondary Plans.
<p>D: Feasibility – watershed conditions, water resource system</p>	<p>Growth Plan</p> <p>2.2.8.3 d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible, minimize and mitigate any potential negative impacts on watershed conditions and the water resources system, including the quality and quantity of water.</p>	<ul style="list-style-type: none"> Master Environmental Servicing Plans will be required as part of subsequent planning processes, including Secondary Plans, as will project specific Class Environmental Assessments, to support infrastructure planning and construction. The goal of maintaining watershed conditions and the water resource system can inform the servicing alternatives for

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>E: Feasibility – key hydrologic areas and Natural Heritage System for the Growth Plan, other environmental areas/features</p>	<p>Growth Plan</p> <p>2.2.8.3 e) key hydrological areas and the Natural Heritage System for the Growth Plan should be avoided where possible;</p> <p>Durham Regional Official Plan</p> <p>7.3.11 b) impact on the natural environment in accordance with the relevant policies of Section 2;</p>	<p>SABE areas through the above-mentioned processes.</p> <ul style="list-style-type: none"> Subsequent planning processes, including Secondary Plans, can consider in more detail how development will avoid, or minimize and mitigate, potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water.
		<ul style="list-style-type: none"> Proposed SABE locations have generally excluded the Growth Plan Natural Heritage System, wherever possible. Where the exclusion of the Growth Plan Natural Heritage System from the SABE would create a gap or hole in an otherwise contiguous urban area it was included in the SABE area. Since Key Hydrologic Areas exist throughout the Region’s whitebelt (on approximately 65% of whitebelt lands), it is not possible to avoid all Key Hydrologic Areas entirely, while planning for contiguous or logical extensions of the existing Urban Area Boundaries. In some cases, Key Hydrologic Areas overlap with Natural Heritage

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>F: Feasibility – Prime Agricultural Areas</p>	<p>Growth Plan</p> <p>2.2.8.3. f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:</p> <p>i) expansion into specialty crop areas is prohibited;</p> <p>ii) reasonable alternatives that avoid prime agricultural areas are evaluated; and</p> <p>iii) where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;</p>	<p>Systems and can be protected over the long term.</p> <ul style="list-style-type: none"> • The ability to address Key Hydrological Areas through protection and/or the implementation of appropriate building techniques and technologies can be considered through subsequent planning processes, including the preparation of Secondary Plans.
		<ul style="list-style-type: none"> • The vast majority of the whitebelt lands in the Region and candidate expansions areas in north Durham are identified as Prime Agricultural in the Provincial Agricultural System and comprised of Class 1 soils. • There are no reasonable alternatives to avoid SABE into Prime Agricultural Areas. • Proposed SABEs do not include any speciality crop areas as there are no speciality crop areas located in Durham. • Where possible, proposed SABEs have been aligned with natural boundaries such as watercourses/valley lands and road allowances to provide separation from rural and agricultural uses.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>G: Feasibility – Impacts on Agricultural uses</p>	<p>Durham Regional Official Plan</p> <p>7.3.11 h) where possible, avoid prime agricultural areas, and as an alternative consider lower priority lands in prime agricultural areas. Where it is not possible to avoid prime agricultural lands, the location of urban boundaries will make use of natural or man-made features such as road allowances, valley lands and other natural features to mitigate potential conflicts between urban and agricultural uses;</p> <p>Growth Plan</p> <p>2.2.8.3 g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;</p>	<ul style="list-style-type: none"> • Staff have conducted a desktop review utilizing a variety of data sources (ConnectON data, MPAC data, and visual review of aerial photography) to assess potential minimum distance separation (MDS) implications. • Based on this review, almost all whitebelt areas in south Durham and candidate areas for SABE in north Durham have suspected livestock facilities within their boundaries or within 1,500m. • MDS calculations will need to be completed as part of subsequent planning processes, including Secondary Plans, and approaches will be needed to limit development within SABE areas in proximity to livestock facilities until such

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>H: Feasibility – Impacts on Agricultural uses</p>	<p>Growth Plan 2.2.8.3 h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;</p>	<p>time that compliance with the minimum distance separation formulae is demonstrated.</p> <ul style="list-style-type: none"> • Proposed SABEs will have an impact on agricultural operations and the agri-food network. The potential impact and appropriate mitigation approaches would be most appropriately studied and assessed through more detailed planning processes, such as the preparation of Secondary Plans. This will allow more detailed consideration and appropriate design measures, such as edge planning, buffering, land use separations, and transportation networks/traffic flow to consider and protect adjacent agricultural uses concurrent with new community design. • Agricultural Impact Studies will be required as part of subsequent planning processes, including Secondary Plans, in SABE areas.
<p>I: Feasibility – Resources and Public Health and Safety</p>	<p>Growth Plan 2.2.8.3 i) the policies of Section 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;</p>	<ul style="list-style-type: none"> • Section 2 of the Provincial Policy Statement covers an array of topics including Natural Heritage, Water Resources, Agriculture, Mineral and Petroleum resources, and Cultural

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
	<p>Durham Regional Official Plan</p> <p>7.3.11 i) the aggregate resource capability of the area;</p>	<p>Heritage and Archaeology. Section 3 of the Provincial Policy Statement addresses Natural Hazards and Human-Made Hazards.</p> <ul style="list-style-type: none"> • Proposed SABE areas are generally located entirely outside of aggregate resource potential areas. • The Region’s draft Natural Heritage System has been identified in proposed SABE areas, such that a Natural Heritage System can be protected over the long term through subsequent planning processes, including through the preparation of Secondary Plans. • Almost all SABE areas have the potential for Archaeological and Cultural Heritage Resources. Further screening and study will be required through subsequent planning processes, including through the preparation of Secondary Plans, in order to protect and conserve such resources. • Conservation Authority Floodplain Mapping has been considered and is noted as being largely within the draft Natural Heritage System boundaries within proposed SABEs. • The Region has requested Conservation Authorities to assess the impact of the proposed SABEs on watershed conditions

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
<p>J: Feasibility – Other provincial plans and source protection plans</p>	<p>Growth Plan 2.2.8.3 j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan;</p>	<p>and the potential for increased downstream water flows/flooding. Such analysis was completed as part of the Carruthers Creek Watershed Plan update and additional modeling and evaluation is underway for lands within the CLOCA and GRCA Watersheds. Implementation of required further studies/works will be addressed through detailed local planning processes to demonstrate that development within SABE areas will not create new or aggravate existing hazards. Downstream flooding impacts will be avoided or mitigated.</p>
		<ul style="list-style-type: none"> • Proposed SABEs are located outside of Natural Core and Natural Linkage Areas of the Oak Ridges Moraine Conversation Plan. • Currently, there is not sufficient water or wastewater capacity to support the long term growth potential of Urban Areas in north Durham. Future Environmental Assessments will be required to evaluate the significant list of projects required to support long term development of the Region’s northern Urban Areas.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
		<ul style="list-style-type: none"> • The proposed SABEs for Beaverton, Sunderland, and Port Perry have been reviewed by Works Department staff and concluded that these proposed expansions can be serviced as part of the long-term servicing strategy to support long term future growth in these communities. • Proposed SABEs avoid Significant Ground Water Recharge Areas, to the extent possible, within the boundaries of the Lake Simcoe Protection Plan. • The CTC Source Protection Plan requires an assessment of groundwater recharge/supply. A review by the Region's hydrogeologist has determined that the proposed expansion will have limited impact on groundwater supply. Water Balance studies as part of subsequent development applications will be required.
Feasibility – Greenbelt Plan limitations	Growth Plan 2.2.8.3 k) within the Protected Countryside in the Greenbelt Area: i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;	<ul style="list-style-type: none"> • Proposed SABEs would apply to existing Urban Areas that are identified as Towns/Villages in the Greenbelt Plan. • Proposed SABEs are modest in size, representing no more than 5 per cent of the geographic size, up to a maximum of 10 hectares.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
	<p>ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;</p> <p>iii. the proposed expansion would support the achievement of complete communities or the local agricultural economy;</p> <p>iv. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;</p> <p>v. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and,</p> <p>vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.</p>	<p>Rationale and Commentary</p> <ul style="list-style-type: none"> • The Port Perry SABE will limit residential development to 50% (5 hectares) of land. • The proposed SABEs will support future growth of Durham’s northern municipalities, contributing to their achievement of complete communities and economic prosperity. • The proposed SABEs reflect land needs identified in the Land Needs Assessment and area municipal growth allocations. • The proposed SABEs for Beaverton, Sunderland, and Port Perry have been reviewed by Regional Works and concluded that these proposed expansions can be serviced as part of the long-term servicing strategy already being contemplated in order to support development within the existing Urban Area boundaries of these communities. • Proposed SABEs do not include any land within the Greenbelt Plan Natural Heritage System.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
	<p>Durham Regional Official Plan</p> <p>7.3.11 k) for Urban Areas located within the Protected Countryside of the Greenbelt Plan Area, subsequent to the 10-year Greenbelt Plan review, the environmental assessment in support of expanded sewage and water services must be completed or approved prior to amending the Urban Area boundary, and the expansion must not extend into the Greenbelt Natural Heritage System, and the expansion is subject to the relevant provisions of the Greenbelt Plan.</p> <p>7.3.11 l) Urban Areas outside the Greenbelt Plan Area are not permitted to expand into the Greenbelt Plan Area;</p>	
<p>Feasibility – Regional Structure</p>	<p>Durham Regional Official Plan</p> <p>7.3.11 a) The Regional Structure established by this Plan;</p> <p>Additional Planning Staff Considerations</p> <p>The Settlement Area Boundary Expansion represent a contiguous, orderly, and logical expansion to the existing Settlement Area Boundary.</p>	<ul style="list-style-type: none"> • Proposed SABEs implement Council’s endorsed land need Scenario. The locations considered the current Regional Structure and represent logical extensions to the existing the Urban Areas. • Proposed SABEs have prioritized the addition of Employment Areas along 400 series highways and other goods movement infrastructure. • Proposed SABEs generally provide for new Community Areas adjacent to existing / planned Community Areas.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
		<ul style="list-style-type: none"> • Proposed SABEs include a new Regional Centre in northeast Pickering, to enable the development of a walkable mixed use community. • Proposed SABEs also include the extension of the Regional Corridor overlays for portions of the following roads: Columbus Road in Whitby, Seventh Concession in Pickering, Harmony Road North in Oshawa, Bloor Street in Courtice, and Highway 2 in Courtice.
Feasibility – northeast Pickering	<p>7.3.11 p) where a comprehensive review of this Plan includes consideration of lands for Urban Area expansion within the City of Pickering east of the Pickering Airport lands, outside of the Greenbelt Plan, the following additional matters will be assessed and evaluated at that time:</p> <ul style="list-style-type: none"> i. the amount and rate of development that has occurred in the Seaton Community; and ii. the preparation and completion of a watershed plan update for the East Duffin and Carruthers Creek watersheds. 	<ul style="list-style-type: none"> • As of end of year 2021, 1,805 residential building permits have been issued for development within the Seaton Community, representing ~10% of the units currently in draft approved plans. • The updated Carruthers Creek Watershed Plan was completed and endorsed by Regional Council In June, 2021. The small portion of the East Duffins Creek Watershed located within the area subject to Policy 7.3.11 p) was included in the Carruthers Creek Watershed Plan Update Study Area.

Criterion/ Requirement	Applicable Policies	Rationale and Commentary
Feasibility – Balance Growth	Additional Planning Staff Considerations The Settlement Area Boundary Expansion contributes to context appropriate population and employment growth that considers balance and distribution across the Region.	<ul style="list-style-type: none"> The proposed SABEs provide for growth across Durham’s area municipalities, which considers previous trends and distribution of growth, and the availability of whitebelt areas.

Attachment 2

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Regional Council
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: May 17, 2023

Subject:

Decision Meeting Report

Envision Durham – Recommendations on the new Regional Official Plan, File: D12-01

Recommendations:

That Regional Council:

- A) Adopt the new Regional Official Plan as contained in Attachment #1 to Commissioner's Report #2023-P-** by passing the adopting by-law in Attachment #2;
- B) Declare to the Minister of Municipal Affairs and Housing that the new Regional Official Plan, as adopted, forms Regional Council's long-term strategy for guiding and integrating growth management, development, land use, infrastructure and servicing planning, together with financial and capital investment, and meets the requirements of Subsections 26 (1) (a), (b) and (c) of the Planning Act, RSO 1990, Chapter P.13 as per Section 26 (7) of the Act;
- C) Authorize Regional staff to send a copy of this report and a "Notice of Adoption" to all Envision Durham Interested Parties, Durham's area municipalities, Indigenous communities, conservation authorities having jurisdiction within the Region of Durham, the Durham Agricultural Advisory Committee, Durham Environment and Climate Advisory Committee, the Durham Active Transportation Committee, the

Building Industry and Land Development (BILD) – Durham Chapter, Durham Region Home Builders' Association, other agencies and service providers that may have an interest in the planning of long-term growth in the region (e.g. school boards, hospitals, utility providers, etc.) as identified in Attachment #3, the Regional Director of the Ministry of Municipal Affairs and Housing Central Municipal Services Office, and all other persons or public bodies who requested notification of this decision;

- D) Authorize Regional staff to undertake any technical housekeeping refinements that may be necessary to perfect Council's adoption of the Regional Official Plan within the statutory 15-day period, prior to submission to the province;
- E) Authorize the Regional Clerk to submit the Council-adopted Regional Official Plan, to the Ministry of Municipal Affairs and Housing for approval, along with the required records of consultation, a Declaration that the statutory requirements for giving Notice and holding of a public meeting and open house have been complied with, statements of conformity and consistency with provincial plans and policies, and a copy of this report and Council's decision;
- F) Direct Regional staff to work with Provincial staff to obtain approval of the new Regional Official Plan, and report to Committee and Council as necessary; and
- G) Request the Province of Ontario through its review and decision-making on the Regional Official Plan and further proclamation of Bill 23 to reaffirm its support for upper tier official plans as an essential part of its commitment to protecting the financial and economic well-being of its municipalities; ensuring coordination of planning activities by public bodies; supporting the orderly development of safe and healthy communities; protecting ecological systems including natural features, functions and areas, as well as other matters of provincial interest provided under section 2 of the Planning Act.

Report:

1. Purpose

- 1.1 The purpose of this Special Meeting of Durham Regional Council is to consider adoption of the final draft Regional Official Plan ROP (i.e. Decision Meeting). Following adoption by Regional Council, the new ROP will be sent to the Minister of Municipal Affairs and Housing (MMAH) for approval. A special meeting of Council is a specific requirement of the Planning Act in relation to completion of new Official Plans.

- 1.2 Regional municipalities surrounding Toronto were formed in the 1970s in recognition that these areas would be subject to significant growth pressure and that the efficient provision of various services, such as arterial roads, transit, policing, sewer and water systems, waste disposal, region-wide land-use planning and development and health and social services can be operated more efficiently through this model. Upper-tier official plans have played a significant role in shaping local communities, while enabling coordination of infrastructure and service investments, and creating a climate for economic development while allowing for effective local decision-making. An official plan for Durham Region has been in place since 1976 and has served as an invaluable tool for guiding land use decision making across the region.
- 1.3 In the coming years, the Region is expected to see an accelerated pace of growth. With a provincial forecast that nearly doubles the Region's population and employment to 1.3 million residents and 460,000 jobs by 2051, growth pressures within and surrounding existing communities require consistent policy guidance and coordination so that required Regional services, systems and infrastructure can be planned and delivered in an efficient, cost effective and predictable manner.
- 1.4 The final draft ROP (Attachment #1) signals the magnitude of anticipated change, one that the Municipal Comprehensive Review has examined carefully through detailed study, and extensive public and stakeholder engagement. Envision Durham constitutes the Region's Municipal Comprehensive Review (MCR) as mandated by the province. Given the scope of change and the age of the current ROP, it is intended that the existing ROP will be repealed and replaced with this new more contemporary land use planning document. The final draft ROP reflects the current requirements of the Growth Plan for the Greater Golden Horseshoe (2020), the Provincial Policy Statement (2020), other related provincial policy and legislation, and also considers consultation and engagement conducted by the Region throughout the Envision Durham process.

2. Background

- 2.1 Envision Durham was a multi-year project that was initiated by authorization of Regional Council in May 2018 (see Report [#2018-COW-93](#)). Extensive opportunities for public input and engagement have been provided. Regional staff, with the assistance of consultants, prepared and consulted on a series of discussion papers, proposed policy directions reports, technical studies, and draft mapping throughout the process. A summary can be found on the project web page at www.durham.ca/EnvisionDurham.

- 2.2 The recommended ROP presents policies and strategic directions that will guide decision making on future growth, infrastructure and service delivery, land use planning, and development related matters during a time of significant growth. Envision Durham ensures that the new ROP conforms with existing Provincial Plans or does not conflict with them; has regard to matters of Provincial interest; and is consistent with the Provincial Policy Statement (2020). Consistent with the provincial Growth Plan, the draft new ROP has a planning horizon of 2051.
- 2.3 The completion of Envision Durham enables the initiation of extensive Regional service and infrastructure planning to support planned levels of growth, while supporting Durham's eight area municipalities as they initiate their own MCRs and conformity exercises.

3. Previous Reports and Decisions

- 3.1 Since 2018, numerous reports on various aspects of the Envision Durham process have been prepared by Regional planning staff, supported by work prepared by the Envision Durham Growth Management Study consultant team. Everything associated with the Envision Durham process has been posted on the Envision Durham website. The process has been highly collaborative and transparent. A list of previous reports and decisions related to the Envision Durham MCR is available on the project web page within the [Document library](#).

4. Notice of Special Meeting

- 4.1 Notification of the meeting time and location of this Special Meeting of Regional Council was sent to all those who requested notification, including the Envision Durham interested parties list, in accordance with Regional Council procedure.
- 4.2 In addition, a "Notice of Special Meeting" regarding Regional Council's consideration of the final draft ROP was advertised in newspapers across the region the week of April 3, and again the week of April 10, 2023.
- 4.3 Once the materials to be considered at this Special Meeting, including the recommended final draft ROP, were available to the public on May 3 at www.durham.ca/EnvisionDurham, additional notification was provided to the interested parties list, as well as through the Region's website, social media channels, and via a public service announcement.
- 4.4 A decision of Durham Regional Council on the final draft ROP is anticipated at this Special Meeting of Council on May 17, 2023.

5. Public Meetings and Submissions

- 5.1 In accordance with the Planning Act, a “Notice of Public Open House” and “Notice of Public Meeting” regarding the release of the draft new ROP was advertised in newspapers across the region the week of February 6, 2023, as well as through the Region’s website, social media channels, via public service announcement, and notification to every person registered on the Envision Durham interested parties list (approximately 790 individuals).
- 5.2 A Public Open House was held in-person on Monday March 6, 2023 from 6:00 pm to 8:00 pm in the main atrium on the first floor of Durham Regional Headquarters (605 Rossland Road East, Whitby). The purpose of the Public Open House was to provide the public with the opportunity to ask questions, discuss the draft new ROP and provide comments and information to staff. Approximately 100 people registered and/or attended this in-person open house. A copy of the poster boards displayed at this event are [accessible here](#).
- 5.3 The statutory Public Meeting was held on Tuesday March 7, 2023 as part of the regularly scheduled Planning and Economic Development Committee meeting in Council Chambers at Durham Regional Headquarters in Whitby. Participants were also able to view the meeting remotely via live stream. The purpose of the Public Meeting was to provide interested parties with an opportunity to make a submission to Durham’s Planning and Economic Development Committee relative to the draft new ROP. Approximately 20 people delegated to Committee during this hybrid public meeting. An archived recording of the public meeting is [accessible here](#).
- 5.4 Eighteen individuals spoke at the Public Meeting following the staff presentation (two individuals withdrew their request to delegate prior to the meeting). Details of their delegations are contained within the Public Meeting Minutes (Attachment #4). In addition, Legislative Service received 10 letters of correspondence in response to the Public Meeting. A summary of the submissions received, and staff’s response, is available at www.durham.ca/DraftROPSubmissions (Attachment #5).

6. Consultation and Key Submissions

- 6.1 In February 2019, the first stage (“Discover”) commenced, with a public launch of the engagement program, including the introduction an online project hub (durham.ca/EnvisionDurham) and a public opinion survey (Report [#2019-P-4](#)), posing a series of questions on a variety of planning and development topics across the region. Over 2019, the second stage (“Discuss”) released six theme-based discussion papers, each of which provided background information and included a

workbook, posing separate questions on specific topics. Additional information on the discussion papers is [accessible here](#).

- 6.2 On March 2, 2021, the Region released Proposed Policy Directions that were developed and informed based on best practice reviews, research, public engagement and feedback received during Stages 1 and 2 of the Envision Durham process, as noted above. The Proposed Policy Directions were intended to respond to submissions received throughout Stage 2, a summary of which can be found at www.durham.ca/EnvisionDurhamSubmissions.
- 6.3 The refinement of proposed policies, and the preparation of the draft new ROP was informed by public and agency feedback received through the Proposed Policy Directions, the Growth Management Study – Phase 1 (Alternative Land Needs Scenarios), the draft Regional Natural Heritage System, and the review of the Provincial Agricultural System consultations. A summary can be found [here](#).
- 6.4 On November 10, 2022, the Region released draft Settlement Area Boundary Expansions and Area Municipal Growth Allocations required to accommodate the Region’s population and employment forecasts to 2051, as directed by Regional Council at its meeting in May 2022. Report [#2022-INFO-91](#) was available for public review and comment until January 18, 2023.
- 6.5 On February 10, 2023, the Region released the draft version of the new ROP for public and agency feedback in advance of the Public Open House and Public Meeting. Comments were requested by April 3, 2023. At the time of preparing this report, the Region had received:
 - a. Approximately 150 written submissions from area municipalities, conservation authorities, public agencies, community organizations, consultants on behalf of property owners, and members of the public;
 - b. 207 similarly worded emails requesting Regional Council to “pause the Envision Durham Official Plan Review now!”;
 - c. 12 similarly worded emails supporting the March 1, 2023 Regional Council Agenda Motion 11.2 on impacts of the release and development of Greenbelt Plan lands;
 - d. 81 similarly worded emails opposing the extension of Rossland Road East in Oshawa and requesting the preservation of the Harmony Valley Conservation Area;

- e. 15 similarly worded emails requesting that Regional Council not approve the draft ROP, citing concerns that an excess land inventory will undermine affordability, safe and efficient transportation and transit, local food systems, and decarbonization goals; and
 - f. 249 comments received through an online public mapping viewer illustrating the Regional Structure (Map 1), wherein 49 of those comments related to opposition to the extension of Rossland Road East in Oshawa and requesting the preservation of the Harmony Valley Conservation Area.
- 6.6 A summary of the submissions received and staff responses, including on the Settlement Area Boundary Expansions and area municipal growth allocations detailed in the Public Meeting Report [#2023-P-6](#), are available at www.durham.ca/DraftROPSubmissions (Attachment #5).

Key Submissions

- 6.7 The submissions on the draft new ROP vary from support to opposition, with many providing suggested policy refinements, including:
- a. Several requests from and on behalf of landowners in Brooklin (Whitby) south of Columbus Rd., west of Ashburn Rd., east of Coronation Rd., and north of Hwy. 407, requesting lands be converted from Employment Area to Community Area citing poor access, smaller lot sizes, compatibility, and need for housing.
 - Staff note that these areas are part of a chain of smaller Employment Area parcels located along Highway 407 in Whitby. A future interchange is shown in the recommended ROP at Cochrane Street, which is nearby, providing access to the highway. Staff's recommendation that these lands be designated Employment Areas remains unchanged.
 - b. Comments from Mark Mitanis, Weston Consulting, on behalf of Rundle Road Corp., owners of 521 and 531 Rundle Rd. in Clarington (related to BER-3) requesting that the subject lands be included in the proposed Settlement Area Boundary Expansion (SABEs) as Employment Areas. In addition, comments received from Jayson B. Schwarz requesting 2271 Rundle Rd. in Clarington be included as a SABE.

- Proposed expansions for Clarington were developed based on logical extensions of existing urban areas while maintaining the integrity of urban separators to the greatest extent possible. Suitable SABE locations have been provided elsewhere in Clarington and no further expansions are required to accommodate the 2051 forecasts.
- c. Comments and delegation from Adam Santos, Weston Consulting, on behalf of the owner of lands referred to as the Beaverton Commons requesting reconsideration of CNR-23 to support an Employment Area conversion request to allow a senior/retirement facility.
- Employment Area conversion requests were considered through Report [#2021-P-25](#). This conversion request was reconsidered in Report [#2022-INFO-91](#) noting that there is a shortage of Employment Areas and surplus of Community Areas for Brock Township.
 - A senior/retirement facility would be isolated/disconnected from the broader community and present potential erosion/conflicts to the broader Employment Area.
 - Staff have not recommended an Employment Area conversion of this site.
- d. Comments from Ajax resident Steve Parish expressing concern that the proposed SABE in northeast Pickering (within the Carruthers Headwaters) will cause significant flooding impacts downstream in the Town of Ajax, with little ability to control or mitigate adverse effects given that the jurisdiction and powers of Conservation Authorities has been restricted by Bill 23.
- New development in the headwaters area of Carruthers Creek require further study and assessment through exercises including a secondary plan and subwatershed study. The Carruthers Creek Watershed Plan will provide guidance in this regard. Development will not be permitted until it can be demonstrated that flood/hazard impacts can be mitigated as outlined in Section 5.7 of the recommended ROP. Conservation Authorities continue to have the authority to review and comment on developments with respect to natural hazards/flooding.

- e. Comments and delegations from Max Lysyk and Joanna Fast, Evans Planning Group on behalf of 1345 Winchester Rd. E. in Oshawa (related to BER-66) requesting that the Employment area designation on the property be reduced to a narrower band and that lands north of the 407 on other lands be redesignated to Employment Areas in exchange.
- Lands in proximity to the Harmony Rd. interchange, south of Hwy. 407, offer the opportunity to accommodate large format employment uses in proximity to a goods movement corridor. The proposed alternative location north of Hwy. 407 is irregularly shaped, more narrowed, and bisected by environmental features. Shallow depth employment blocks are less able to accommodate a broad range of employment users and may therefore become more susceptible to conversion in the future.
 - The proponent has suggested, that in respect of recent provincial initiatives and announcements regarding the need for housing, that more lands are needed for residential purposes. To be clear, there is more than enough land designated in this new OP to meet the Region's residential needs. On balance, it is more important to maintain this large contiguous area for future employment than to add more Community Area lands in this location. Staff continue to recommend that the lands be designated Employment Areas.
- f. Comments and delegation from Matthew Cory, Malone Given Parsons, on behalf of the Northeast Pickering Landowners Group (NEPLOG, related to BER-13) requesting a larger SABE for northeast Pickering (1,289 hectares) than what has been identified by the recommended ROP (1,195 hectares). NEPLOG has also presented their own NHS mapping and requests that it be utilized for the delineation of the NHS in northeast Pickering. NEPLOG also requests a reduced Employment Area of 233 hectares be allocated, with a greater weighting of employment lands on the south side of Hwy. 407 and a reduced strip of employment lands on the north side of Hwy. 407.
- The land area differences between NEPLOG and Regional staff is largely attributed to differences in the environmental datasets. The Regional NHS has been utilized in the Region's work, which is based on a combination of the existing system identified in the Carruthers Creek Watershed Plan and the system found in the City of Pickering Official Plan.

- Regional staff continue to support the distribution of proposed Employment Areas in northeast Pickering as shown in the recommended ROP, except however that a small portion of employment area between Sideline 4 and Kinsale Rd to the south of Hwy. 407 has been shifted. The lands north of Hwy. 407 are particularly well suited for employment use, given they are large, contiguous, and relatively free of environmental constraints.
- g. In addition, Matthew Cory, Malone Given Parsons, on behalf of the Northeast Pickering Landowners Group (NEPLOG) is requested that the Region create a Rural Lands designation. For example, lands south of the Oak Ridges Moraine Conservation Plan and outside of settlement areas be designated as Rural Lands, given that a rural land use designation, in their view, provides more appropriate land uses in and around new settlement areas.
- An assessment of rural lands found that implementation of the Provincial Agricultural System would result in a Rural System that would predominantly be designated as Prime Agricultural Areas with minimal land designated as Rural Lands. The retention of Major Open Space Areas (MOSA) facilitates the maintenance of a land base for rural-type land uses, while also recognizing key environmental features. Policies within the recommended ROP support this intent by permitting the development of non-agricultural uses, or “rural land uses” within MOSA, subject to criteria.
- h. Comments and a delegation from Don Given, Malone Givens Parsons, on behalf of Richard Wannop for 1520, 1540 and 1580 Reach St. in Scugog, requesting reconsideration of CNR-17 to support the conversion of 40 hectares of the subject property from Employment Area to Community Area, citing that Scugog has a surplus of Employment Area and these lands are constrained for employment uses given the costly servicing infrastructure required and that the conversion is now unanimously supported by the Township of Scugog Council.
- Regional staff continue to recommend the lands in this area not be converted on the basis that the site is large, regularly shaped and suitable for employment uses. The site forms part of the largest and most contiguous Employment Area in north Durham and has the potential to satisfy unmet employment needs for all of northern Durham.

- In particular, the Reach Street properties are subject to a pre-servicing of employment lands initiative that will see the advancement of Regional services to the property.
- Regional staff had Watson & Associates review this matter at the request of the Township of Scugog. The following is a summary of Watson's response:
 - (a) While the Township is expected to have a surplus of employment lands within the planning horizon, it is important to emphasize that the employment forecast for Durham Region and Scugog is a minimum.
 - (b) The existing lack of municipal water and wastewater services within the Scugog Employment Area lands has resulted in a narrow range of permitted employment uses which can operate on the Township's employment lands. Historically, this has effectively limited demand for the Employment Area lands within Scugog. However, with municipal services these lands will become more attractive to employment investment.
 - (c) The Region's Growth Management Study assumes that a long-term servicing solution will be developed for the Port Perry Employment Area, which would then result in an increase in the Township's investment attractiveness across a broader range of sectors, and lead to an increase in demand relative to historical patterns.
 - (d) Converting lands within the Port Perry Employment Area would potentially set a precedent for future employment conversion requests, potentially eroding the supply of employment land within Scugog and causing further disruption to existing business operations within this area. In this regard, comments received from Rachelle Larocque, The Biglieri Group Ltd., on behalf of 1501 and 1541 Scugog Line 6 (directly to the south) are requesting that the eastern portion of their lands also be converted from Employment to Community Area.
- i. A series of 207 similarly worded emails request Regional Council to "pause the Envision Durham Official Plan Review now!" A further 15 similarly worded emails request that Regional Council not approve the draft ROP, citing concerns that an excess land inventory will undermine affordability, safe and efficient transportation and transit, local food systems, and decarbonization goals.

- It is important that the Region continue its progress on the draft new ROP. The completion of the MCR this spring will enable the initiation of extensive service and infrastructure planning to support the Region's forecasted levels of growth while supporting Durham's eight area municipalities as they initiate their own MCRs, conformity exercises and housing pledge commitments. The ROP is the culmination of extensive research, mapping, best practices, updated policies and consultation which will benefit all of Durham's municipalities as they commence their detailed planning work to 2051.
 - The final draft ROP represents the Region's provincially mandated exercise to ensure that the ROP conforms with Provincial Plans or does not conflict with them; has regard to matters of provincial interest; and is consistent with the current Provincial Policy Statement.
 - Staff do not support pausing the MCR process.
- j. Comments and delegation from Shahram Emami requesting lands at 1945 Seventh Concession Rd. be included in the SABE for Pickering as Employment Areas (related to BER-12).
- The subject property and other "Whitebelt" lands in proximity to the federal airport lands in Pickering (i.e. Special Study Area #1) are proposed to remain outside of the Urban Area Boundary until such time that a final federal decision to build an airport is made, at which point they could be planned for airport compatible uses. In April 2019, Durham Regional Council confirmed its support for the development of an airport in Pickering; focusing on innovation, investment and employment within a model of sustainable operations. Pickering's Employment Area land need can be met through the allocation of employment lands in northeast Pickering. Mr. Emami contends that with the change in Pickering Council's position to not support a new airport that his lands should therefore be designated now. Sufficient employment lands are designated in this new Plan, including employment lands in northeast Pickering, to meet forecast needs for employment over the long term.
- k. A series of 12 similarly worded emails support the March 1, 2023 Regional Council Agenda Motion 11.2 which pertains to the removal of lands from the Greenbelt I Durham. In addition, Elizabeth Calvin on behalf of the Green Durham Association expressed concerns related to the impacts of development in the Duffins Rouge Agricultural Preserve and the adjacent Rouge National Urban Park.

- Motion 11.2 was defeated at the Regional Council meeting held on March 1, 2023.
 - The Greenbelt lands removed by the province within Pickering (including the recently repealed Duffins Rouge Agricultural Preserve), Ajax and Clarington have been identified as Special Study Areas in the recommended ROP. This approach reflects the province's stated intention to return removed lands back to the Greenbelt if certain milestones are not achieved (i.e. progress on planning approvals by 2023, and homes under construction by 2025). The proposed policies in the recommended ROP mirror the province's requirements for development within these areas. As the province is both the approval authority for the new ROP and the authority to be satisfied as to the progress of development in the Greenbelt Removal Areas, any modifications to the ROP due to Greenbelt removals will form part of a future provincial decision.
- I. Comments and delegations from Bryce Jordan, GHD; and Lucy Stocco, Tribute Communities, requesting the reconsideration of SABE BER-39, north of Newcastle in Clarington.
- The eastward expansion for a Community Area SABE has been proposed for Newcastle. Comments from Municipality of Clarington indicated support of the SABEs as proposed by the Region. The expansion of the Urban Area Boundary to encompass the lands to the north of Newcastle has not been recommended at this time.
- m. Comments and delegation from David Aston, MHBC Planning, requesting the redesignation of a portion of 2765 Townline Rd. in Pickering (located on Third Concession Road, opposite Valley Farm Road) from Major Open Space Area (MOSA) to Community Area.
- These lands are designated as Natural Area, a sub-category of Pickering's Open Space System. Additionally, Policy 12.1.3 within the recommended ROP recognizes that the boundaries and alignments of the components of the Urban System are approximate. Sufficient flexibility is provided to define exact boundaries at such time as area municipal official plans and zoning by-laws come into effect.

- The subject site is also affected by the future Valley Farm Road extension, a Type C Arterial Road in the Pickering Official Plan, that is planned to connect to Palmer's Sawmill Road. The future right-of-way for the road will impact the potential developable area of the site.
- n. A series of 81 similarly worded emails opposing the extension of Rossland Road East in Oshawa and requesting the preservation of the Harmony Valley Conservation Area.
- The Rossland Road Extension is not a new proposal under Envision Durham. The recommended ROP mapping maintains protection for the Rossland Road Extension, which has been designated since the first Regional Official Plan was approved by the province in 1976.
 - In 2005, the Region completed a Class Environmental Assessment (EA) for the Rossland Road Extension from Harmony Road to east of Townline Road to establish the north limit of residential development in the area. The extension addresses a missing east-west link in the transportation network between Taunton Road and Adelaide Avenue and connects residential subdivisions in the eastern urban area of Oshawa. It also provides opportunities for emergency service, transit service and active transportation movement across the Harmony Creek Tributary and forms part of the Regional Cycling Plan.
 - In 2017, the Durham Transportation Master Plan (TMP), confirmed the need for the Rossland Road Extension as part of the future arterial road network.
 - Since more than 10 years have elapsed since completion of the Class EA study and no work on implementation of the project has been completed, a review of the previous study and an EA Addendum will be required before the project can proceed. The EA Addendum will provide another opportunity for public input on the proposed Rossland Road Extension while also reviewing the environmental impacts and mitigating measures from the previous study.
- o. Comments from the Town of Whitby requesting a lower density target of 100-150 persons and jobs per hectare for Regional Centres located along Rapid Transit Corridors, such as historic Downtown Whitby.

- Regional and Town staff met to discuss the minimum density target for Regional Centres located along the Rapid Transit Corridor. Note that the Regional Centre is defined as the downtown Whitby “Intensification Area” for the purposes of this target, and not the entirety of the downtown Whitby Secondary Plan Study Area. The target functions as a minimum overall, long-term target. Policies in Section 5.2 acknowledge certain sites or areas may have heritage/cultural value and should be preserved and that the target is not applied on an individual parcel basis.
 - The Town has flexibility in determining which areas within the Centre should be intensified and which should be maintained or “gently” intensified. A reference to “maximum” building heights in Policy 5.2.6 has been added to reflect existing context. Further, a reference to built heritage, in addition to cultural heritage, was added to Policy 5.2.8 e) as a consideration for development within Strategic Growth Areas. The density target of 150 persons and jobs per hectare can be achieved through ground related dwelling forms and gentle density. The Region’s [Housing Intensification Study](#), prepared in 2021 as part of the Envision Durham Growth Management Study, includes density precedents that demonstrates that density can be achieved with a mix of ground-related and low-rise buildings.
- p. Comments from Mark Jacobs, The Biglieri Group Ltd., requesting an expansion to the boundary of the Hamlet of Caesarea in Scugog (related to BER-30).
- Changes to the hamlet boundaries are not permitted at this time. Current provincial policy does not permit the further rounding out of Hamlets located within the Greenbelt Plan Boundary. Designations within deferral area will remain Prime Agricultural and Waterfront Area in the recommended ROP.
 - Changes to the deferral area of the hamlet boundaries in the draft ROP for Caesarea were the result of a technical mapping error. The deferral area was captured in error and incorporated into the hamlet boundary. This error has been corrected in the enclosed recommended ROP. The hamlet boundary illustrated in the recommended ROP does not include the deferral area.

- q. Comments from Grant Morris, Grant Morris Associates Ltd., requesting to permit residential development at three locations within the region, including: 3580 Audley Rd. in Kinsale (Pickering); 1037 and 1067 Arthur St. in Newcastle (Clarington); and, 1854 and 1858 Liverpool Rd. in Pickering.
- Staff offer the following clarification to the various properties noted within this submission:
 - (a) The Urban Area Boundary in the vicinity of Kinsale is proposed to extend to the Greenbelt Plan Boundary including portions of 3580 Audley Rd. as a Community Area designation which would permit residential development, if designated by the City of Pickering through their secondary plan;
 - (b) The Urban Area Boundary is proposed to extend east of Arthur St. and south of Concession Rd. 3 in Newcastle and include 1037 and 1067 Arthur St. as Community Areas, which could include permissions for residential development;
 - (c) 1854 and 1858 Liverpool Rd. are already within the current ROP's Urban Area Boundary. 1854 Liverpool Rd. is within the Urban Growth Centre delineation. The regional Natural Heritage System (NHS) overlay within the recommended ROP is comprised of the provincial NHS and approved area municipal NHSs. Policy 7.4.2 of the recommended ROP permits refinement of the regional NHS, outside of provincial NHS areas, through the secondary planning process and/ or approved development applications.
- r. Comments from Mark Flowers, Davies Howe LLP, on behalf of Bridgebrook Corp. pertaining to servicing policies that could apply to development within the Uxbridge Urban Area.
- Policy 4.1.8 of the recommended ROP has been revised to remove reference to the Municipal Act;
 - Policy 4.1.26 a) allows for the consideration of communal systems, therefore there is not a need to revise this policy;
 - No change is proposed to Policy 4.1.27; and
 - Policy 9.1.2. b) has not been revised as the phrase provides additional detail regarding the conditions of the Special Study Area.

- s. Comments from Ryan Guetter, Weston Consulting, expressing general support for policy directions related to 113 Down Rd. in the Courtice Waterfront Area (Clarington). Mr. Guetter requests that the new ROP and Special Study Area #4 remove the requirement for a future amendment to the ROP before development can proceed, given that the Secondary Plan will also address other priorities of Clarington, including the identification of a potential future waterfront park;
 - Regional staff maintain that a ROP Amendment (ROPA) will be required to remove the Special Study Area from the lands, given the proximity of nearby Regional facilities once the conditions are satisfied. A change in land use would be applied at that time of a Regional Council approved ROPA.

Engagement with Indigenous Communities

- 6.8 Envision Durham's communications plan was developed to proactively create opportunities to meet and share information on this project with our Indigenous communities. The region spans a portion of the territories covered by the Williams Treaties of 1923. Therefore, outreach was focused on the traditional territories of the seven First Nations included in the Williams Treaties, including:
 - a. The Mississaugas of Scugog Island, Alderville, Curve Lake, and Hiawatha; and
 - b. The Chippewas of Beausoleil, Georgina Island and Rama.
 - c. Additional outreach included service organizations such as the Assembly of First Nations, Métis Nation of Ontario and Oshawa and Durham Métis Council.
 - d. At the suggestion of the province, the draft ROP was also shared with the:
 - Mississaugas of the Credit First Nation;
 - Huron-Wendat First Nation; and
 - Kawartha Nishnawbe First Nation community.
- 6.9 Upon launching Envision Durham, Regional staff sent letters to the Chiefs and staff of the above communities and organizations to introduce the project and to arrange to meet to share information and seek insights early in 2019.
- 6.10 Regional staff followed up on these written letters with a series of phone calls and emails to various parties that resulted in an in-person meeting with the Curve Lake First Nation (July 19, 2019), which included staff from the CAO's Office engaged in consulting on the Strategic Plan at the time.

6.11 Regional staff have been circulating materials since the initiation of the project and have hosted five touch-point meetings with consultation staff on behalf of the Mississaugas of Scugog Island First Nation (MSIFN) since 2022 to share information related to the project, and to receive and discuss comments on various matters of interest to the MSIFN.

6.12 The following highlights the MSIFN's comments submitted on the draft ROP:

- a. Suggestions for creating a more meaningful Traditional Territorial Acknowledgement;
- b. Refinements to the Prologue that recognize the MSIFN community members who continue to live within Durham today;
- c. Strengthen general economic development policies to recognize Indigenous economic reconciliation;
- d. Balancing the demand for housing with the need for protecting natural heritage lands;
- e. Strengthening policies to require green infrastructure and resilient development, where possible;
- f. Requesting policies that highlight the importance of maintaining existing wetlands and other known carbon sinks, including the need for area municipalities to develop wetland strategies to ensure stewardship and monitoring of wetland loss;
- g. Requesting refinements and additions to the built and cultural heritage policies;
- h. Requesting review and potential refinement to a range of draft policies within the Greenlands System Chapter, namely related to permitted uses within key natural heritage features, Greenbelt Urban River Valleys, the Regional NHS, woodlands and wetlands, and the Water Resources System;
- i. Requesting consideration of OCAP principles (i.e. ownership, control, access, and possession) that establish how First Nations data should be collected, protected, used, and/or shared in relation to the use of Traditional Ecological Knowledge, and update draft policies accordingly; and
- j. Requesting that draft Policy 7.7.6 incorporate the development of invasive species management plans.

6.13 As part of Regional staff's regularly scheduled MCR check-in meetings with MSIFN engagement staff, extensive discussions have taken place regarding these comments. In addition to providing clarification, a round of reviews of proposed staff responses and/or proposed policy revisions has also taken place. As a result of these discussions, revisions have been addressed in large part directly within the recommended ROP, as follows:

- a. Revised Traditional Territory Acknowledgement to recognize all seven Williams Treaty First Nations, as well as including a map of the area covered by the Williams Treaties;
- b. Updated description within the Prologue to recognize that this territory remains home to the MSIFN to this day;
- c. Revisions to draft Policy 2.1.5 to encourage and recognize economic reconciliation for Indigenous communities;
- d. Addition of a Nature-based Climate Solutions preamble to recognize the role of wetlands in carbon sequestration;
- e. Series of revisions to policies within the Built & Cultural Heritage section related to archaeological practices;
- f. New objective for Complete Communities that complements Built & Cultural Heritage section to recognize the connection to land and the built environment through Indigenous cultures and traditions;
- g. New policy to maintain and enhance wetland coverage through stewardship and restoration, where possible;
- h. Updated draft Policy 7.5.8 to include aquatic habitat;
- i. New policy to guide implementation of traditional ecological knowledge sharing through adherence to ownership, control, access and possession (OCAP) principles; and
- j. Updated draft Policy 7.7.6 to incorporate assistance in the development of invasive species management plans, where applicable.

6.14 In addition to the above comments, MSIFN are opposed to Council's decision to endorse Land Need Scenario 2a and opposed to the northeast Pickering SABE. MSIFN propose that the northeast Pickering SABE be relocated to Clarington's "Whitebelt" areas. They request that an Opportunity and Cost Study on losing ecosystem services in northeast Pickering, and a Cumulative Effects Assessment on the impact of northeast Pickering SABE on Williams Treaties First Nations harvesting rights, be completed.

- a. Extensive study has been undertaken through the Carruthers Creek Watershed Plan (CCWP) which was endorsed by Regional Council in June 2021, and the TRCA Board of Directors in September 2021. A series of Land Use Management Recommendations form part of the CCWP provide guidance regarding how development can be accommodated within the headwaters while also improving ecological conditions. On July 20, 2021, TRCA stated in a public letter: "The draft CCWP does not state that development in the headwaters of Carruthers Creek should not proceed. Instead, it identifies potential impacts of development and proposes a series of mitigation

measures to manage those impacts should development be considered within the headwaters.”

- b. The proposed SABEs within the recommended ROP are outside of the Greenbelt Plan Area. High level designations are provided through the ROP, but detailed land uses and facilities, and the examination of impact from development on features and functions will form part of the City’s secondary plan process currently underway. Regional staff have already connected MSIFN and their consultation team with staff at the City of Pickering that are leading the secondary plan process.
- c. The recommended ROP has followed the criteria under the Growth Plan and the Provincial Land Needs Assessment Methodology. Although the policies have not been amended to also require the conduct of the requested Cumulative Effects Assessment and Opportunity/Cost Study, any further study could form part of future development review processes. Regional staff would like to continue the conversation with MSIFN, the City, the province and other interested parties related to cumulative effects and the value of ecosystem services.
- d. In addition, it should be noted that Municipality of Clarington is not supportive of further expansion into the Clarington “Whitebelt” beyond what is currently proposed.

6.15 The Huron-Wendat First Nation submitted comments on the draft ROP with respect to engaging Indigenous communities, land acknowledgement, archaeological resources, environmental resources, and public art honouring cultural resources. As a result, the recommended ROP was revised as follows:

- a. Traditional Territory Acknowledgement expanded to include reference to other Indigenous communities, in addition to the Mississaugas of Scugog Island First Nation.
- b. Built environment policies addressing area municipal official plan and secondary plan requirements related to providing for a vibrant and attractive public realm incorporating art, culture and heritage have been expanded to include engaging with Indigenous communities and incorporating Indigenous history and art commissioning, where appropriate, with a focus on cultural heritage.

- c. A new policy was added to engage with the appropriate Indigenous community to identify interpretive and commemorative opportunities to ensure the long-term protection of any archeological resources, in the case where the preservation of a site containing archaeological resources of Indigenous, First Nation or Metis origin is not possible.

7. Overview of Key Changes in the Recommended ROP

- 7.1 The draft ROP as presented within Section 4 of the Public Meeting Report [#2023-P-6](#) is predominantly reflected in the recommended ROP, with updates to policies and mapping that have occurred to address comments and undertake technical/housekeeping updates. To assist in Council and members of the public's review of the recommended ROP, Attachment #6 provides an overview of key changes made to the recommended ROP as a result of the feedback received during the above noted consultation exercise.

8. Declaration that the new Official Plan meets the requirements of the Planning Act

- 8.1 Section 26 (7) of the Planning Act states that Council by resolution shall declare to the approval authority that the Official Plan meets the requirements of subclauses 26 (1) (a), (b) and (c) of the Planning Act. Pursuant to section 26, the adopted official plan is to:
 - a. conform with provincial plans such as the Growth Plan, Greenbelt Plan, Oak Ridges Moraine Conservation Plan and Lake Simcoe Protection Plan, or not conflict with them;
 - b. have regard to the matters of provincial interest listed in Section 2 of the Planning Act. Section 2 details matters of provincial interest such as:
 - the protection of ecological systems, including natural areas, features and functions;
 - the protection of the agricultural resources;
 - the conservation and management of natural resources and the mineral resource base;
 - the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;
 - the supply, efficient use and conservation of energy and water;

- the adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;
 - the minimization of waste;
 - the orderly development of safe and healthy communities including accessibility, the adequate provision and distribution of educational, health, social, cultural and recreational facilities, and, provision of a full range of housing, including affordable housing;
 - the adequate provision of employment opportunities;
 - the protection of the financial and economic well-being of the province and its municipalities;
 - the co-ordination of planning activities of public bodies;
 - the resolution of planning conflicts involving public and private interests;
 - the protection of public health and safety;
 - the appropriate location of growth and development;
 - the promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;
 - the promotion of built form that is well-designed, encourages a sense of place, and provides for public spaces that are of high quality, safe, accessible, attractive and vibrant; and
 - the mitigation of greenhouse gas emissions and adaptation to a changing climate;
- c. be consistent with policy statements issued under subsection 3 (1). 2015, c. 26, s. 24 (1), such as the Provincial Policy Statement.

8.2 It is recommended that Council declare that the new Regional Official Plan, as adopted, forms Regional Council's long-term strategy for guiding and integrating growth management, development, land use, infrastructure and servicing planning and meets the requirements of Section 26 (1), (a), (b) and (c) of the Planning Act.

9. Implications of Bill 23

9.1 Should certain components of the More Homes Built Faster Act (i.e. Bill 23) be proclaimed as proposed, the Region would be defined as an upper-tier municipality without planning responsibility, with approval authority on development planning matters being assumed by the lower tier municipalities, (much of which has already been delegated to Durham's area municipalities). A specific proclamation date is not known at this time; however, the province has advised that it does not expect to proclaim those aspects of Bill 23 that affect upper-tier planning responsibilities until

the winter 2024, at the earliest. Under Bill 23, future updated or new area municipal official plans and amendments will require Ministerial approval, (not Regional approval as is currently the case). Ministerial decisions on planning matters cannot be appealed by the Region.

- 9.2 If those aspects of Bill 23 are ultimately proclaimed such that the Region ceases to have an official plan under the Planning Act, staff recommend that Council continue to recognize and rely on this new Regional Official Plan to inform decisions pertaining to the delivery and coordination of regional infrastructure and services.

10. Proposed 2023 Provincial Planning Statement

- 10.1 On April 6, 2023, the province released a proposed new Provincial Planning Statement (2023 PPS), which is intended to replace the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe (both were last updated by the province in 2020). Comments on the newly proposed legislative and policy changes are required by June 5, and the province has advised that it expects the new PPS to come into force in the fall of 2023. As noted in Report [#2023-INFO-29](#), staff are in the midst of preparing a Regional position that will come forward to Regional Planning and Economic Development Committee on June 6th. Regional staff will work with Provincial staff through the approval process to consider any modifications that may be required to the ROP if the 2023 PPS comes into force prior to the new ROP's approval.

11. Relationship to Strategic Plan

- 11.1 This report aligns with/addresses all the strategic goals and priorities in the Durham Region Strategic Plan. The new Official Plan reflects Council's land use vision for the Region to 2051 and is Council's principal guiding document with respect to the delivery of regional infrastructure and services.

12. Conclusion

- 12.1 Envision Durham, the Region's MCR has been a highly consultative process since its formal public launch in 2019. The adoption of the new ROP as a data driven, future focused guiding document for the growth and development of the Region is the final deliverable of the process so that it may be considered by the Minister of Municipal Affairs and Housing.

- 12.2 Envision Durham and the new ROP highlights how planning for land use, infrastructure, services, transportation, natural and rural systems are intrinsically interconnected. The ROP and the role of Regional planning is vital in ensuring that these components are coordinated. The future proclamation of Bill 23 as it relates to the role of upper-tier planning and the ROP will pose distinct challenges to planning, as well as coordinating services and infrastructure as Durham strives to meet its future growth demands.
- 12.3 It is recommended that Regional Council adopt the final draft ROP (Attachment #1) and direct staff to forward the new ROP to the province for approval. The new ROP will be forwarded to the Minister in a package, along with a form and submission checklist as required by MMAH, which includes but is not limited to: records of consultation; declaration that requirements for giving notice and holding a public meeting and open house have been complied with; and, statements of conformity and consistency with provincial plans and policies. Prior to the submission to the province, it is recommended that Regional staff be authorized to undertake any technical housekeeping on the Regional Official Plan as may be necessary following adoption.
- 12.4 It is also recommended that, following the Special Meeting, a copy of this report and a “Notice of Adoption” be sent to all Envision Durham Interested Parties, Durham’s area municipalities, Indigenous communities, conservation authorities having jurisdiction in the Region of Durham, the Durham Agricultural Advisory Committee, Durham Environment and Climate Advisory Committee, the Durham Active Transportation Committee, the Building Industry and Land Development (BILD) – Durham Chapter, Durham Region Home Builders’ Association, other agencies and service providers that may have an interest in the planning of long-term growth in the region (e.g. school boards, hospitals, utility providers, etc.), and all other persons or public bodies who requested notification of this decision.

13. Attachments

- Attachment #1: [Final draft Regional Official Plan \(www.durham.ca/newROP\)](http://www.durham.ca/newROP)
- Attachment #2: [New Regional Official Plan By-law](#)
- Attachment #3: [Agencies and Service Providers for Circulation](#)
- Attachment #4: [Public Meeting Minutes – March 7, 2023](#)
- Attachment #5: [Submissions Table \(www.durham.ca/DraftROPSubmissions\)](http://www.durham.ca/DraftROPSubmissions)

Attachment #6: [Key Changes from Draft ROP \(February 10, 2023\) to Final Draft ROP \(May 3, 2023\)](#)

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer