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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2024-INFO-19  
Date: March 22, 2024

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**Subject:**

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

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**Recommendation:**

Receive for information.

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**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 October 1 and December 31, 2023 (Q4).

**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 fourth quarter of 2023, the Planning Division received six area municipal official plan amendment applications. Five applications are exempt from Regional approval and one application is non-exempt from Regional approval, as follows:

- In the City of Oshawa, application **12-04-0040** proposes to delete references to the year “2023” and replacing them with year “2026” in Section 4.8-Duration of the Harbour Road Area Community Improvement Plan. The amendment is required to extend the expiry date of the Harbour Road Area Community Improvement Plan from December 31, 2023, to December 31, 2026. This application is exempt from Regional approval.
- In the Municipality of Clarington, application **COPA 2023-005** proposes a site-specific amendment to increase the permitted density on the lands to 221 uph. This will facilitate the development of a 12-storey building containing approximately 262 units. Staff are also reviewing this application in conjunction with the related rezoning application A 10/23. This application is exempt from Regional approval.
- In the Municipality of Clarington, application **COPA 2023-002** proposes the Bowmanville East Urban Centre Secondary Plan. The Plan area includes the historic downtown area, Bowmanville Hospital, and former the former Goodyear lands. This application is non-exempt from Regional approval.
- In the Town of Whitby, application **OPA-2023-W/03** proposes a site-specific amendment to increase the permitted density on the lands to 40 units per hectare (uph). This will facilitate the development of 71 residential units. Staff are also reviewing this application in conjunction with related condominium application S-W-2023-03, and rezoning application Z-09-2023. This application is exempt from Regional approval.
- In the Town of Whitby, application **OPA-2023-W/01** proposes a municipally-initiated amendment to implement minor housekeeping and technical changes to the Whitby Official Plan as well as certain secondary plans. The

amendment proposed a variety of text and mapping updates. This application is exempt from Regional approval.

- In the City of Pickering, application **OPA 23-005/P** proposes to recognize the newly adopted Integrated Sustainable Design Standards (ISDS) with policy in the Pickering Official Plan and updated references to the previous Sustainable Design Guidelines (2007). The new ISDS is a set of standards that allows the City to review development applications through sustainability lens, based on modern, green technology criteria and best practices. This application is exempt from Regional approval.

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

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

- In the Township of Brock, application **S-B-2023-01** proposes to create 40 townhouse units over 6 blocks with private well and septic systems located on the west side of Sarah Street, east of Osborne Street within the Beaverton Urban Area. Staff are also reviewing this application in conjunction with related condominium application C-B-2023-01.
- In the Township of Brock, application **C-B-2023-01** proposes to create a common element block to facilitate 40 townhouse units over 6 blocks with private well and septic systems located on the west side of Sarah Street, east of Osborne Street within the Beaverton Urban Area. Staff are also reviewing this application in conjunction with related subdivision application S-B-2023-01.

#### **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 fourth quarter of 2023, the Planning Division did not receive any Part- Lot Control applications.

## **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 of December 31, 2023, there were 15 ROPA applications under consideration (refer to Attachment 2 which includes a chart and maps). In the fourth quarter of 2023, no new ROPA applications were received.

## **8. Appeals to the Ontario Land Tribunal (OLT)**

8.1 One Land Division application is currently before the OLT (Refer to Attachment 3A)

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, primarily from a public safety standpoint, to avoid the use of similar sounding street

names. The Region does not assess whether the proposed street names may, or may not be, in good taste. Street names that are viewed as not being in conflict or duplicative with existing street names are included in a street name reserve list for each area municipality. In the fourth quarter of 2023, the Region approved one new street name (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 fourth quarter of 2023, seven new Good Forestry Practice permit applications were 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 #3B: Land Division Applications before the Ontario Land Tribunal

Attachment #4: Summary of Reserved Street Names

Respectfully submitted,

Original signed by

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

**Regional Review of Planning Applications –  
Summary October 1 to December 31, 2023**

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**Area Municipal Official Plan Amendments**

Received	6
Commented	6

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**Delegated Subdivisions & Condominiums (Lakeshore Area Municipalities)**

Received	4
Provided Comments & Conditions of Draft Approval	3
Cleared Conditions of Draft Approval	0

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**Non-Delegated Subdivisions & Condominiums (Northern Municipalities)**

Received	2
Provided Draft Approval	0
Issued Final Approval	0

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**Non-Delegated Part Lot Control**

Received	0
Commented	0
Approved	0

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**Zoning By-laws Amendments**

Received	9
Commented	9

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**Consents**

Received	17
Commented	17

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**Good Forestry Practice and Clear-Cutting Applications**

Received	7
Issued	7

**Regional Official Plan Amendment applications currently being processed, or  
before the Ontario Land Tribunal (OLT) (as of December 31, 2023)**

<b>OPA file</b>	<b>Council/ standing committee corr.</b>	<b>Applicant/ Location</b>	<b>Proposed amendment</b>
2000-003	2000-273	Town of Ajax (South of Bayly St., East of Church St.)	<p><b>To delete a Type C Arterial Road (Deferral #3 to the Town of Ajax Official Plan).</b></p> <p><b>Status:</b> 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><b>To delete a Type C Arterial Road.</b></p> <p><b>Status:</b> 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><b>To permit two 18-hole golf courses and a resort/ conference centre in the Prime Agricultural designation (formerly Permanent Agricultural Reserve).</b></p> <p><b>Status:</b> Awaiting further technical studies from the applicant.</p>



OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2016-003		<p><b>Clara and Nick Conforti – Optilinx Systems Lot 21, Conc. 4 Town of Whitby (Thickson Rd. between Taunton Rd. East and Conlin Rd.)</b></p>	<p><b>To permit the continuation and expansion of a contractor’s yard and office in the Major Open Space designation.</b></p> <p><b>Status:</b> 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. 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 to be scheduled by the Ontario Divisional Court.</p>
2021-002		<p><b>Sunrise International Investments Inc. Lot 4, Concession 5 City of Pickering (3695 Sideline 4)</b></p>	<p><b>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.</b></p> <p><b>Status:</b> Awaiting a revised application from the Applicant. Application is on hold until it is received.</p>
2021-003		<p><b>Region of Durham. Various sites in proximity to existing and planned GO Rail stations.</b></p>	<p><b>To implement Protected Major Transit Station Area policies and delineations as a component of the Region’s municipal comprehensive review.</b></p> <p><b>Status:</b> Regionally adopted ROPA 186 was submitted to MMAH for approval in January 2022.</p>

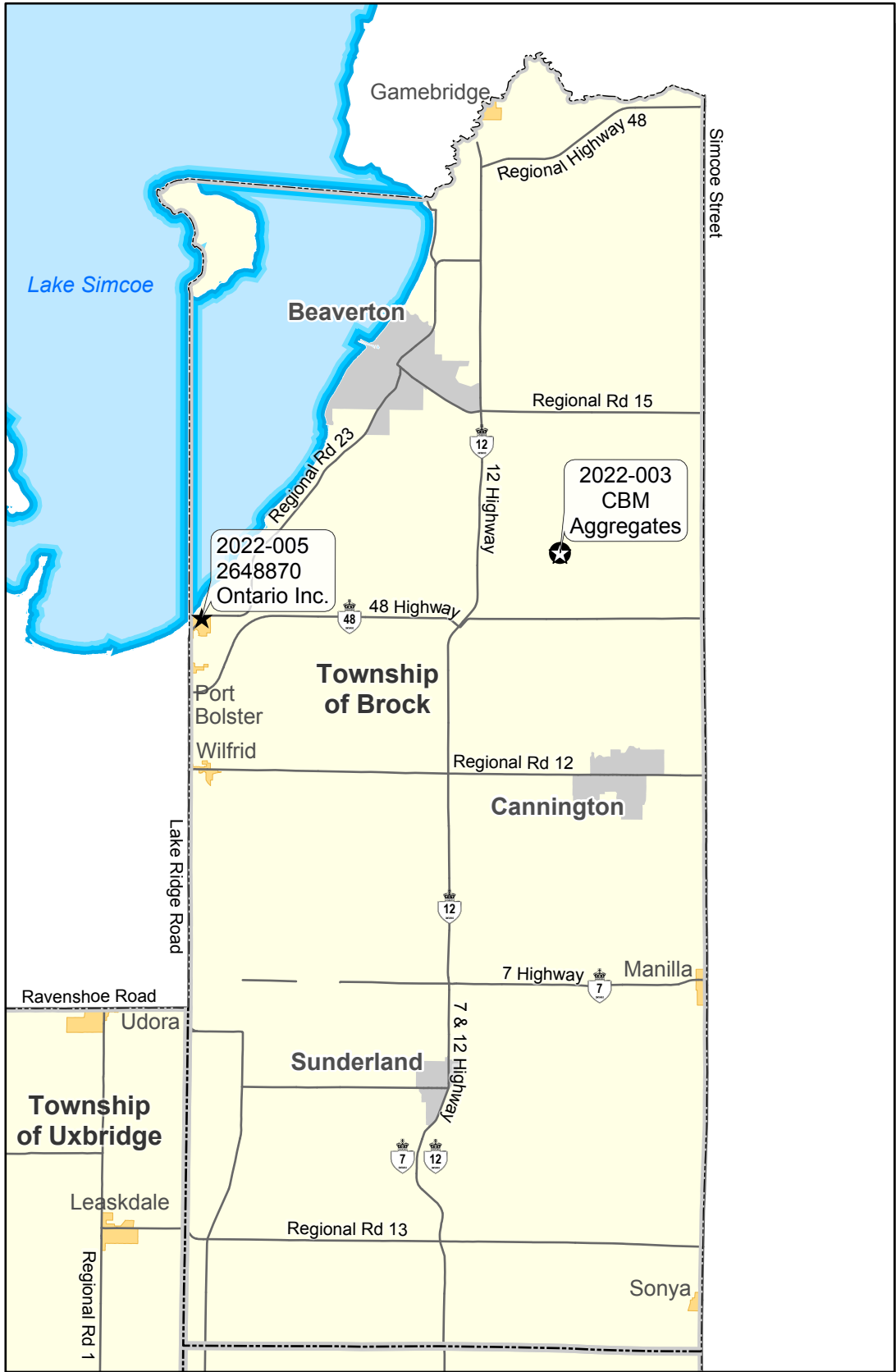
OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2021-005		Bridgebrook Corp. Lot 33, Con 6, Township of Uxbridge (7370 Centre Road)	<p><b>To redesignate the subject lands from Special Study Area #6 to Living Areas to allow a plan of subdivision.</b></p> <p><b>Status:</b> Hearing held January 15, 2024. Awaiting decision from OLT.</p>
2021-006		Winchcoron Holdings Limited Lot 30, Con 5, Town of Whitby (605 Winchester Road West)	<p><b>To develop a golf course expansion</b></p> <p><b>Status:</b> 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><b>To permit the severance of a non-abutting surplus farm dwelling.</b></p> <p><b>Status:</b> 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><b>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.</b></p> <p><b>Status:</b> Regional Council adopted the proposed amendment on November 29, 2023, and Amendment 195 to the ROP became in full force and effect on December 21, 2023.</p>
2022-005		2648870 Ontario Inc. Township of Brock Lot 1, Concession 14 (23801 Thorah Park Boulevard)	<p><b>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.</b></p> <p><b>Status:</b> Public Meeting held January 10, 2023. Decision meeting to be scheduled.</p>

OPA file	Council/ standing committee corr.	Applicant/ Location	Proposed amendment
2022-006		Wooden Sticks Golf Inc., Township of Uxbridge, Part Lot 27, Concession 6. (40 Elgin Park Drive)	<p><b>To permit a five-storey hotel and expanded parking area ancillary to the existing golf course.</b></p> <p><b>Status:</b> Regional Council adopted the proposed amendment on November 29, 2023, and Amendment 194 to the ROP became in full force and effect on December 21, 2023.</p>
2023-001		Bethesda Ridge Farms, Municipality of Clarington, Part of Lot 8, Concession 6 (2774 Sixth Concession)	<p><b>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</b></p> <p><b>Status:</b> Decision Report was tentatively scheduled for March 5 Planning Committee.</p>
2023-002		Thornlea Holsteins Ltd. Municipality of Clarington Part Lot 1, Concession 5 (4854 Concession Road 5)	<p><b>To permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties.</b></p> <p><b>Status:</b> Public meeting held on April 4, 2023. Decision recommendation to be considered on April 2, 2024.</p>



# Regional Official Plan Amendments (ROPAs) Township of Brock

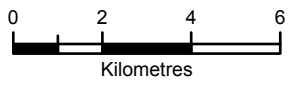
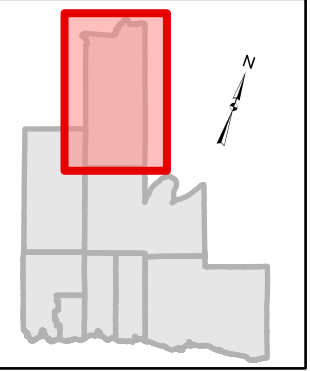
As of December 31 2023



### 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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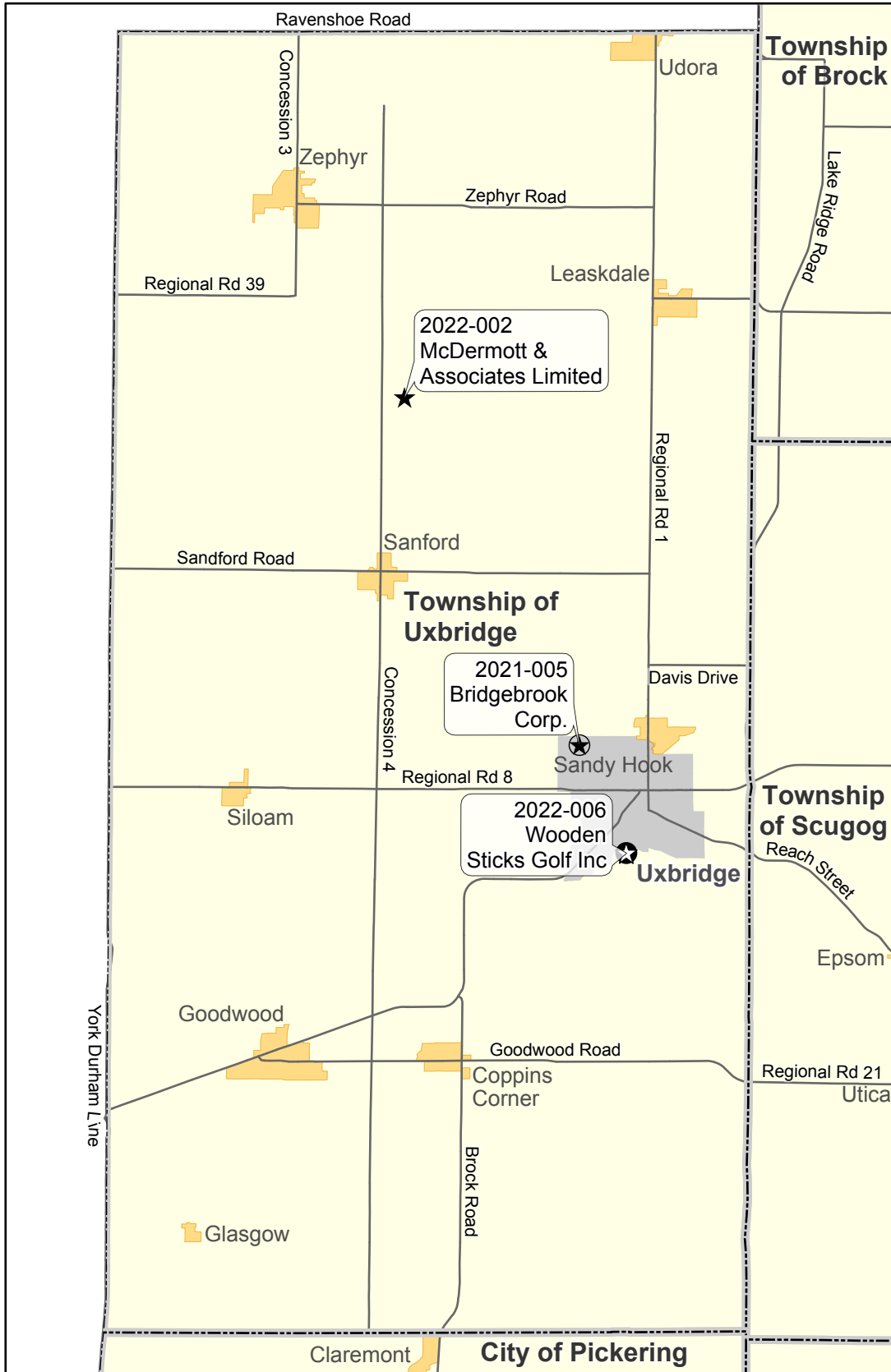
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# Regional Official Plan Amendments (ROPAs) Township of Uxbridge

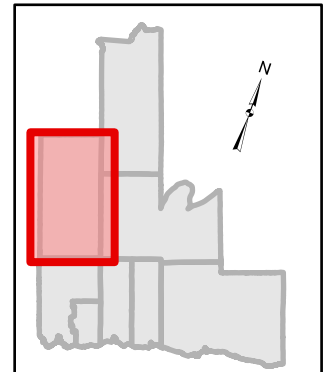
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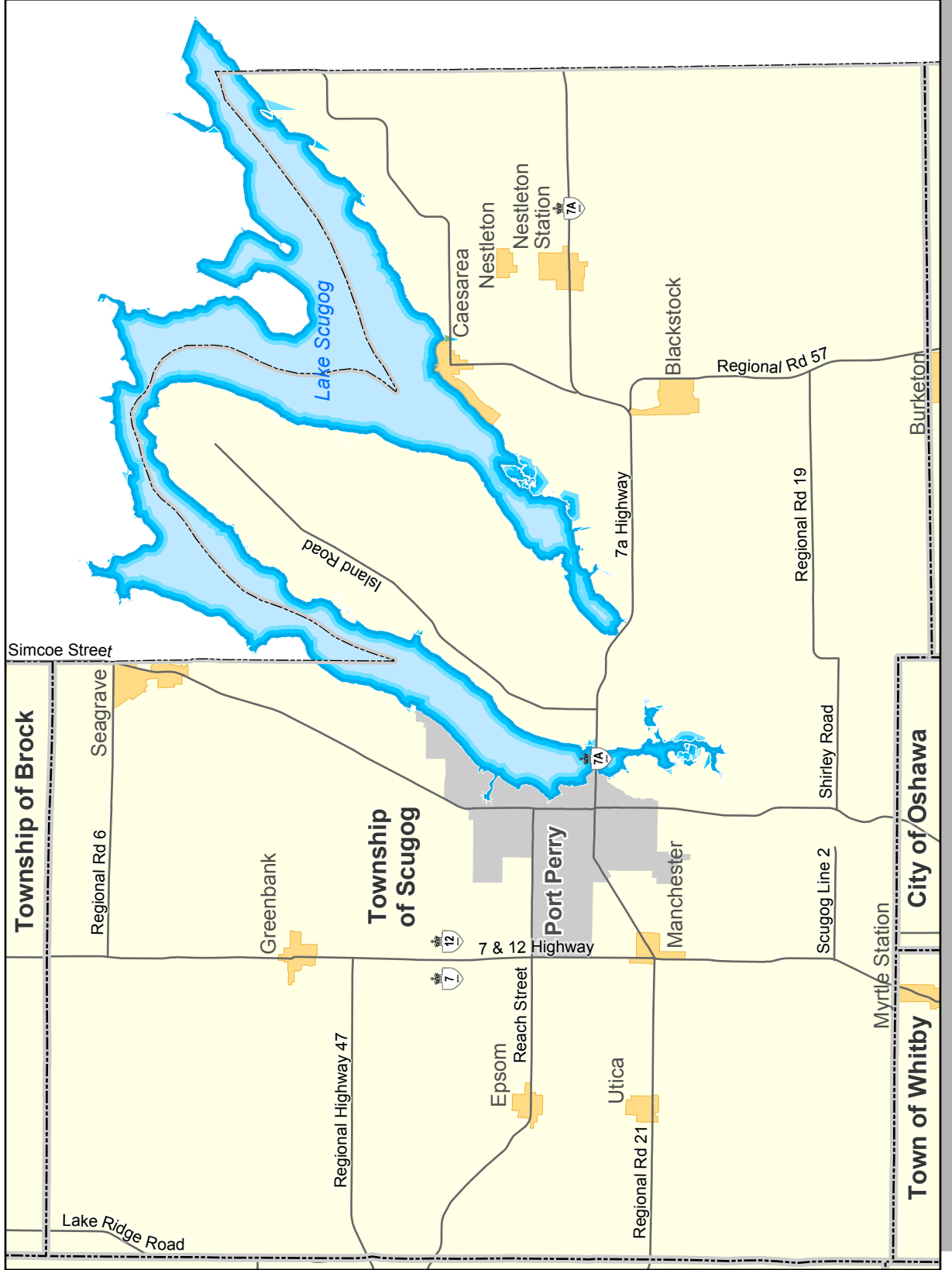




# Regional Official Plan Amendments (ROPAs)

## Township of Scugog

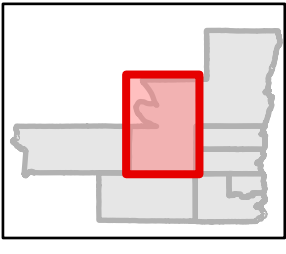
As of December 31 2023 there are no active ROPA applications in the Township of Scugog



**ROPA Locations**

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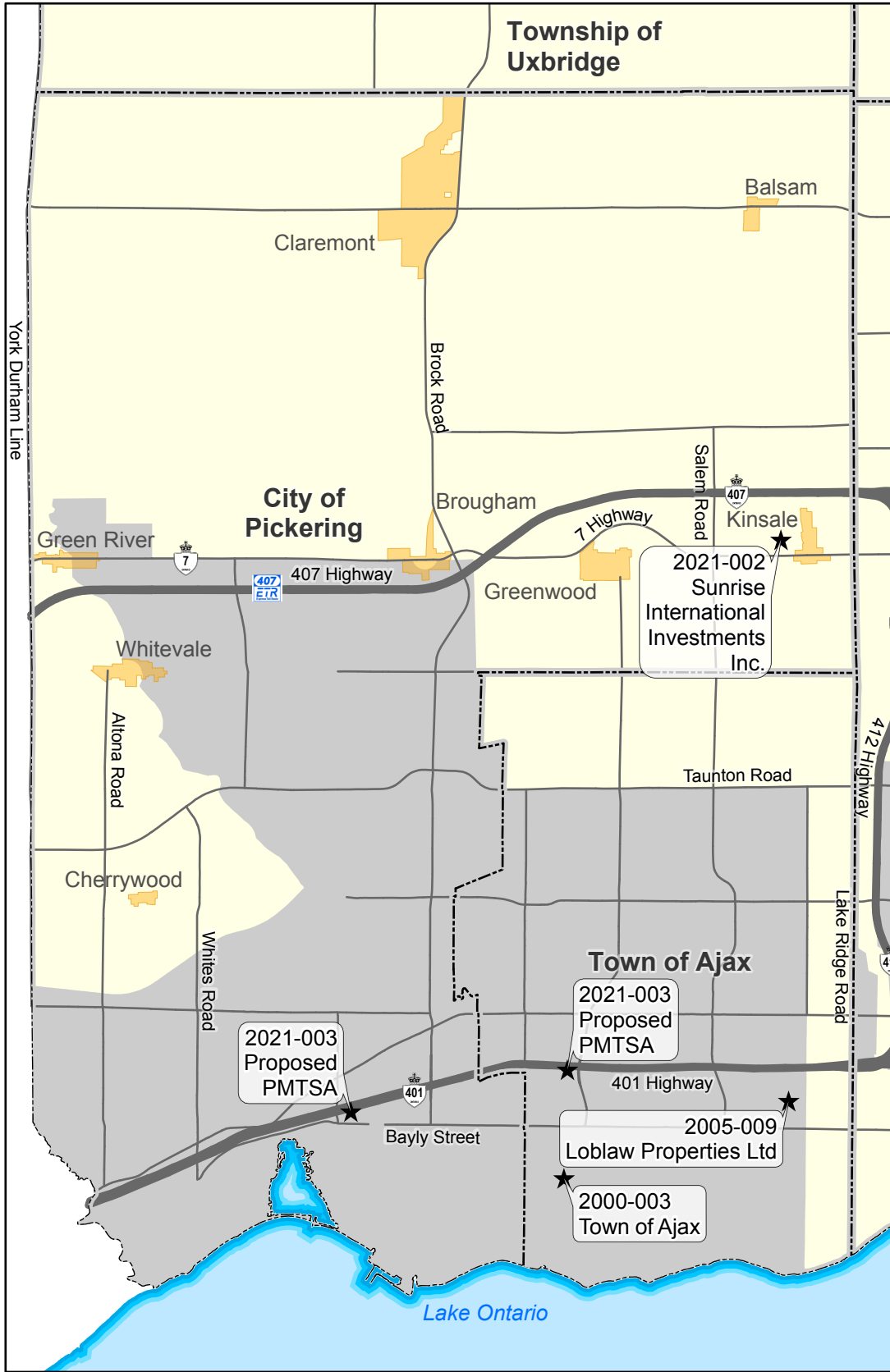
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# Regional Official Plan Amendments (ROPAs) City of Pickering - Town of Ajax

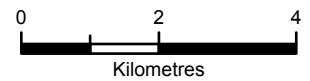
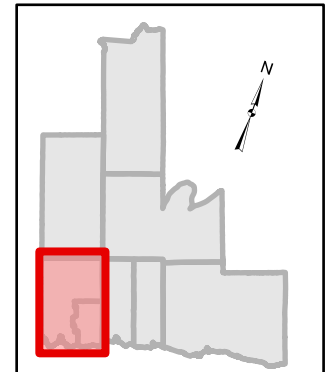
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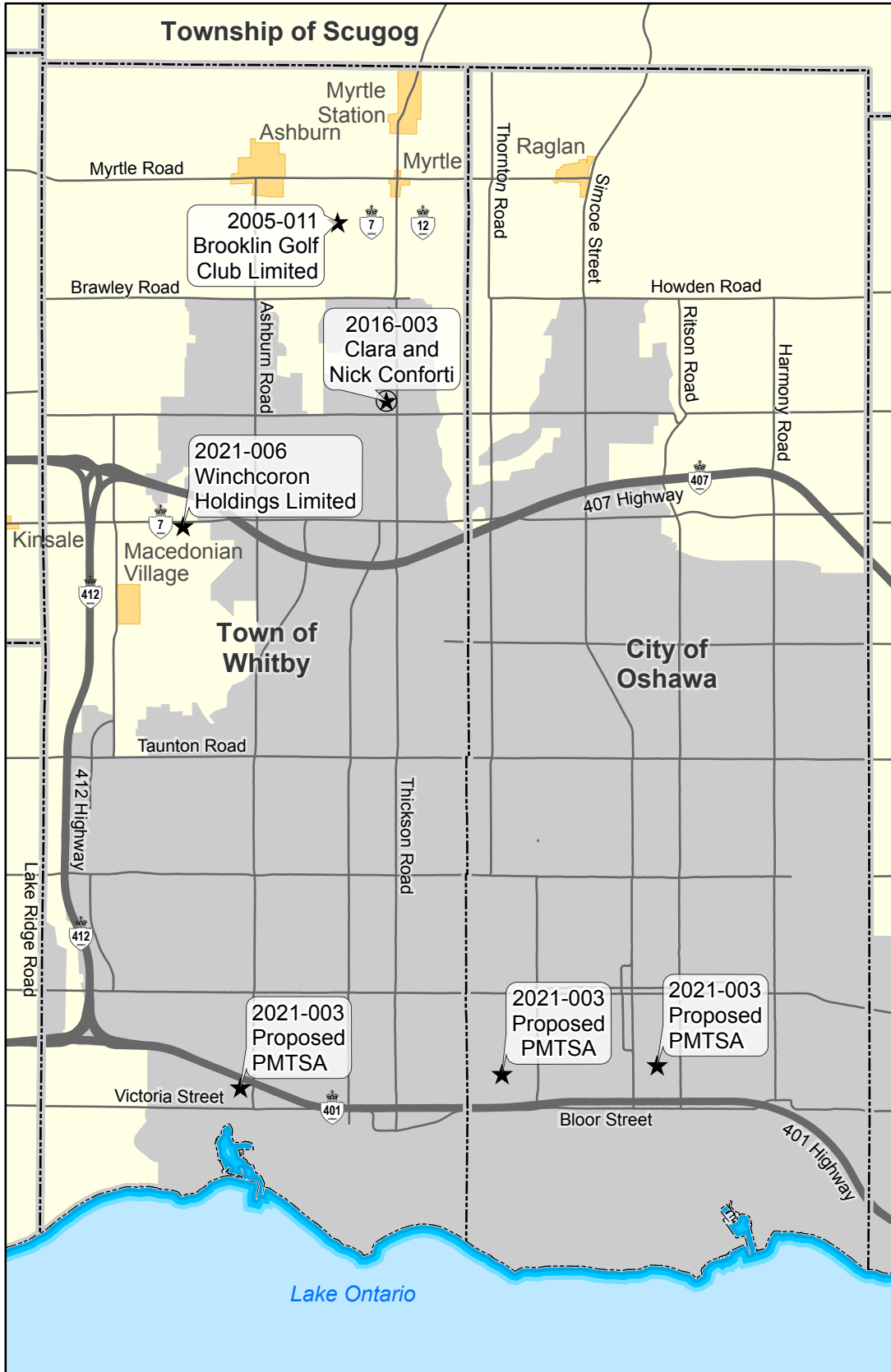
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# Regional Official Plan Amendments (ROPAs) Town of Whitby - City of Oshawa

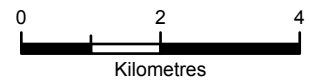
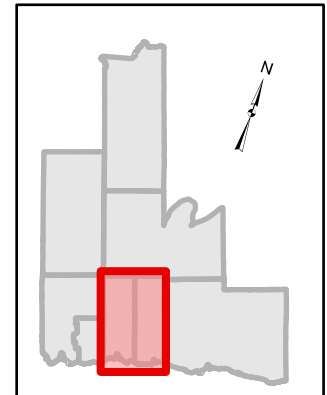
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# Regional Official Plan Amendments (ROPAs)

## Municipality of Clarington

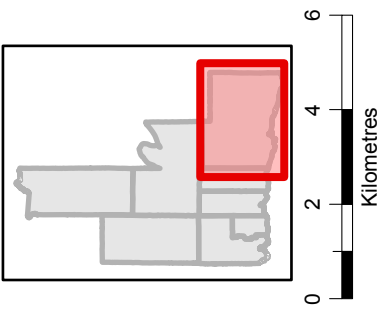
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**Non-Exempt Area Municipal Planning Applications Under Appeal Before the  
Ontario Land Tribunal (As of December 31, 2023)**

<b>Regional File No./OLT Case No.</b>	<b>Applicant</b>	<b>Municipality</b>	<b>Purpose</b>	<b>Status</b>
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. Settlement Hearing was scheduled for January 15, 2024.
COPA 2020-003 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.	The second Case Management Conference was scheduled for November 7, 2023.  Awaiting OLT Decision.

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. The matter has been adjourned with no new date set. All the parties have indicated that their appeals will be site specific, and the City is working with the parties on next steps on how to proceed with the scoped appeals.
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.	A second Case Management Conference was scheduled for November 7, 2023.

**Regional Land Division Committee Applications Currently Before the Ontario  
Land Tribunal (as of December 31, 2023)**

<b>Regional File No./OLT Case No</b>	<b>Applicant</b>	<b>Municipality</b>	<b>Purpose</b>	<b>Status</b>
LD 041/2023 OLT-23-001036	Brundale Fine Homes Ltd.	Township of Uxbridge	The purpose of this application is to sever a 835.60 m <sup>2</sup> residential parcel of land, retaining a 835.64 m <sup>2</sup> residential parcel of land. Existing dwelling is to be demolished.	Application was appealed to the OLT on August 3, 2023.  Waiting a hearing date for OLT hearing.

**Summary of Reserved Street Names (As of September 30, 2023)**

<b>Municipality</b>	<b>Number of New Street Names Added in third Quarter of 2023</b>	<b>New Street Names Added*</b>	<b>Total Number of Street Names Reserved</b>
Ajax	0		318
Brock	0		45
Clarington	0		655
Oshawa	0		465
Pickering	1	Wonder	659
Scugog	0		218
Uxbridge	0		153
Whitby	0		478
<b>Total</b>	<b>1</b>		<b>2,977</b>

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