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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2024-INFO-52
Date: August 30, 2024

Subject:

Quarterly Report - Commissioner's Delegated Planning Approval Authority, and Summary of Planning Activity in the second Quarter of 2024.

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, 2024 (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 (ROP). 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 2024, the Planning Division received five area municipal official plan amendment applications. Four applications are non-exempt from Regional approval and one application is exempt from Regional approval, as follows:

- In the Municipality of Clarington, application **COPA 2024-01** proposes an amendment to permit a phased development consisting of nine high-rise mixed-use buildings ranging in heights from 30 to 40 storeys. A total of 3,938 dwelling units and 2,700m² of retail and commercial space. Staff are also reviewing the application in conjunction with the related subdivision application S-C-2024-01 and zoning applications ZBA 2024-02 and ZBA 2023-017. This application is non-exempt from Regional approval.
- In the Municipality of Clarington, application **COPA 2024-02** proposes an amendment to the Additional Dwelling Unit (ADU) policies to allow for two additional dwelling units within a house that are fully or partially serviced by municipal services within the Urban Settlement boundaries of Courtice, Bowmanville, Newcastle, and Hamlet boundaries or Newtonville and Orono. Staff are also reviewing the application in conjunction with the related zoning application ZBA 2024-04. This application is non-exempt from Regional approval.
- In the Township of Uxbridge, application **OPA 72** proposes an amendment to permit the expansion of the Aggregate Extraction Area #30 for the existing LaFarge Goodwood aggregate pit. The pit extension will be approximately 17.9 hectares with 15.4 hectares proposed for extraction. Staff are also reviewing the application in conjunction with related regional official plan amendment ROPA 2024-001 and zoning application ZBA 2024-02. This application is non-exempt from Regional approval.
- In the City of Pickering, application **OPA 24-002P** proposes a multi-phased redevelopment consisting of six buildings containing 13 towers with a total of 5,239 dwelling units and 7,149m² of commercial and retail space. Staff are also reviewing the application in conjunction with the related zoning application A 02/24. This application is non-exempt from Regional approval.

- In the Town of Ajax, application **OPA 24-A1** proposes a site-specific amendment to permit a height increase for a maximum height of 33-storeys. The amendment will facilitate the development of four mixed-use buildings, containing 1,500 dwelling units and 2,740m² commercial/office space. The buildings will also include indoor and outdoor amenity space areas, and surface and underground parking. Staff are also reviewing the application in conjunction with the related zoning application Z 3/24. This application is exempt from Regional approval.

4. Commissioner's 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 second quarter of 2024, the Planning Division received one subdivision and no condominium applications.

- In the Township of Uxbridge, application S-U-2024-01 proposes to create 236 units, comprised of 154 single detached lots, 82 townhouses over 176 Lots/Blocks. The subject site is located north of Brock Street West, with frontage on the west side of Centre Road.

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 2024, the Planning Division received one Part-Lot Control application:

- In the Township of Scugog, application PLC-2024-05 proposes to permit the removal of part-lot control for the creation of two lots on Lot 34, facilitating the creation of two dwelling units in existing registered plan of subdivision 40M-2764. (File: S-S-2018-03)

6. Region's Review of Planning Applications

6.1 Regional staff review planning applications circulated from the area municipalities to ensure conformity with the 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 on Land Division applications circulated to the Region by the area municipalities.

6.3 Attachment 1 provides a 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 June 30, 2024, there were 12 ROPA applications under consideration (refer to Attachment 2 which includes a chart and maps). In the second quarter of 2024, no new ROPA applications were received.

8. Appeals to the Ontario Land Tribunal (OLT)

8.1 Four Land Division applications are currently before the OLT (Refer to Attachment 3B).

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

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 second quarter of 2024, the Region received 17 new street name requests (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 2024, 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:

- a. 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

Colleen Goodchild, Director of Planning
for Brian Bridgeman, MCIP, RPP, PLE
Commissioner of Planning and
Economic Development

**Regional Review of Planning Applications –
Summary April 1 to June 30, 2024**

Area Municipal Official Plan Amendments

Received	5
Commented	4

Delegated Subdivisions & Condominiums (Lakeshore Area Municipalities)

Received	8
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	0

Zoning By-laws Amendments

Received	10
Commented	8

Consents

Received	47
Commented	41

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, 2024)**

OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
1. 2000-003	2000-273	Town of Ajax (South of Bayly St., East of Church St.)	To delete a Type C Arterial Road (Deferral #3 to the Town of Ajax Official Plan). 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.
2. 2005-009	SC-2005-66	Loblaw Properties Ltd. Lots 3 & 4, Conc. 1 Town of Ajax (South of Achilles Rd., East of Salem Rd.)	To delete a Type C Arterial Road. Status: ROPA #171 maintained the Shoal Point Road extension, north of Bayly Street in the ROP. Final disposition of this file is pending.
3. 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.)	To permit two 18-hole golf courses and a resort/ conference centre in the Prime Agricultural designation (formerly Permanent Agricultural Reserve). Status: Awaiting further technical studies from the Applicant.

OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
4. 2016-003		<p>Clara and Nick Conforti – Optilinx Systems Lot 21, Conc. 4 Town of Whitby (Thickson Rd. between Taunton Rd. East and Conlin Rd.)</p>	<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. 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>
5. 2021-002		<p>Sunrise International Investments Inc. Lot 4, Concession 5 City of Pickering (3695 Sideline 4)</p>	<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>

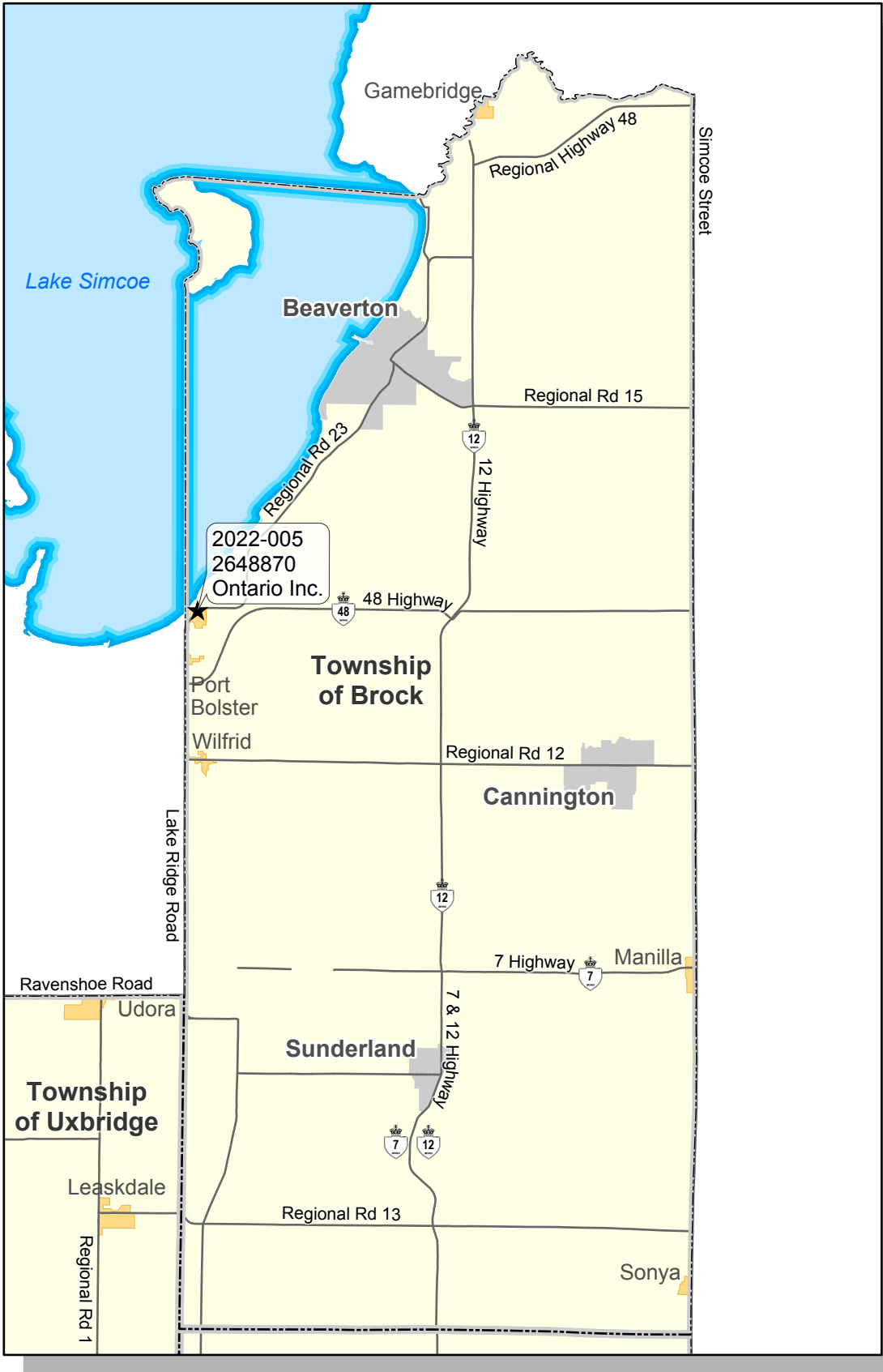
OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
6. 2021-003		Region of Durham. Various sites in proximity to existing and planned GO Rail stations.	<p>To implement Protected Major Transit Station Area policies and delineations as a component of the Region's municipal comprehensive review.</p> <p>Status: Regionally adopted ROPA 186 was submitted to MMAH for approval in January 2022.</p>
7. 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: The OLT decision was received on April 4th, 2024. As a result, the ROP is amended by deleting Special Study Areas 5 and 6 and introducing Specific Policy Area D thereby allowing residential development on the subject lands should servicing capacity become available.</p>
8. 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>
9. 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>

OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
10.2022-005		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>
11.2023-002		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: Decision meeting held on April 4, 2024. Appeal period ended on May 15, 2024. No appeals were received.</p>
12.2024-001		Lafarge Canada Inc. Township of Uxbridge Part Lot 20, Concession 3 (4900 Concession Road 4 Uxbridge)	<p>To permit an aggregate pit expansion consisting of a licensed area of approximately 17.9 ha. The proposed extraction area within the expansion area will be approximately 15.4 ha and will include extraction above and below the water table.</p> <p>Status: Public Meeting held on June 4, 2024. Decision meeting to be scheduled.</p>



Regional Official Plan Amendments (ROPAs) Township of Brock

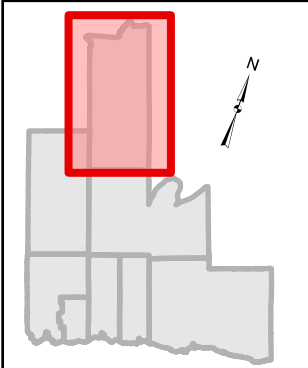
As of June 30, 2024



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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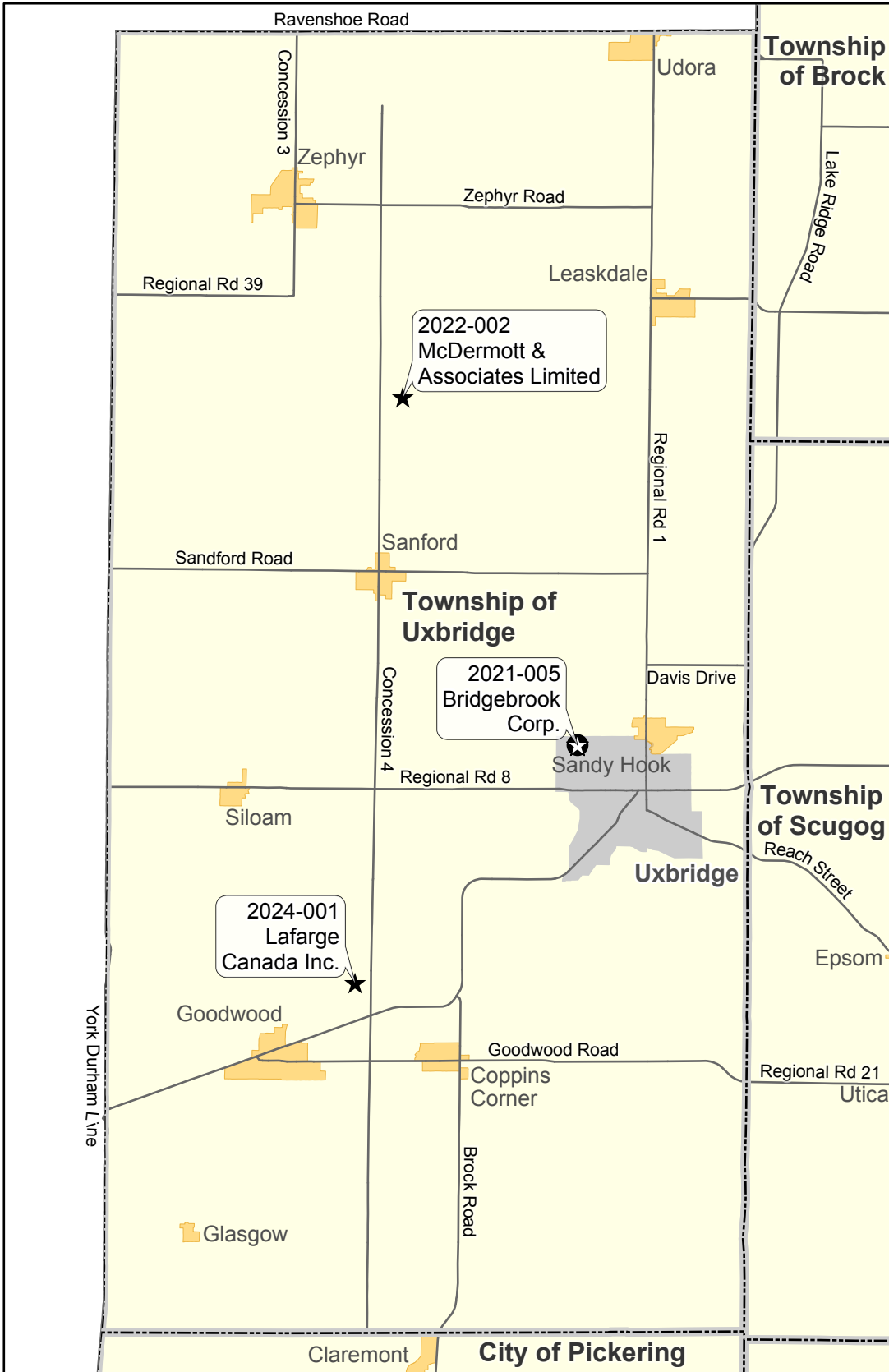
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Regional Official Plan Amendments (ROPAs) Township of Uxbridge

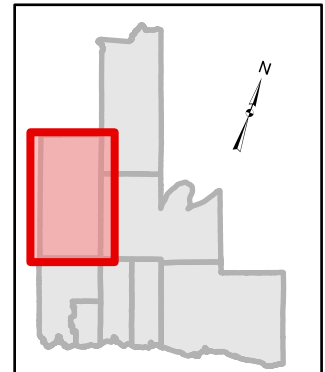
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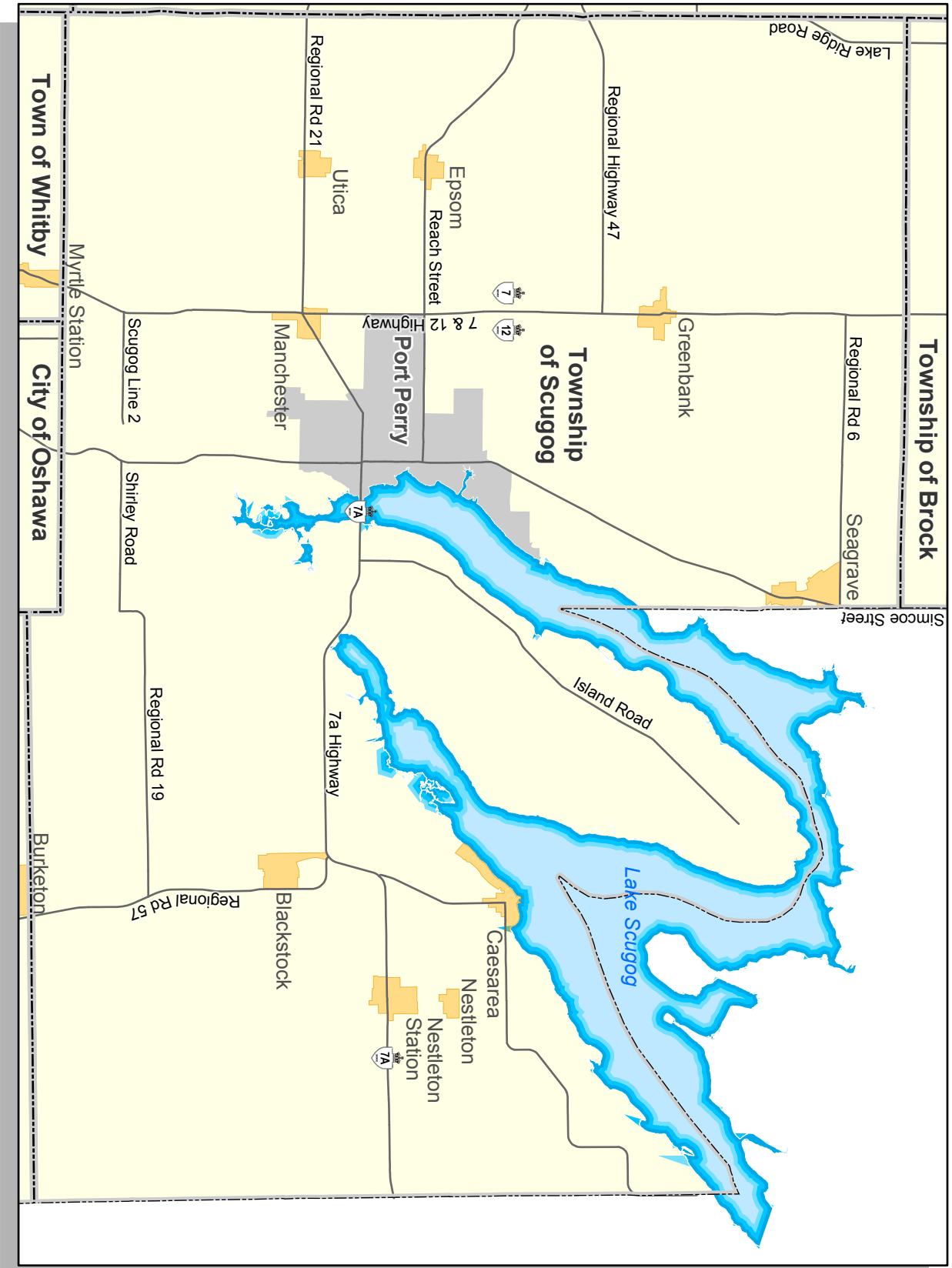
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Regional Official Plan Amendments (ROPAs)

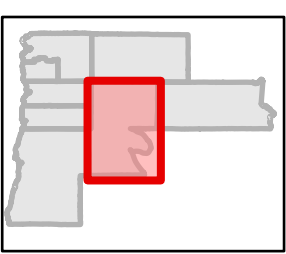
Township of Scugog

As of June 30, 2024 there are no active ROPA applications in the Township of Scugog



ROPA Locations	
☆	New Application
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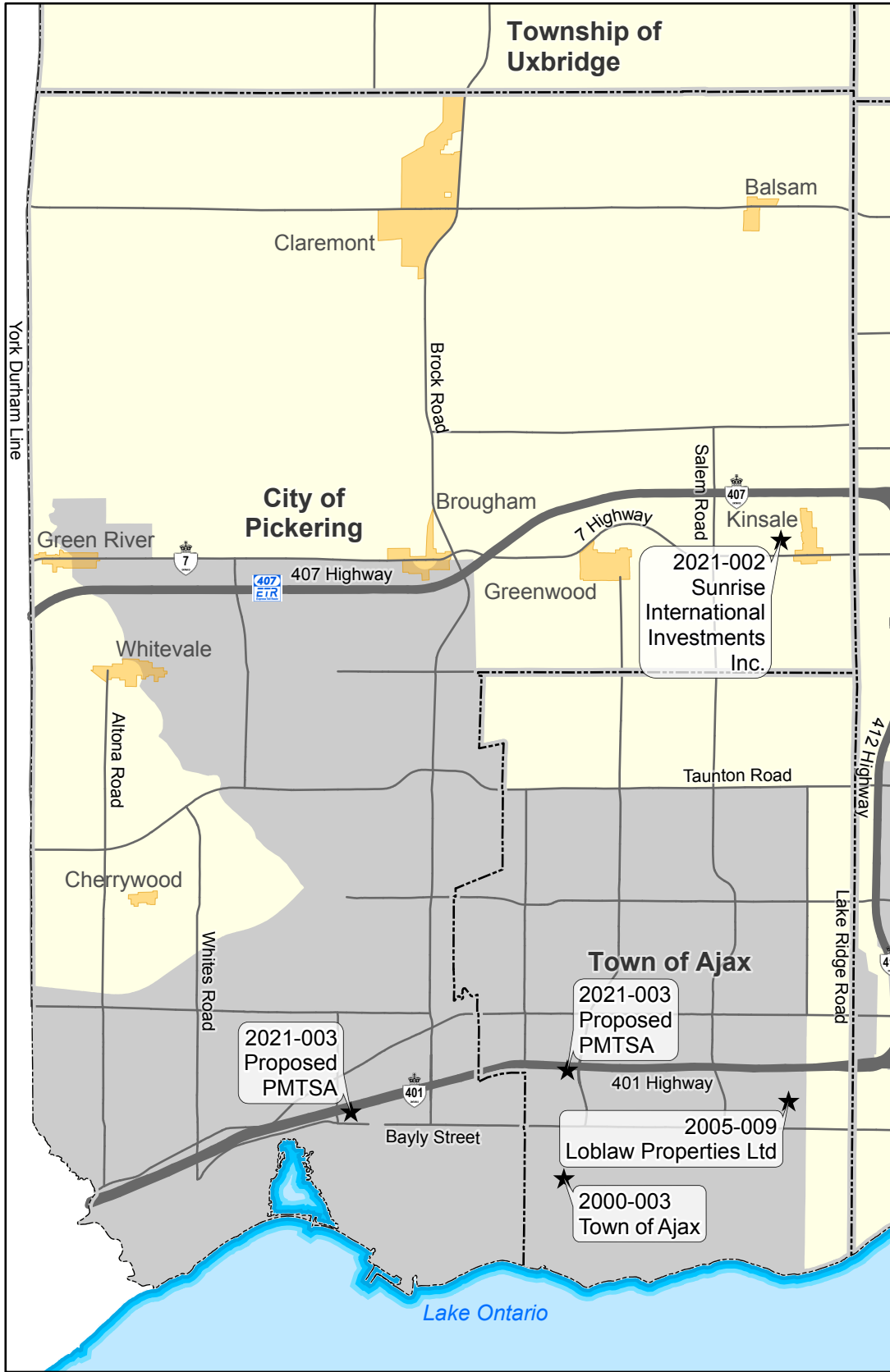
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Regional Official Plan Amendments (ROPAs) City of Pickering - Town of Ajax

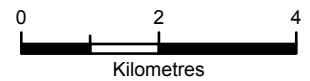
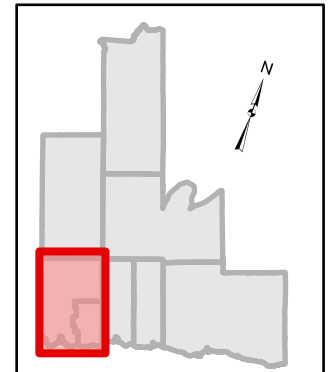
As of June 30, 2024



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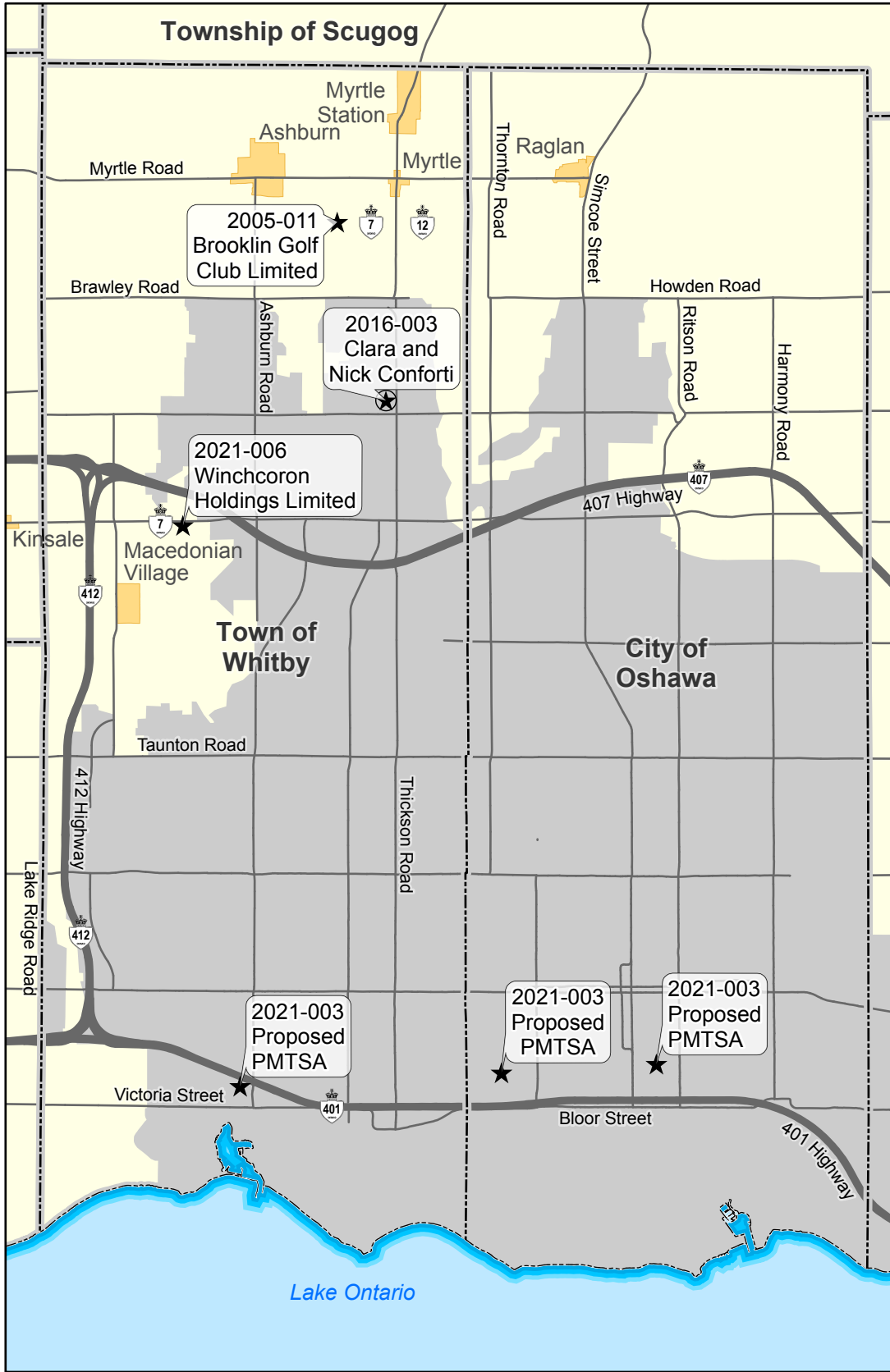
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Regional Official Plan Amendments (ROPAs) Town of Whitby - City of Oshawa

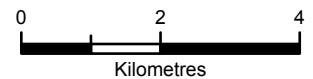
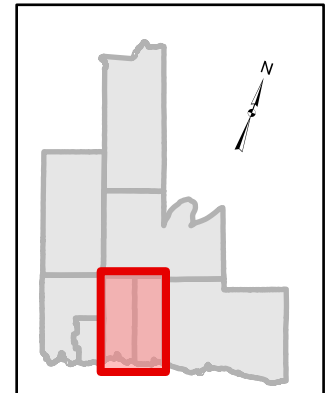
As of June 30, 2024



ROPA Locations

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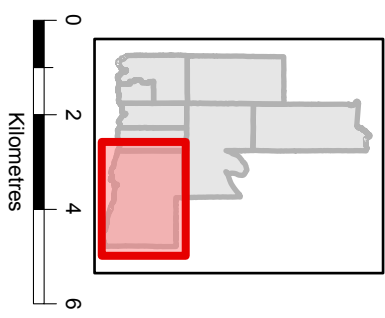
Regional Official Plan Amendments (ROPAs) Municipality of Clarington

As of June 30, 2024



ROPA Locations	
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**Non-Exempt Area Municipal Planning Applications Under Appeal Before the
Ontario Land Tribunal (As of June 30, 2024)**

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. The OLT decision was received on April 4 th , 2024. As a result, the ROP is amended by deleting Special Study Areas 5 and 6 and introducing Specific Policy Area D thereby allowing residential development on the subject lands should servicing capacity become available.
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.	Case Management Conference conducted April 23, 2023.

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 was 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.	OLT hearing date was scheduled for August 12, 2024.

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
<p>OPA 2020-W/03</p> <p>OLT 24-000115</p>	<p>Town of Whitby</p>	<p>Town of Whitby</p>	<p>The Amendment updates the Secondary Plan for the Downtown Whitby Area. It provides a vision and detailed objectives, updated development policies and land use designations for the Secondary Plan Area. The Secondary Plan will guide future growth and development in the Downtown Whitby area.</p>	<p>Acknowledgement letter from the OLT was received on January 31, 2024.</p> <p>Second Case management conference conducted on June 28, 2024.</p>

**Regional Land Division Committee Applications Currently Before the Ontario
Land Tribunal (as of June 30, 2024)**

Regional File No./OLT Case No	Applicant	Municipality	Purpose	Status
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 ² residential parcel of land, retaining a 835.64 m ² residential parcel of land. Existing dwelling is to be demolished.	Application was appealed to the OLT on August 3, 2023. Hearing date was scheduled for January 11, 2024. Decision and Order approving the proposed severance was issued on April 23, 2024.
LD 086/2023 OLT-24-000134	Mitch Morawetz	Municipality of Clarington	The purpose of the application is to sever a vacant 2,020 m ² agricultural parcel of land, retaining a 118.03-hectare agricultural parcel of land with an existing dwelling and a shed.	Application was appealed to the OLT on December 31, 2023. First Merit Hearing was conducted on April 12, 2024. Settlement Hearing approving the application was conducted on June 13, 2024.
LD 087/2023 OLT-24-000134	Mitch Morawetz	Municipality of Clarington	The purpose of the application is to sever a vacant 3.33-hectare agricultural parcel of land, retaining a 114.7-hectare agricultural parcel of land with an existing dwelling and a shed.	Application was appealed to the OLT on December 31, 2023. First Merit Hearing was conducted on April 12, 2024. Settlement Hearing approving the application was conducted on June 13, 2024.

Regional File No./OLT Case No	Applicant	Municipality	Purpose	Status
LD 088/2023 OLT-24-000134	Mitch Morawetz	Municipality of Clarington	The purpose of the application is to sever a vacant 72.5-hectare agricultural parcel of land, retaining a 42.2-hectare agricultural parcel of land with an existing dwelling and a shed.	Application was appealed to the OLT on December 31, 2023. First Merit Hearing was conducted on April 12, 2024. Settlement Hearing approving the application was conducted on June 13, 2024.

Summary of Reserved Street Names (As of June 30, 2024)

Municipality	Number of New Street Names Added in second Quarter of 2024	New Street Names Added*	Total Number of Street Names Reserved
Ajax	1	<ul style="list-style-type: none"> Lorriman 	319
Brock	0		35
Clarington	0		651
Oshawa	0		459
Pickering	0		668
Scugog	0		212
Uxbridge	0		150
Whitby	16	<ul style="list-style-type: none"> Alessia Chloe Court Doctor Hyles Francesco Gathering Place Isabelle Julian Mateo Maximus Milla Nelda Nico Rocky Stateview Taura Taurasi 	453
Total	17		2,947

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