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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2024-INFO-76
Date: November 22, 2024

Subject:

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

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 The Region's Commissioner of Planning and Economic Development has the delegated 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 July 1 and September 30, 2024 (Q3). As reported in the November 15, 2024 Council Information Package, these Regional planning responsibilities will end on January 1, 2025.

2. Previous Reports and Decisions

2.1 A report 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 third quarter of 2024, the Planning Division received 15 area municipal official plan amendment applications. All 15 applications are exempt from Regional approval, as follows:
- In the City of Oshawa, application **12-12-4741** is a City initiated amendment to various proposed City-initiated amendments to the Official Plan and Zoning by-law 60-94.
 - In the Town of Whitby, application **OPA-2024-W/07** proposes an amendment to permit an automobile dealership. Staff are also reviewing the application in conjunction with the related zoning application Z-07-2024.
 - In the Municipality of Clarington, application **COPA 2024-04** proposes an amendment to permit a 12-storey mixed use residential building and 3-storey townhouse units. The proposed development would provide 275 residential units and commercial space. Staff are also reviewing the application in conjunction with the related zoning application ZBA 2024-10.
 - In the City of Oshawa, application **OPA-O-2024-02** proposes an amendment to permit a 11-storey mixed-use residential building. The proposed development would provide 167 residential units and commercial space. Staff are also reviewing the application in conjunction with related zoning application ZBA 2024-02.
 - In the Town of Ajax, application **OPA 24-A2** proposes an amendment to permit a maximum density of 692 units per hectare for lands designated High Density Residential. Staff are also reviewing the application in conjunction with related zoning application Z6/24.

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- In the Town of Ajax, application **OPA 24-A4** is a Town-initiated amendment to permit up to four dwelling units per lot on lands within land use designations with specific provisions and restrictions that support residential uses. The amendment will allow 'as-of-right' zoning permissions for up to four residential units on a lot wherever the zoning permits detached, semi-detached, or street townhouse dwellings.
 - In the City of Oshawa, application **OPA-O-2024-01** proposes specific amendment to Planned Commercial Strip and Mixed-Use Commercial/Residential designation to permit the development of a 10-storey mixed use building. The development would have a density of 822 units per hectare (386 units) and 2,478 square metres of commercial floor space with 202 residential parking spaces and 110 commercial parking spaces. Staff are also reviewing the application in conjunction with the related zoning application ZBA-2024-01.
 - In the Township of Uxbridge, application **OPA 73** is a Township initiated application for the Downtown Strategic Plan and Action Plan Implementation. Staff are also reviewing the application in conjunction with related zoning application ZBA-2024-006.
 - In the Municipality of Clarington **COPA 2024-05** proposes an amendment to permit a standard Condominium. The development consists of one four-storey apartment building, one three-storey stacked townhouses, and two three-storey townhouses for a total of 73 residential units.
 - In the Town of Ajax, application **OPA-24-A5** proposes an amendment to permit the development of six towers with heights up to 60 storeys with a total of 3,727 residential units and 270,891 square metres of gross floor area.
 - In the City of Oshawa, application **OPA-O-2024-03** proposes an amendment to permit a mixed-use development. The proposed development includes one mixed use podium and three residential towers, with a total of 1308 residential units, 517 square metres of retail space, and 836 square metres of medical clinic space. Staff are also reviewing the application in conjunction with related zoning application Z-2024-04.
 - In the City of Oshawa, application **OPA-O-2024-04** proposes an amendment to permit a 25-storey mixed-use development. The development consists of 408 residential units, 157 square metres of retail space, and 3,178 square metres of office space. Staff are also reviewing the application in conjunction with related zoning application Z-2024-05.
 - In the Town of Whitby, application **OPA 2024-W/08** proposes an amendment to facilitate a four-storey mixed use building and a four-storey residential building. The proposed development includes 216 units and 473 square metres of

commercial space. Staff are also reviewing the application in conjunction with related zoning application Z-11-24.

- In the Town of Ajax, application **OPA 24-A6** proposes an amendment to permit a subdivision, consisting of single detached dwellings, medium density residential block, and four-part lot blocks. The proposed subdivision would have a density of 19.60 units per acre with a total of 117 residential units. Staff are also reviewing the application in conjunction with related zoning application Z9/24 and subdivision application S-A-2024-01.
- In the City of Oshawa, application **OPA-O-2024-05** proposes an amendment to permit the development of one 10-storey mid rise building. The development proposes 337 units per net hectare with 74 apartment dwelling units. Staff are also reviewing the application in conjunction with related zoning application Z-2024-07.

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 third quarter of 2024, the Planning Division did not receive any subdivision or condominium applications.

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

- In the Township of Scugog, application PLC-2024-07 proposes to permit the removal of part-lot control on Lots 5, 8, 43, 44, 45 & 46 and Blocks 77, 78, 79. To facilitate the creation of 24 dwelling units within the existing registered plan of subdivision (File: S-S-2018-03) Plan Number 40M-2764.

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 September 30, 2024, there are ten ROPA applications under consideration (refer to Attachment 2 which includes a chart and maps). In the third quarter of 2024, no new ROPA applications were received and two ROPA applications under consideration were dispensed with during this quarter.
- 8. Appeals to the Ontario Land Tribunal (OLT)**
- 8.1 Five non-exempt area municipal official plan amendment applications are currently before the OLT (Refer to Attachment 3A).
- 8.2 There are no Land Division applications currently before the OLT (Refer to Attachment 3B). The OLT issued its Decision for LD 086-088/2024 (OLT-24-000134) on July 8, 2024.
- 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 third quarter of 2024, the Region received 9 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 third quarter of 2024, five 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

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

**Regional Review of Planning Applications –
Summary July 1 to September 30, 2024**

Area Municipal Official Plan Amendments

Received	15
Commented	4

Delegated Subdivisions & Condominiums (Lakeshore Area Municipalities)

Received	8
Provided Comments & Conditions of Draft Approval	9
Cleared Conditions of Draft Approval	5

Non-Delegated Subdivisions & Condominiums (Northern Municipalities)

Received	0
Provided Draft Approval	0
Issued Final Approval	0

Non-Delegated Part Lot Control

Received	1
Commented	1
Approved	0

Zoning By-laws Amendments

Received	31
Commented	10

Consents

Received	36
Commented	17

Good Forestry Practice and Clear-Cutting Applications

Received	5
Issued	3

**Regional Official Plan Amendment applications currently being processed, or
before the Ontario Land Tribunal (OLT) (as of September 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 the revised application is received.</p>

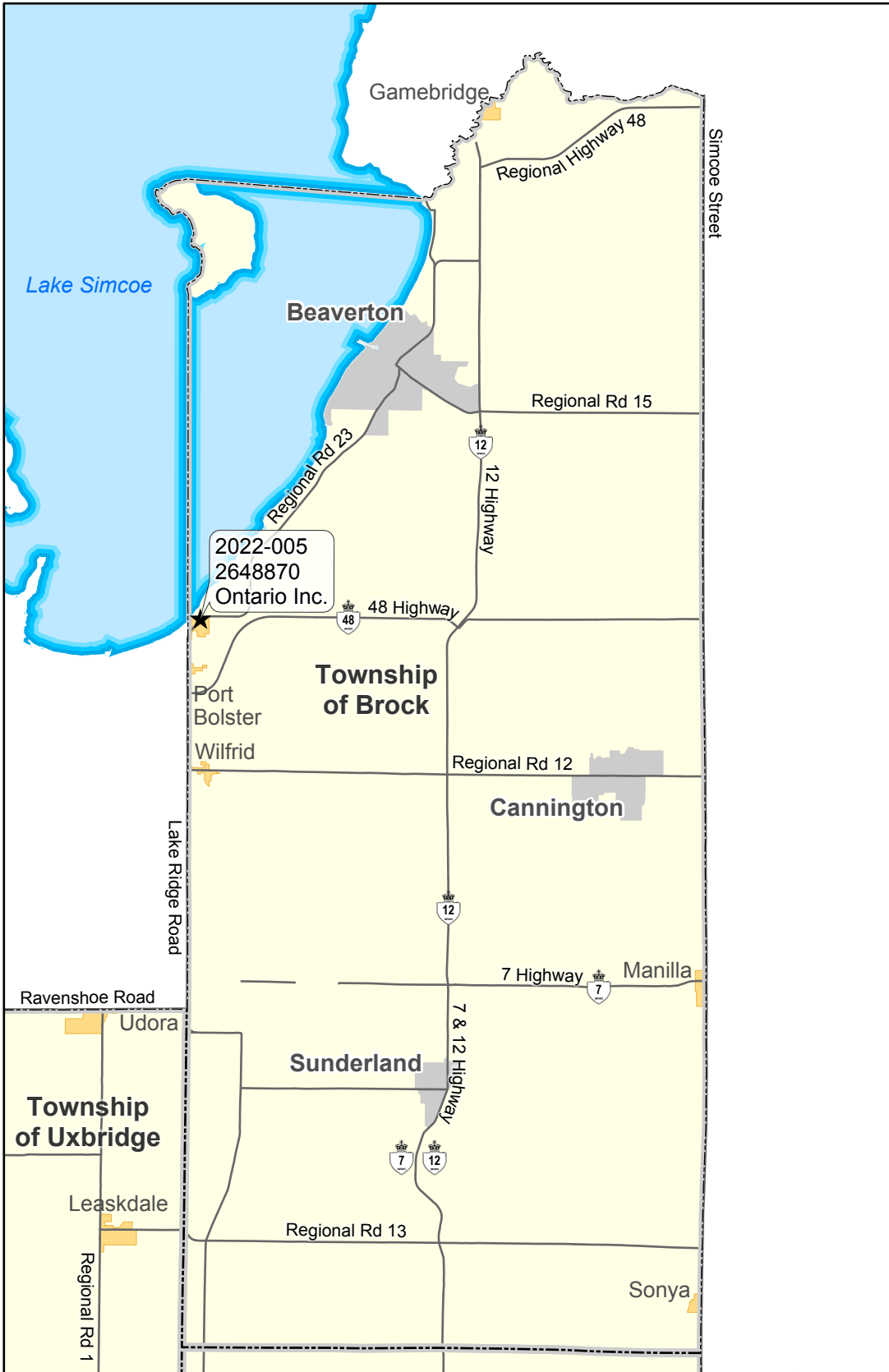
OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
6. 2021-003		Region of Durham. Various sites in proximity to existing and planned GO Rail stations.	<p>To implement Protected Major Transit Station Area policies and delineations as a component of the Region's municipal comprehensive review.</p> <p>Status: Regionally adopted ROPA 186 was submitted to MMAH for approval in January 2022. Although a decision on ROPA 186 was never received, on September 3, 2024, MMAH approved the new Regional Official Plan, in part with modifications. The new ROP incorporates the Protected Major Transit Station Area policies and delineations.</p>
7. 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>

OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
8. 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.</p> <p>The Region's file on this matter has been closed. The Region's new Official Plan as approved on September 3, 2024, has incorporated this amendment into the new Official Plan.</p>
9. 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>
10.2024-001		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

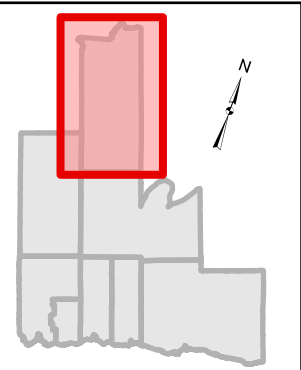
As of September 30, 2024



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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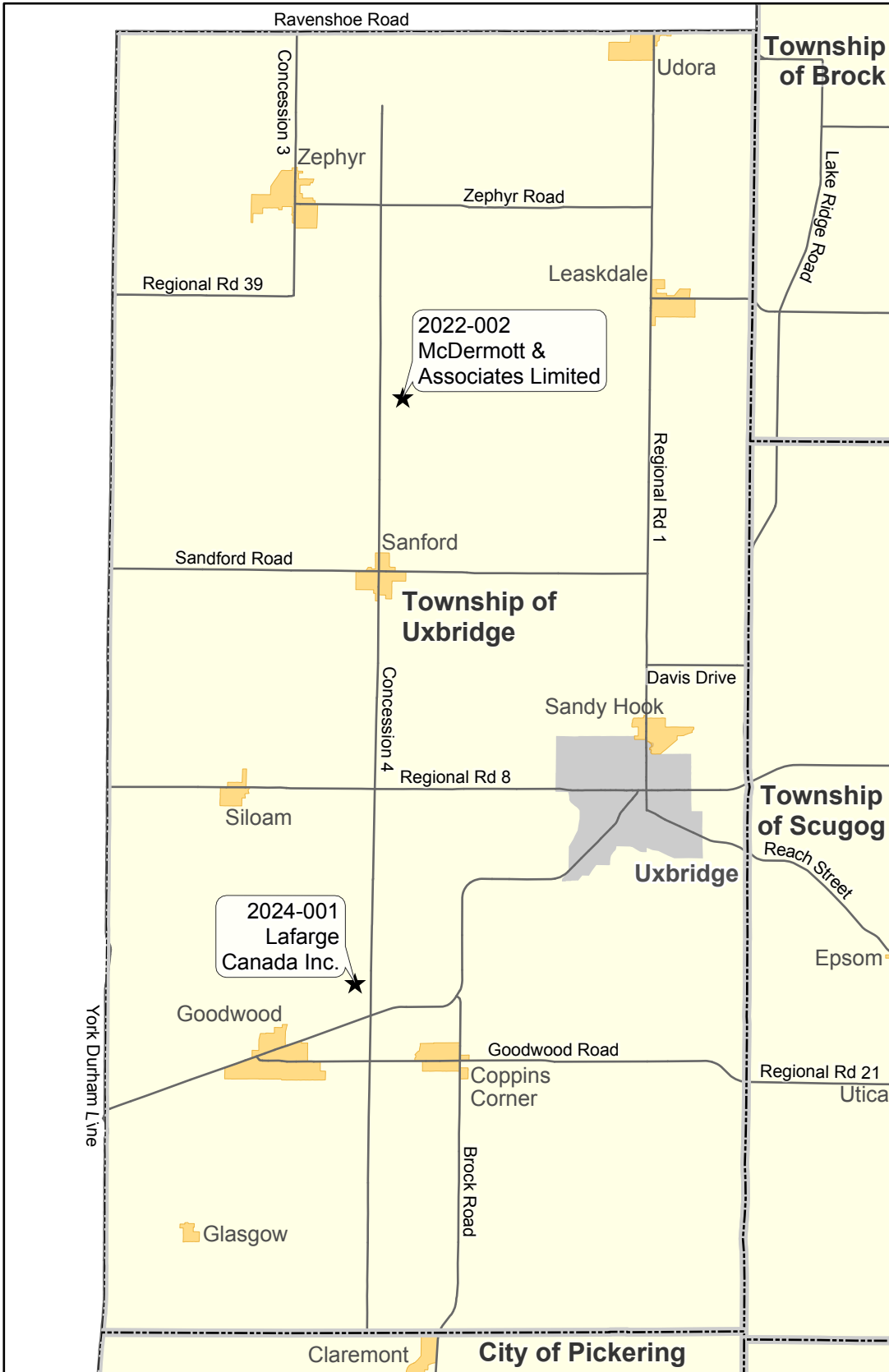
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Regional Official Plan Amendments (ROPAs) Township of Uxbridge

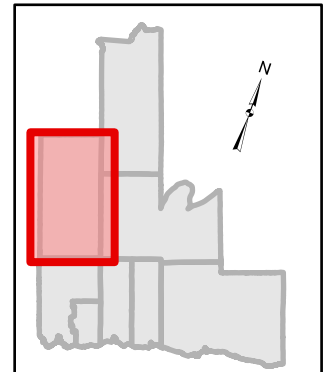
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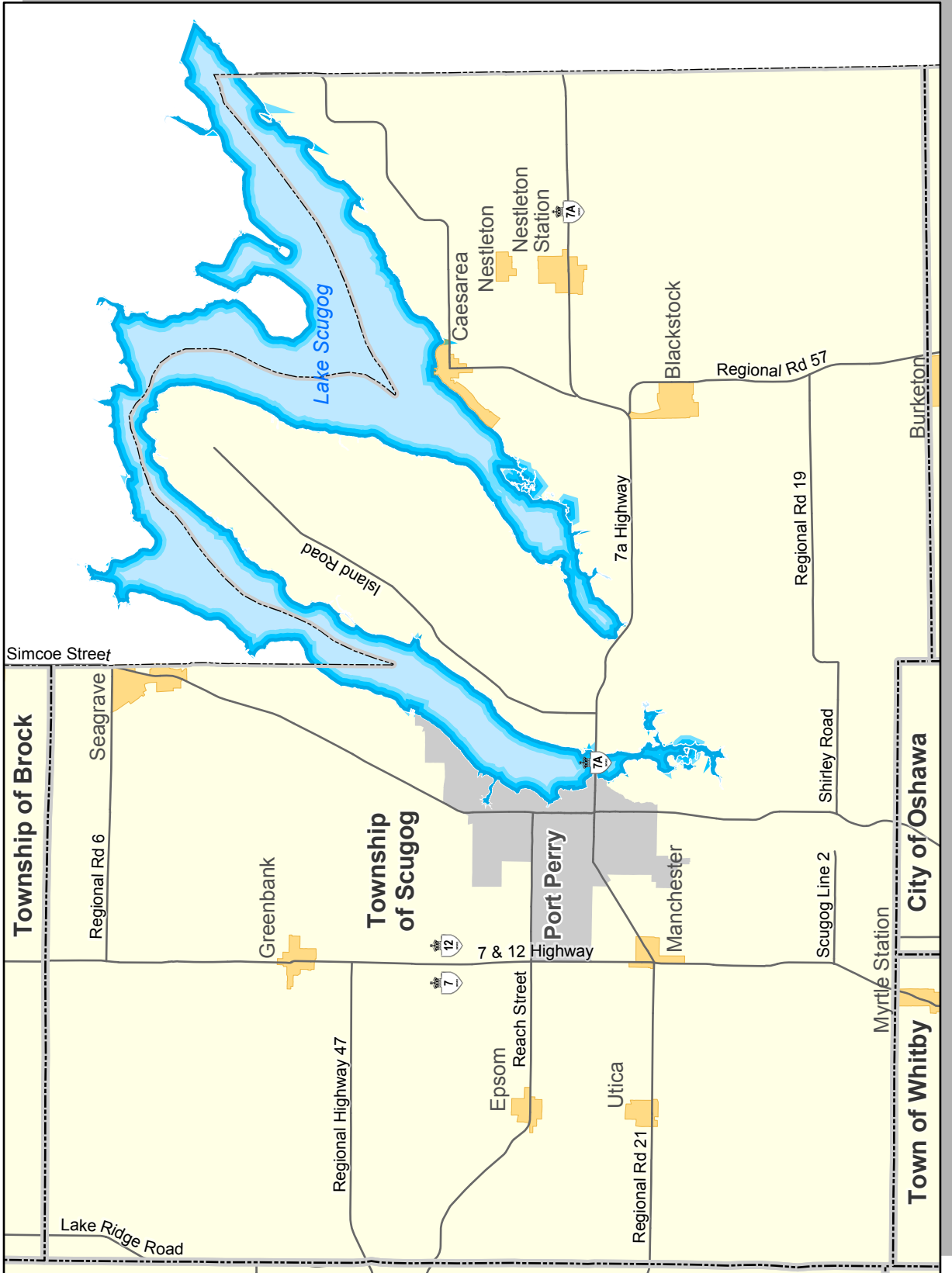




Regional Official Plan Amendments (ROPAs)

Township of Scugog

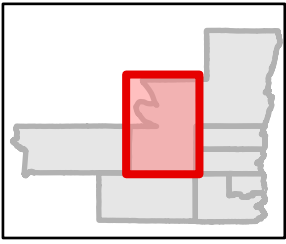
As of September 30, 2024 there are no active ROPA applications in the Township of Scugog



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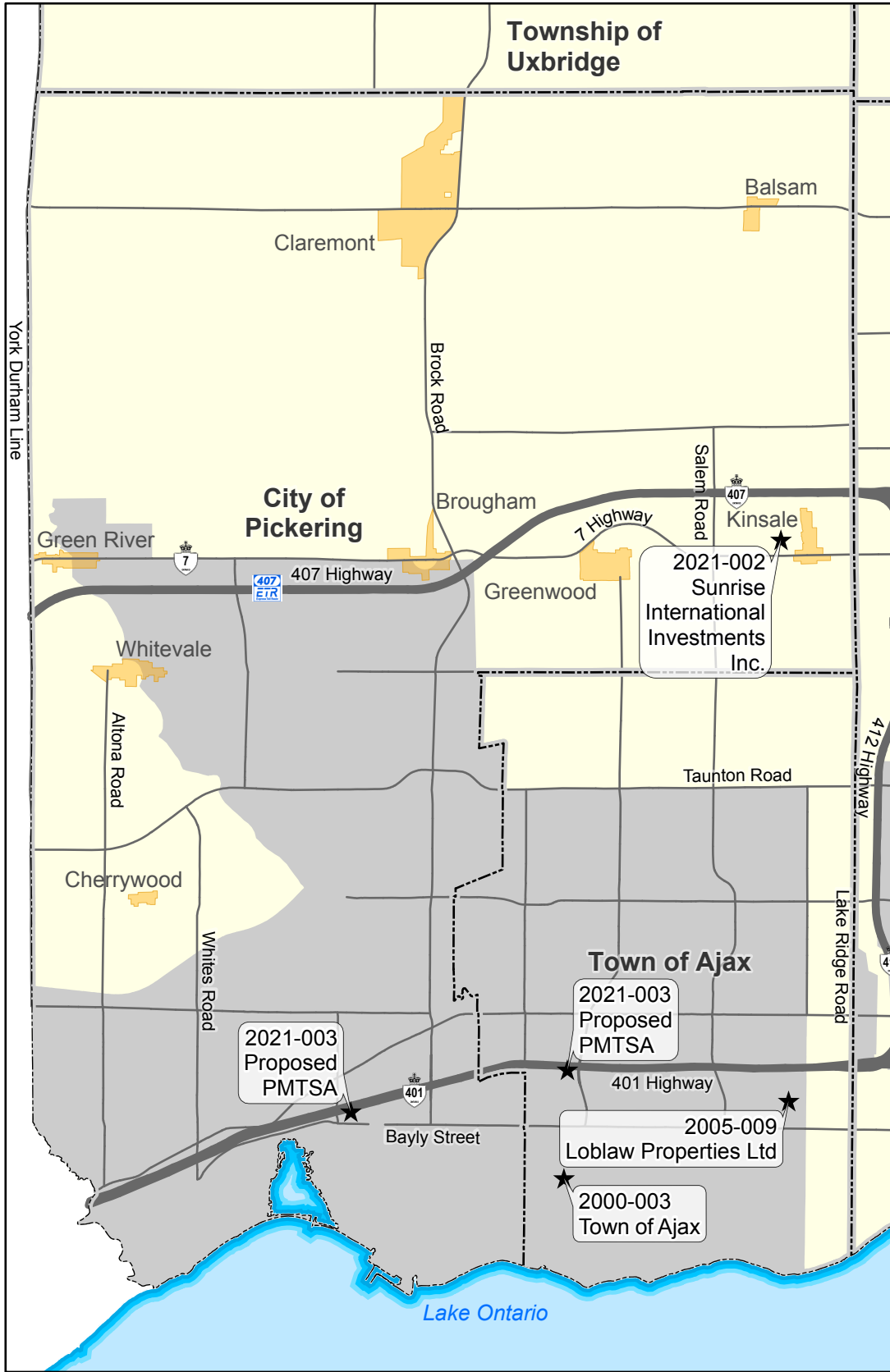
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Regional Official Plan Amendments (ROPAs) City of Pickering - Town of Ajax

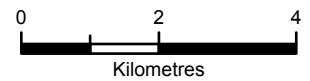
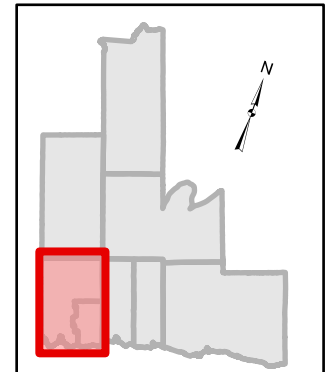
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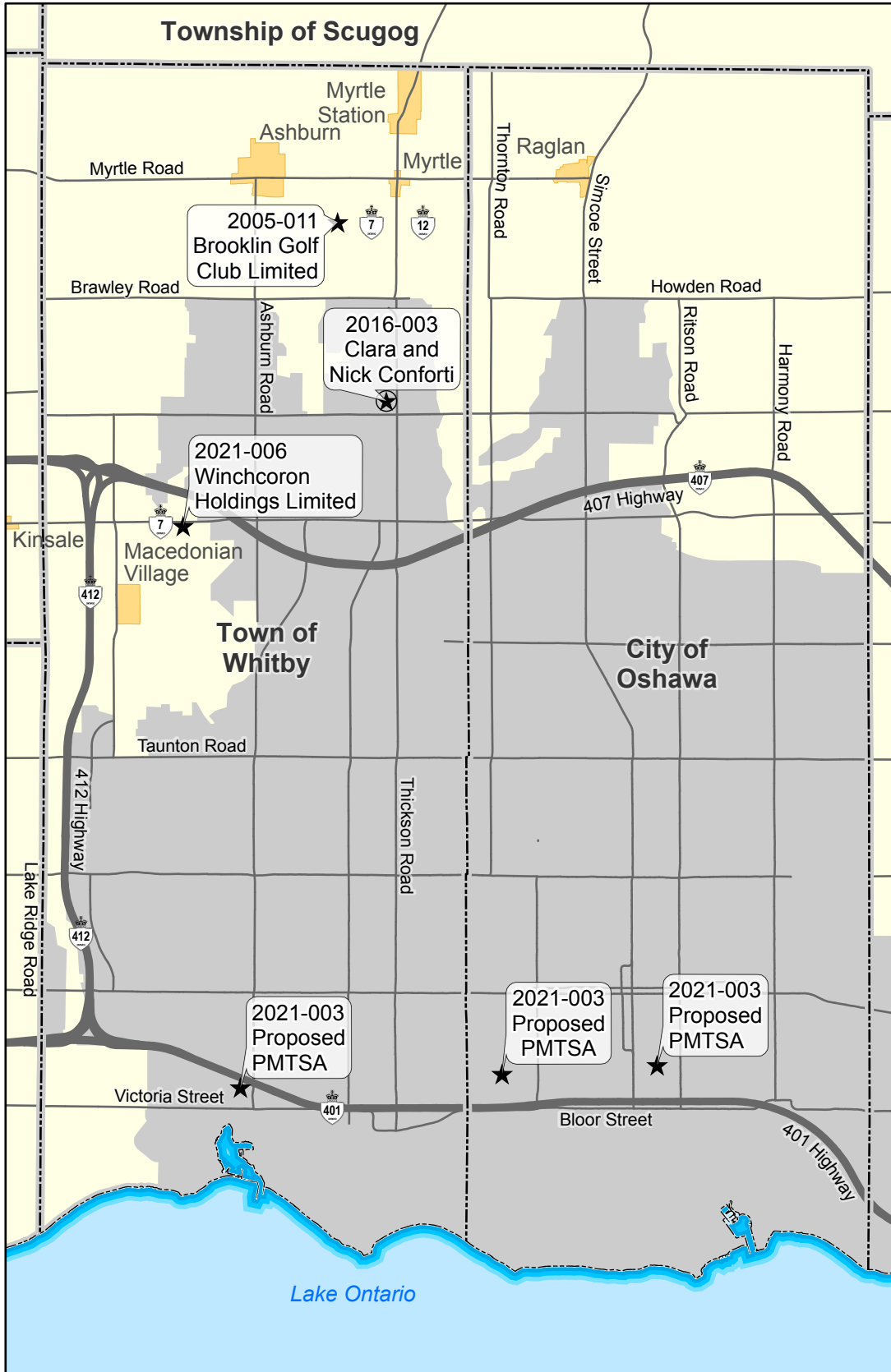
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Regional Official Plan Amendments (ROPAs) Town of Whitby - City of Oshawa

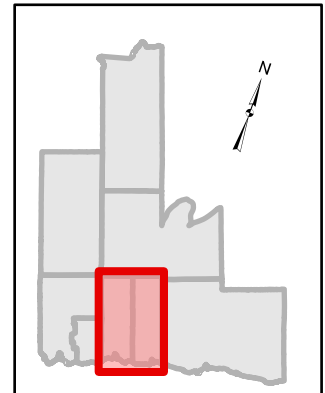
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Regional Official Plan Amendments (ROPAs)

Municipality of Clarington

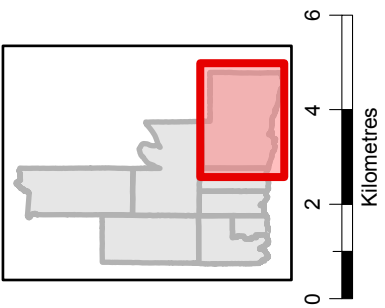
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**Non-Exempt Area Municipal Planning Applications Under Appeal Before the
Ontario Land Tribunal (As of September 30, 2024)**

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
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.
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.

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
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 Merit Hearing is scheduled for November 12, 2024.
OPA 2020-W/03 OLT 24-000115	Town of Whitby	Town of Whitby	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.	Acknowledgement letter from the OLT was received on January 31, 2024. Second Case management conference conducted on June 28, 2024. Merit Hearing has been scheduled for May 20, 2025.
Brookhill Secondary Plan	Municipality of Clarington	Municipality of Clarington	The Amendment updates the Secondary Plan for the Brookhill Secondary Plan Area. The Secondary Plan will guide future growth and development in the Brookhill Neighbourhood.	The OLT is in the process of scheduling a Case Management Conference.

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

Regional File No./OLT Case No	Applicant	Municipality	Purpose	Status
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.	<p>Application was appealed to the OLT on December 31, 2023.</p> <p>First Merit Hearing was conducted on April 12, 2024.</p> <p>OLT Settlement Hearing approving the application was conducted on June 13, 2024.</p> <p>The OLT issued its Decision on July 8, 2024.</p>
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.	<p>Application was appealed to the OLT on December 31, 2023.</p> <p>First Merit Hearing was conducted on April 12, 2024.</p> <p>OLT Settlement Hearing approving the application was conducted on June 13, 2024.</p> <p>The OLT issued its Decision on July 8, 2024.</p>

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.	<p>Application was appealed to the OLT on December 31, 2023.</p> <p>First Merit Hearing was conducted on April 12, 2024.</p> <p>OLT Settlement Hearing approving the application was conducted on June 13, 2024.</p> <p>The OLT issued its Decision on July 8, 2024.</p>

Summary of Reserved Street Names (As of September 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	0		320
Brock	0		35
Clarington	4	<ul style="list-style-type: none"> • Howard Quinney • Alfred Gray • Sam Brereton • Frank Hoar 	659
Oshawa	0		459
Pickering	0		525
Scugog	0		212
Uxbridge	0		150
Whitby	5	<ul style="list-style-type: none"> • Pilot • Plateau • Compass Hill • Roseleen • Echo 	457
Total	9		2,817

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