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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2023-INFO-72
Date: August 25, 2023

Subject:

Quarterly Report - Commissioner's Delegated Planning Approval Authority, and Summary of Planning Activity in the Second Quarter of 2023

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The Region's Commissioner of Planning and Economic Development has been delegated the authority to approve certain area municipal official plan amendments in all area municipalities, as well as subdivisions, condominiums, and part lot control exemption by-laws in the Townships of Brock, Scugog, and Uxbridge. This report summarizes actions taken under this delegated authority between April 1 and June 30, 2023 (Q2).

2. Previous Reports and Decisions

2.1 Reports on planning activity and how the delegated planning approval authority is used by the Commissioner is presented at the end of every quarter.

3. Commissioner's Approval of Area Municipal Plan Amendments

3.1 Prior to the adoption of an area municipal official plan amendment by a local Council, a draft is forwarded to the Region for review and a determination as to whether it affects a matter of Regional interest, including conformity with Provincial

Plans, consistency with the Provincial Policy Statement and conformity with the Regional Official Plan. If it is felt the draft amendment deals with matters of Regional significance, it is subject to approval by the Commissioner of Planning and Economic Development. If the area municipal official plan amendment does not trigger a matter of Regional interest, then approval would rest with the area municipality.

3.2 In the second quarter of 2023, the Planning Division received three area municipal official plan amendment applications. All applications are exempt from Regional approval, as follows:

- In the City of Pickering, application **OPA 23-002/P** proposes a City-initiated official plan amendment to implement the additional dwelling unit (ADU) provisions of Bill 108, More Homes, More Choice: Ontario's Housing Supply Action Plan and Bill 23, More Homes, Built Faster Act.
- In the City of Oshawa, application **OPA-O-2023-01** proposes a site-specific amendment to increase the density from 550 units per hectare (uph) to 1,466.7 uph, in order to permit 220 unit residential condominium building and 2 ground floor retail units. Staff are reviewing this application in conjunction with the related rezoning application Z-2023-03.
- In the Municipality of Oshawa, application **OPA-O-2023-02** proposes to re-designate the subject site from "Industrial" to "Planned Commercial Centre" to allow a mixed-use development in order to permit 5,435 dwelling units. Staff are reviewing this application in conjunction with the related subdivision application S-O-2023-02 and rezoning application Z-2023-05.

4. Commissioner's Review and Approval of Subdivision and Condominium Applications

4.1 The Region is the approval authority for proposed plans of subdivision and condominium in the three northern Townships. In the second quarter of 2023, the Planning Division received one new subdivision application.

- In the Township of Uxbridge, application **S-U-2023-01** proposes to create a 16-lot subdivision consisting of single detached dwellings within the Hamlet of Zephyr.

5. Commissioner's Approval of Part-Lot Control Exemption By-laws

5.1 The Commissioner is the approval authority for part-lot control exemption by-laws in the three northern Townships. In the second quarter of 2023, the Planning Division received one new Part Lot Control application:

- In the Township of Uxbridge, application **D-10-PLCE** proposes an exemption from part-lot control to facilitate the creation of part lot blocks of 62 Parcels of Tied Land for 62 townhouses units. The application will also facilitate the development of a common-elements plan of condominium (File: S-U-2018-01).

6. Region's Review of Planning Applications

6.1 Regional staff review planning applications circulated from the area municipalities to ensure conformity with the Regional Official Plan (ROP), other Regional policies, and Provincial plans and policies. The Planning Division coordinates comments from other Regional Departments and responds to the area municipalities on the following planning matters:

- Area Municipal Official Plan amendment applications;
- Delegated plans of subdivision and condominium, and part-lot control exemption by-laws;
- Zoning By-law amendment applications; and
- Select minor variance applications.

6.2 Planning Division staff also provide coordinated comments to the Regional Land Division Committee on consent applications.

6.3 Attachment 1 provides a numeric summary of Regional staff's review of planning applications across the Region.

7. Regional Council's Approval of Applications to Amend the Durham Regional Official Plan

7.1 Regional Council is the approval authority for applications to amend the Regional Official Plan.

7.2 As June 30, 2023, there were 16 ROPA applications under consideration (refer to Attachment 2 which includes a chart and maps). In the second quarter of 2023, no new ROPA applications were received.

8. Appeals to the Ontario Land Tribunal (OLT)

8.1 The second quarter of 2023 no appeals were received related to Land Division applications. There are currently no outstanding Land Division appeals before the OLT.

8.2 Four non-exempt area municipal official plan amendment applications are currently before the OLT (Refer to Attachment 3B).

9. Reserved Street Names

9.1 The Planning Division coordinates street naming in the Region. Street names are reviewed by the Region in consultation with Durham Regional Police Services in order to avoid the use of similar sounding street names. Approved street names are included in a street name reserve list for each area municipality. In the second quarter of 2023, the Region approved 35 new street names (Refer to Attachment 4).

10. Regional Woodland By-law Permit Applications

10.1 The Planning Division coordinates Good Forestry Practice permits and Clear-Cutting Permits in woodlands across the Region that are one hectare in size and greater. Good Forestry Applications are reviewed in consultation with the Region's Tree By-law Officer, the applicable area municipality and the applicable conservation authority. The Commissioner of Planning and Economic Development also approves minor clear-cutting permits, and Council is the approval authority for major clear-cutting permits (1 hectare or more in size). During the second quarter of 2023, one new Good Forestry Practice permit application was received.

11. Relationship to Strategic Plan

11.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

Service Excellence – To provide exceptional value to Durham taxpayers through responsive, effective, and fiscally sustainable service delivery.

12. Attachments

Attachment #1: Summary of Regional Review of Planning Applications

Attachment #2: Summary and Maps of Regional Official Plan Amendment applications currently being processed or before the Ontario Land Tribunal

Attachment #3A: Non-Exempt Area Municipal Planning Applications before the Ontario Land Tribunal

Attachment #4 Summary of Reserved Street Names

Respectfully submitted,

Original signed by

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

**Regional Review of Planning Applications –
Summary April 1 to June 30, 2023**

Area Municipal Official Plan Amendments

Received	3
Commented	3

Delegated Subdivisions & Condominiums (Lakeshore Area Municipalities)

Received	9
Provided Comments & Conditions of Draft Approval	5
Cleared Conditions of Draft Approval	0

Non-Delegated Subdivisions & Condominiums (Northern Municipalities)

Received	1
Provided Draft Approval	0
Issued Final Approval	0

Non-Delegated Part Lot Control

Received	1
Commented	1
Approved	1

Zoning By-laws Amendments

Received	16
Commented	9

Consents

Received	33
Commented	33

Good Forestry Practice and Clear-Cutting Applications

Received	1
Issued	1

Regional Official Plan Amendment applications currently being processed, or before the Ontario Land Tribunal (OLT) (as of June 30, 2023)

OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2000-003	2000-273	Town of Ajax (South of Bayly St., East of Church St.)	<p>To delete a Type C Arterial Road (Deferral #3 to the Town of Ajax Official Plan).</p> <p>Status: ROPA #171 maintained the Clements Road connection in the ROP. Planned studies related to development and the widening of Bayly Street will re-examine the connection.</p>
2005-009	SC-2005-66	Loblaw Properties Ltd. Lots 3 & 4, Conc. 1 Town of Ajax (South of Achilles Rd., East of Salem Rd.)	<p>To delete a Type C Arterial Road.</p> <p>Status: ROPA #171 maintained the Shoal Point Road extension, north of Bayly Street in the ROP. Final disposition of this file is pending.</p>
2005-011	SC-2005-68	Brooklin Golf Club Limited Lots 21 to 25, Conc. 8 Town of Whitby (South of Myrtle Rd., West of Baldwin St.)	<p>To permit two 18-hole golf courses and a resort/ conference centre in the Prime Agricultural designation (formerly Permanent Agricultural Reserve).</p> <p>Status: Awaiting further technical studies from the applicant.</p>
2016-003		Clara and Nick Conforti – Optilinx Systems Lot 21, Conc. 4 Town of Whitby (Thickson Rd. between Taunton Rd. East and Conlin Rd.)	<p>To permit the continuation and expansion of a contractor’s yard and office in the Major Open Space designation.</p> <p>Status: Application appealed on December 12, 2019. Regional position in opposition to the amendment endorsed by Council on July 29, 2020. An OLT Case Management Conference was held September 7, 2021. An OLT hearing was scheduled for April 4, 2022. The appeals were dismissed at the OLT hearing held on April 4, 2022. The applicant has since submitted a leave to appeal the OLT decision with the Ontario Divisional Court. The May 20, 2022 was adjourned. A motion to dismiss the appeal is scheduled by the Ontario Divisional Court.</p>

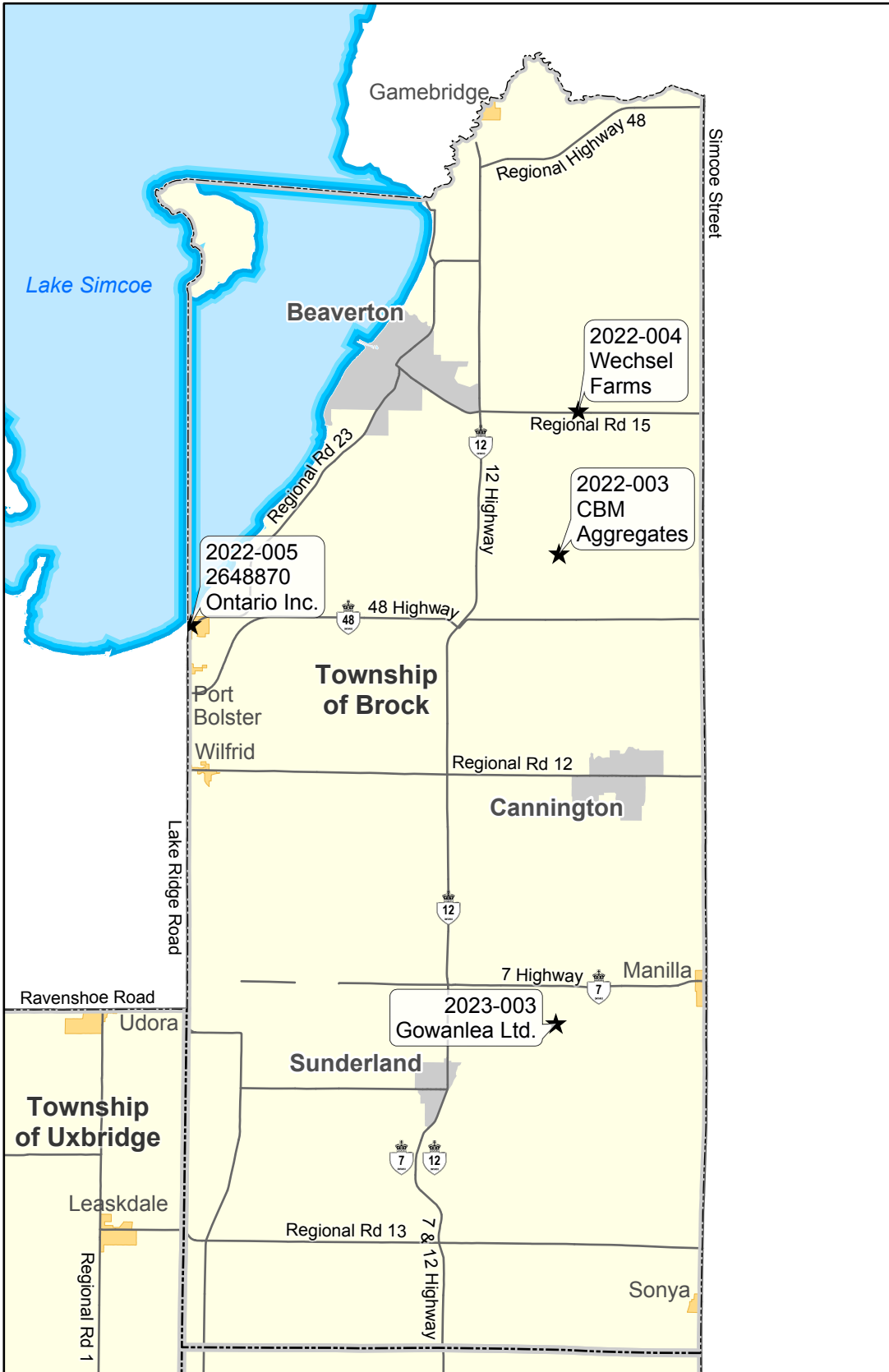
OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2021-002		Sunrise International Investments Inc. Lot 4, Concession 5 City of Pickering (3695 Sideline 4)	<p>To permit the redevelopment of the existing 12-hole golf course to a 9-hole golf course, a clubhouse with banquet facility, golf dome for indoor driving range, and a maintenance structure.</p> <p>Status: Awaiting a revised application from the Applicant. Application is on hold until it is received.</p>
2021-003		Region of Durham. Various sites in proximity to existing and planned GO Rail stations.	<p>To implement Protected Major Transit Station Area policies and delineations as a component of the Region's municipal comprehensive review.</p> <p>Status: Regionally adopted ROPA 186 was submitted to MMAH for approval in January 2022.</p>
2021-005		Bridgebrook Corp. Lot 33, Con 6, Township of Uxbridge (7370 Centre Road)	<p>To redesignate the subject lands from Special Study Area #6 to Living Areas to allow a plan of subdivision.</p> <p>Status: Applicant appealed ROPA application as well as related rezoning, subdivision and local OPA application on March 16, 2022. OLT Case Management Conference conducted on September 1, 2022. Hearing is scheduled for January 15, 2024.</p>
2021-006		Winchcoron Holdings Limited Lot 30, Con 5, Town of Whitby (605 Winchester Road West)	<p>To develop a golf course expansion</p> <p>Status: Public meeting was held on September 7, 2021. Decision meeting to be scheduled.</p>
2022-002		Norman Clements Township of Uxbridge Lot 15, Concession 4 (10899 Concession Road 4)	<p>To permit the severance of a non-abutting surplus farm dwelling.</p> <p>Status: Statutory Public Meeting was held June 7, 2022. Decision meeting to be scheduled.</p>
2022-003		CBM Aggregates Township of Brock Lots 7&8, Concession 2 (S895 Regional Road 13)	<p>To permit an aggregate pit expansion consisting of a licensed area of approximately 35.2 ha and an area proposed for extraction of approximately 22.4 ha, including above and below the water table extraction.</p> <p>Status: Public meeting held on September 6, 2022. Decision meeting to be scheduled.</p>

OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2022-004		Garth Wechsel Township of Brock Lot 6, Concession 5 (B1845 Regional Road 15)	<p>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</p> <p>Status: Public meeting held on December 6, 2022. Decision meeting scheduled September 5, 2023.</p>
2022-005		2648870 Ontario Inc. Township of Brock Lot 1, Concession 14 (23801 Thorah Park Boulevard)	<p>To permit the development of a resort comprised of a three-storey building with 42 suites and four single-storey “villas” for a total of 46 rental units.</p> <p>Status: Public Meeting held January 10, 2023. Decision meeting to be scheduled.</p>
2022-006		Wooden Sticks Golf Inc., Township of Uxbridge, Part Lot 27, Concession 6. (40 Elgin Park Drive)	<p>To permit a five-storey hotel and expanded parking area ancillary to the existing golf course.</p> <p>Status: Public Meeting held on April 4, 2023. Decision meeting to be scheduled.</p>
2023-001		Bethesda Ridge Farms, Municipality of Clarington, Part of Lot 8, Concession 6 (2774 Sixth Concession)	<p>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</p> <p>Status: Public meeting held on April 4, 2023. Decision meeting to be scheduled.</p>
2023-002		Thornlea Holsteins Ltd. Municipality of Clarington Part Lot 1, Concession 5 (4854 Concession Road 5)	<p>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</p> <p>Status: Public meeting held on April 4, 2023. Decision meeting to be scheduled.</p>
2023-003		Gowanlea Ltd. Township of Brock Part of Lots 17 & 18, Concession 7 (1705 Concession Road 7)	<p>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</p> <p>Status: Public Meeting held May 2, 2023. Decision meeting scheduled for September 5, 2023.</p>



Regional Official Plan Amendments (ROPAs) Township of Brock

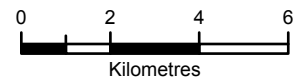
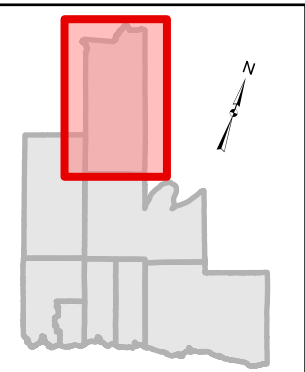
As of June 30, 2023



ROPA Locations

- ☆ New Application
- ★ Under Consideration
- ⊗ Refused/Withdrawn
- ⊙ Appealed to OLT
- ⊛ Approved
- Regional Official Plan Urban Area
- Hamlet
- ▭ Municipal Boundary
- 12 Provincial Highway
- 48 Regional Highway
- 5 Regional Road
- Local Road

REGIONAL MAP INDEX



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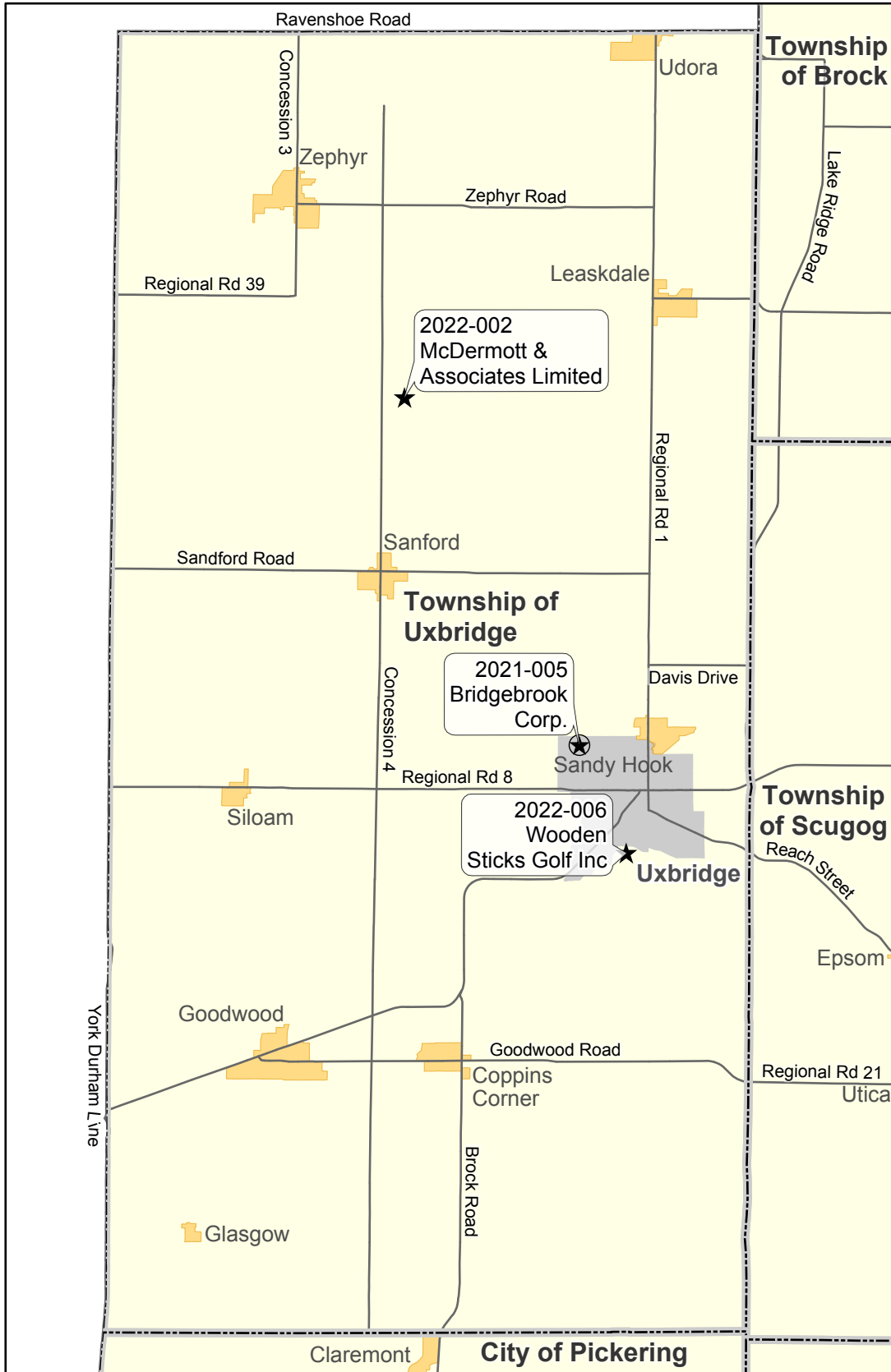
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Regional Official Plan Amendments (ROPAs) Township of Uxbridge

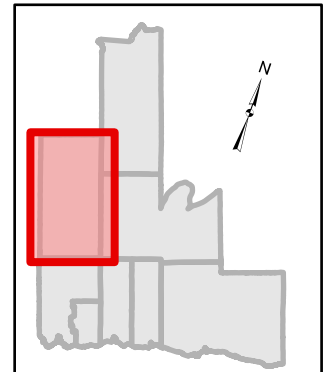
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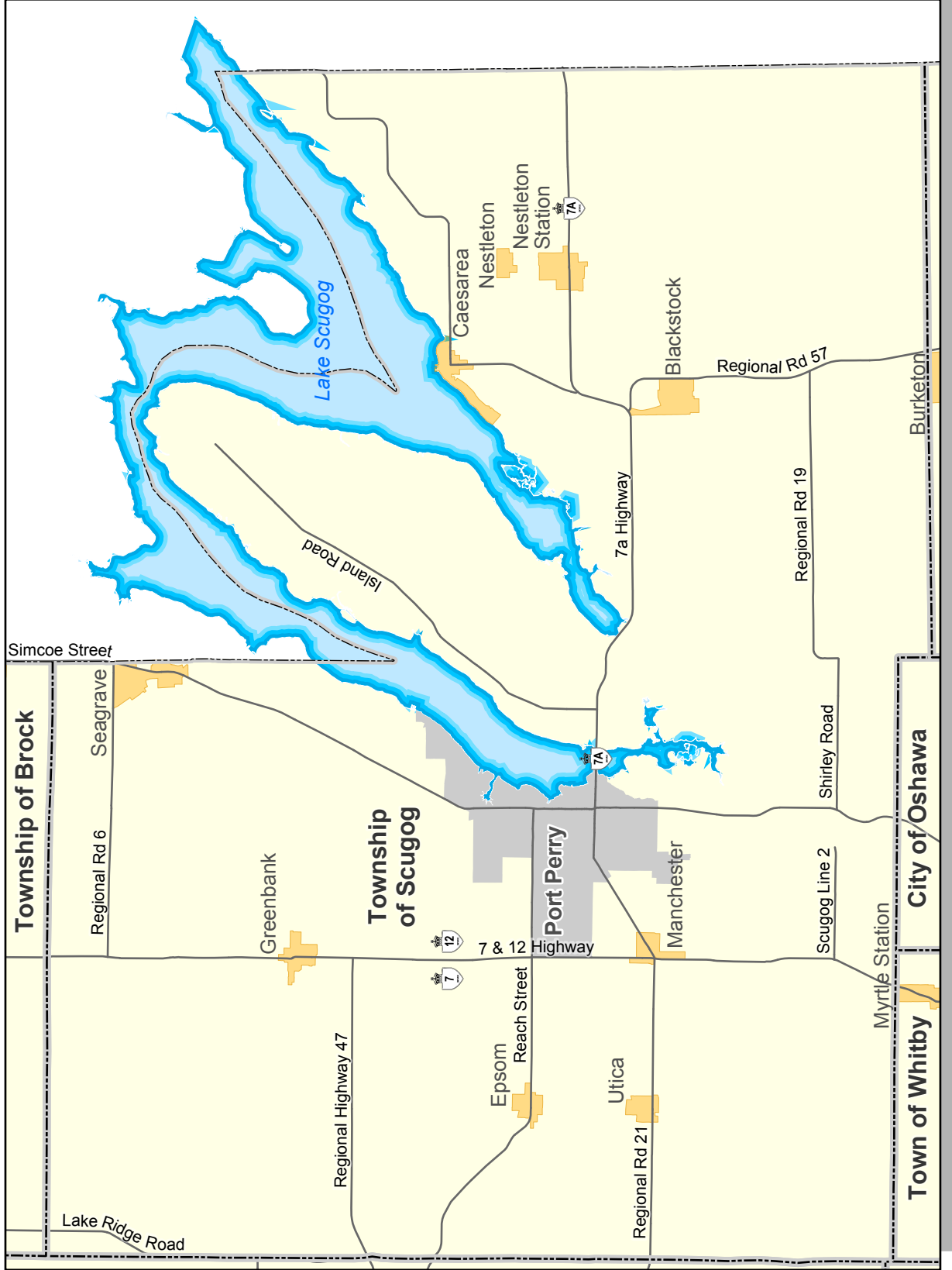




Regional Official Plan Amendments (ROPAs)

Township of Scugog

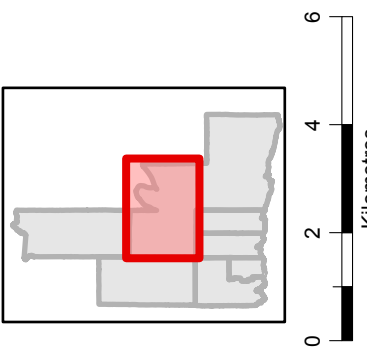
As of June 30, 2023 there are no active ROPA applications in the Township of Scugog



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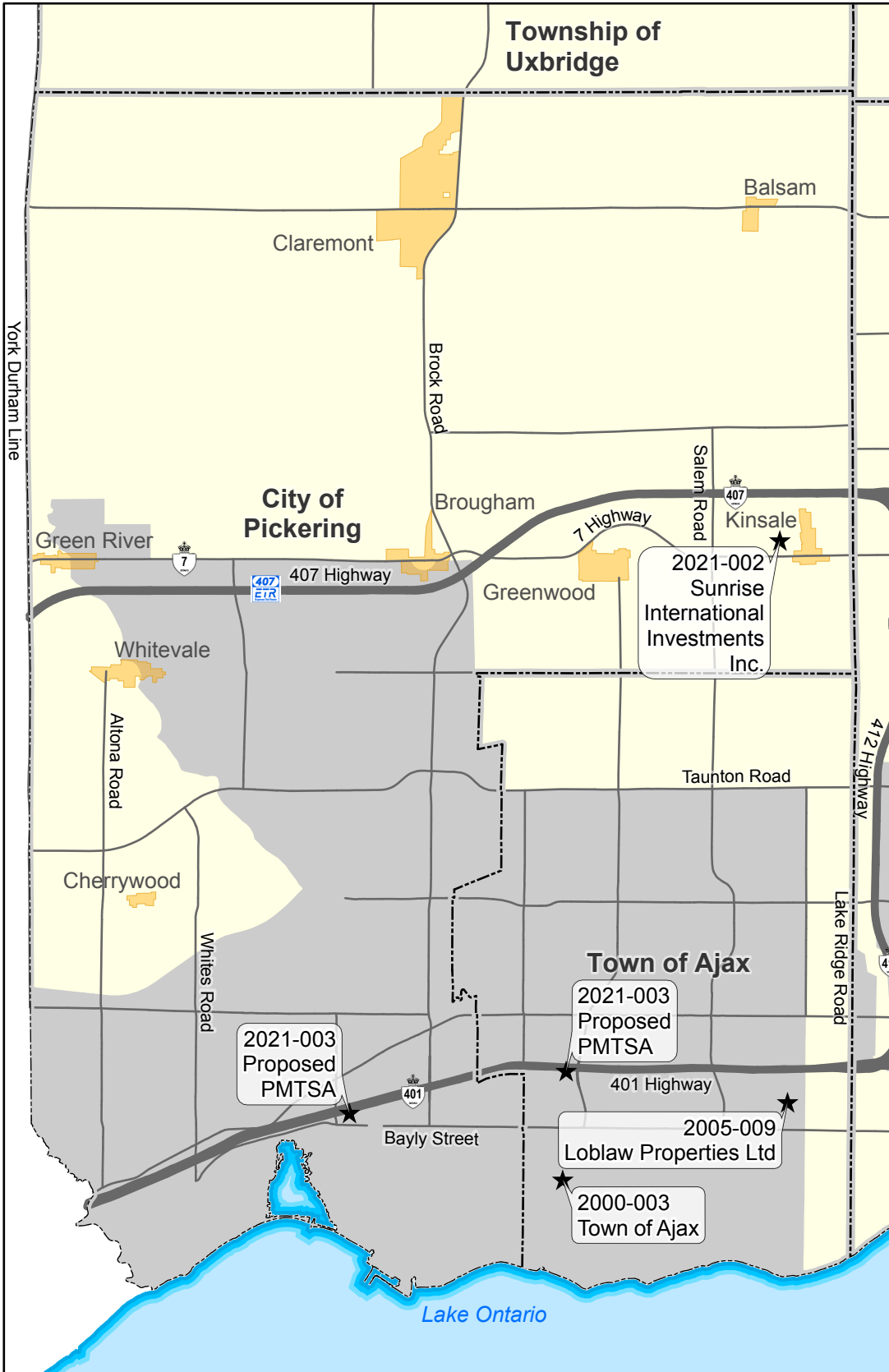
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Regional Official Plan Amendments (ROPAs) City of Pickering - Town of Ajax

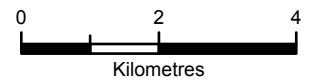
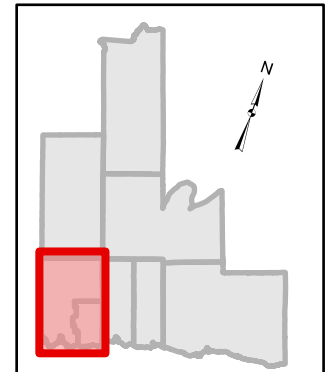
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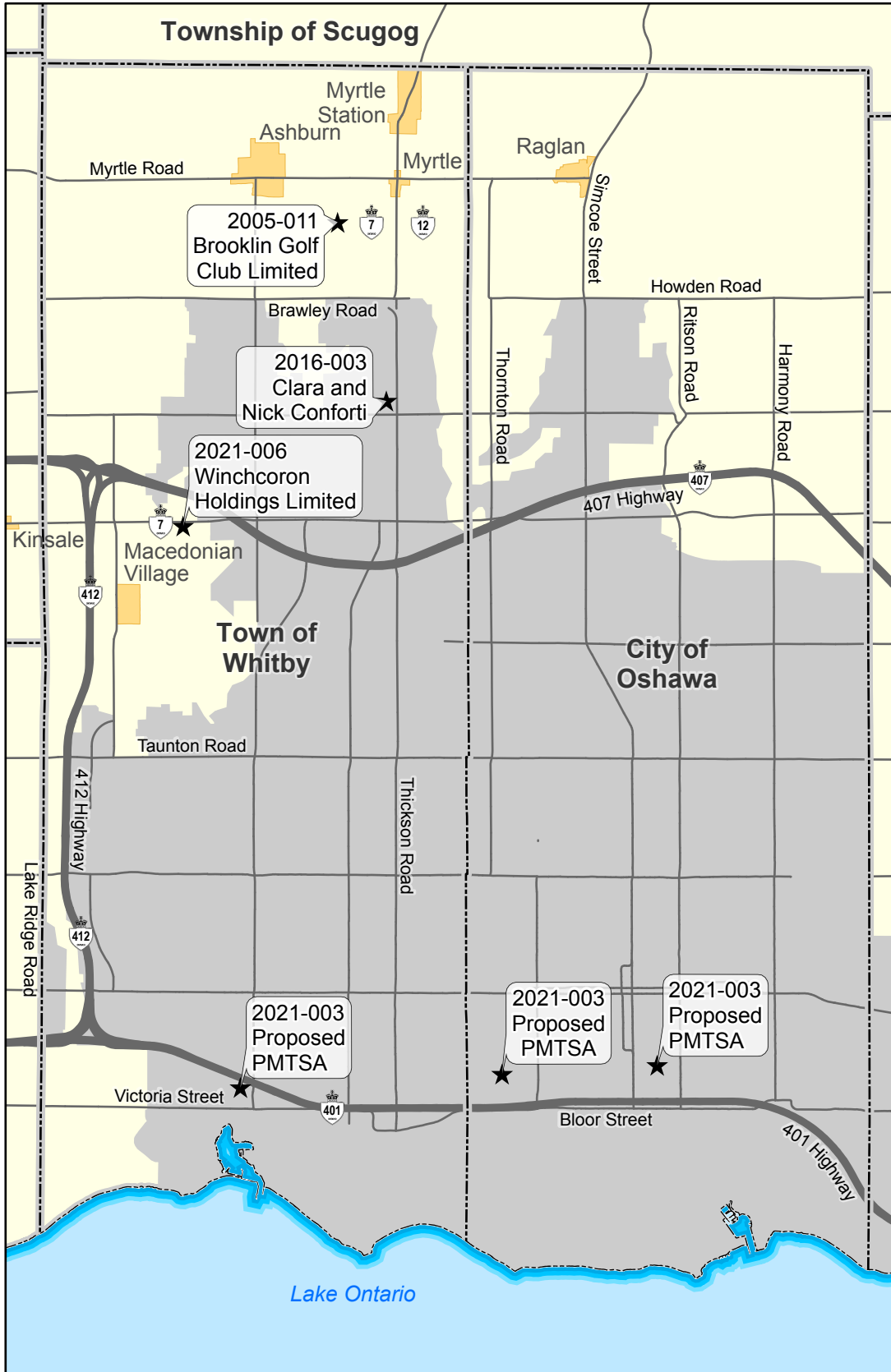
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Regional Official Plan Amendments (ROPAs) Town of Whitby - City of Oshawa

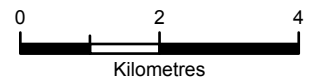
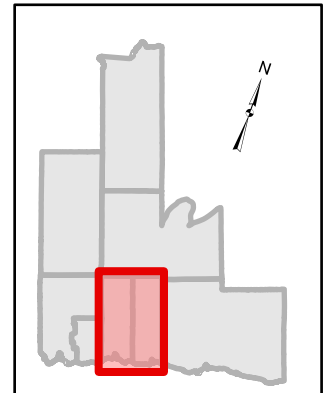
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Regional Official Plan Amendments (ROPAs)

Municipality of Clarington

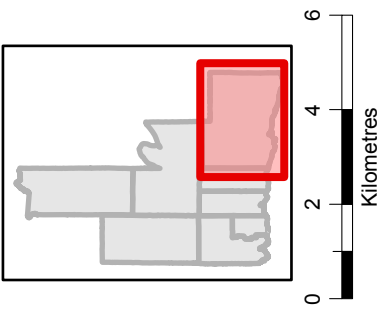
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**Non-Exempt Area Municipal Planning Applications Under Appeal Before the
Ontario Land Tribunal (As of June 30, 2023)**

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
OPA 66 OLT-22-002958 &OLT-22-002959	Bridgebrook Corp.	Township of Uxbridge	To redesignate the lands at 7370 Centre Road from Future Residential Area to Residential.	Applicant appealed to the Township of Uxbridge's failure to make a decision on March 16, 2022. This application is related to ROPA 2021-005. An OLT Case Management Conference was held September 1, 2022, and OLT Case Management Conference conducted on September 1, 2022. Hearing is scheduled for January 15, 2024.
COPA 2022-003 OLT-22-004850	Wasser and Yassim Philobes	Municipality of Clarington	Appealing the low-density designation on specific parcel of land to permit a higher density use. Appealed various policies and sections of the Southwest Courtice Secondary Plan.	Case Management Conference scheduled for April 12, 2023. On April 27, 2023 the OLT dismissed the appeal in its entirety as the Appellants failed to meet the statutory requirements of the Planning Act.

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
OPA 20-004/P (OPA 38) OLT-22-004770	City of Pickering	City of Pickering	To add new policies and change existing policies and land use designations to the Pickering Official Plan to enable the redevelopment and intensification of the Kingston Road Corridor and Specialty Retailing Node, and to identify required infrastructure improvements and transportation connections throughout the area in support of anticipated population and employment growth.	The second Case Management Conference was held May 26, 2023, a third Case Management Conference is scheduled for July 28, 2023.
COPA 2022-0003, OLT-23-000308	VAD Retail Limited	Municipality of Clarington	Appealing failure of the Municipality of Clarington to make a decision within 120 days on the applicant's applications to permit a townhouse and seniors housing campus.	Case Management Conference scheduled for July 10, 2023.

Summary of Reserved Street Names (As of June 30, 2023)

Municipality	Number of New Street Names Added in first Quarter of 2023	New Street Names Added*	Total Number of Street Names Reserved
Ajax	0		318
Brock	0		45
Clarington	0		655
Oshawa	1	<ul style="list-style-type: none"> • Armour Hanna 	464
Pickering	0		659
Scugog	0		218
Uxbridge	0		153
Whitby	34	<ul style="list-style-type: none"> • Primrose • Dandelion • Radiance • Candelamp • Cruet • Dewdrop • Ebon • Fanciful • Farmyard • Feather • Feldman • Fentonia • Fervery • Fine Cut • Florentine • Flying Bat • Fostoria • Four Pillars • Garland • Gooseberry • Hatchet • Hatpin • Hobstar • Honeybee • Insulator 	458

Municipality	Number of New Street Names Added in first Quarter of 2023	New Street Names Added*	Total Number of Street Names Reserved
		<ul style="list-style-type: none">• Jackman• Kokomo• Lattice• Leaf Chain• Lotus Land• Lovebirds• Lustre• Mikado• Millersburg	
Total	0		2,969

* At this point in time not all suffixes have been assigned.