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The Regional Municipality of Durham Information Report

From: Commissioner of Community Growth and Economic Development
Report: #2025-INFO-25
Date: April 17, 2025

Subject:

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

Recommendation:

Receive for information.

Report:

1. Purpose and Background

- 1.1 In light of the province's proclamation of the More Homes Built Faster Act (Bill 23) on January 1, 2025 insofar as it affects Durham Region, this is the last quarterly report of its kind that provides an overview of the Commissioner's use of delegated planning approval responsibilities. Despite this change, upper tier planning functions continue post-proclamation, such as commenting and providing Regional conditions on Planning Act matters to ensure Regional interests are protected, transportation planning, integrated growth management, GIS and data analytics related to land and housing supply, and support to other regional departments in relation to the planning of infrastructure, housing and development charge background studies.
- 1.2 There will be future reports on planning activity, however these reports will no longer be related to the use of delegated planning approval responsibilities under the Planning Act.

2. Previous Reports and Decisions

- 2.1 As mandated by Regional Council's delegation by-law, reports on planning activity, and how the Commissioner's delegated planning approval authority was being used, have been presented at the end of every quarter.

3. Commissioner's Approval of Area Municipal Plan Amendments

- 3.1 Prior to January 1, 2025, and prior to the adoption of an area municipal official plan amendment by a local Council, a draft was 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) occurred. If it was felt the draft amendment dealt with matters of Regional significance, it was subject to approval by the Commissioner of Community Growth and Economic Development. If the area municipal official plan amendment did not trigger a matter of Regional interest, then approval would have rested with the area municipality.
- 3.2 In the fourth quarter of 2024, the Community Growth Division received 8 area municipal official plan amendment applications. All 8 applications were exempt from Regional approval, as follows:
- In the Town of Whitby, application **OPA 2024-W/04** is a town-initiated amendment to the Whitby Official Plan regarding the Whitby GO Protected Major Transit Station Area. Staff are also reviewing the application in conjunction with related official plan amendment application OPA 2024-W/05.
 - In the Town of Whitby, application **OPA 2024-W/05** is a town-initiated amendment to the Whitby Official Plan, regarding the Town's Strategic Growth Areas, Nodes, and Corridors. Staff are also reviewing the application in conjunction with related official plan amendment application OPA 2024-W/04.
 - In the City of Oshawa, application **OPA-O-2024-06** proposes an amendment for the redevelopment of the subject lands for high-density residential, consisting of three apartment buildings with a total of 385 dwelling units. Staff are also reviewing the application in conjunction with related zoning application Z-2024-08.
 - In the Town of Whitby, application **OPA 2024-W/10** proposes to delete the designated future Type C Arterial Road (east of Garrard Road). Staff are also reviewing the application in conjunction with related subdivision application S-W-2024-04, and zoning application Z-15-24.

- In the City of Pickering, application **OPA 24-003/P** proposes a mixed-use development comprised of five towers on four podiums with 3,922m² of commercial space and a total of 1,748 residential units. Staff are also reviewing the application in conjunction with related zoning application A05/24.
- In the Town of Ajax, application **OPA 24-A15** proposes the development of an eight-storey apartment building with 83 residential units and 115 parking spaces. Staff are also reviewing the application in conjunction with related zoning application Z19/24.
- In the Town of Ajax, application **OPA 24-A16** proposes the development of three mixed use towers comprised of 863 residential units and 886.7m² of commercial space. Staff are also reviewing the application in conjunction with related zoning application Z20/24.
- In the City of Oshawa, application **OPA-O-2024-07** is a Region of Durham Local Housing Corporation proposal that will facilitate the development of 165 affordable housing units at 419 Christine Crescent.

4. Commissioner's Approval of Subdivision and Condominium Applications

4.1 Prior to January 1, 2025, the Commissioner was the approval authority for proposed plans of subdivision and condominium in the three northern Townships. In the fourth quarter of 2024, the Planning Division (now Community Growth Division) received one subdivision and no condominium applications.

- In the Township of Uxbridge, application **S-U-2024-02** proposes to permit the creation of an industrial subdivision, consisting of 14 lots, with a stormwater management pond and two internal roadways.

The Region no longer has carriage of this file and it has been returned to Uxbridge for a decision.

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

5.1 Prior to January 1, 2025, the Commissioner was the approval authority for part-lot control exemption by-laws in the three northern Townships. In the fourth quarter of 2024, the Planning Division (now Community Growth Division) received one Part-Lot Control application:

- In the Township of Scugog, application **PLC-2024-08** proposes to permit the removal of part-lot control on Lots 47, 48, 58, 59, 60, & 61 and Blocks 75, 76, 80 & 81 for the creation of 31 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 Prior to January 1, 2025, Regional staff would 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 (now Community Growth 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 Development Advisory Services 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 Prior to January 1, 2025, Regional Council was the approval authority for applications to amend the Regional Official Plan.

7.2 As of December 31, 2024, there were nine ROPA applications under consideration (refer to Attachment 2 which includes a chart and maps). In the fourth quarter of 2024, no new ROPA applications were received.

7.3 Effective January 1, 2025, the area municipalities now have carriage of the ROP. As such, any amendments to the ROP are now filed directly with the applicable area municipality for review and consideration.

8. Appeals to the Ontario Land Tribunal (OLT)

8.1 Six non-exempt area municipal official plan amendment applications are currently before the OLT (Refer to Attachment 3A). The Region will continue to partake in all appeals to the Ontario Land Tribunal prior to January 1, 2025.

8.2 There are no Land Division applications currently before the OLT.

9. Reserved Street Names

- 9.1 The Community Growth Division continues to coordinate 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 2024, the Region received 7 new street name requests (Refer to Attachment 4).

10. Regional Woodland By-law Permit Applications

- 10.1 The Community Growth Division continues to coordinate 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 Community Growth 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 2024, two new Good Forestry Practice permit application was received.

11. Relationship to Strategic Plan

- 11.1 This report aligns with/addresses the following Strategic Direction(s) and Pathway(s) in Durham Region's 2025-2035 Strategic Plan:
- a. Strong Relationships
 - S5. Ensure accountable and transparent decision-making to serve community needs, while responsibly managing available resources.

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 Community Growth and
Economic Development

Regional Review of Planning Applications – Summary October 1 to December 31, 2024

Area Municipal Official Plan Amendments

Received	8
Commented	12

Delegated Subdivisions & Condominiums (Lakeshore Area Municipalities)

Received	8
Provided Comments & Conditions of Draft Approval	9
Cleared Conditions of Draft Approval	6

Non-Delegated Subdivisions & Condominiums (Northern Municipalities)

Received	1
Provided Draft Approval	1
Issued Final Approval	0

Non-Delegated Part Lot Control

Received	1
Commented	1
Approved	1

Zoning By-laws Amendments

Received	20
Commented	9

Consents

Received	34
Commented	39

Good Forestry Practice and Clear-Cutting Applications

Received	2
Issued	3

- i). Effective January 1, 2025, the Region became an upper-tier municipality without planning responsibilities. As such the Region's delegated authority to approve certain area municipal official plan amendments, subdivisions and condominiums and part lot control exemption by-laws in the Townships of Brock, Scugog, and Uxbridge is now the responsibility of the area municipalities.

**Regional Official Plan Amendment applications currently being processed, or
before the Ontario Land Tribunal (OLT) (as of December 31, 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.)	<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> <p>Settlement discussions in progress. A motion was heard February 3, 2025, witness statements from the Region of Durham were provided. Hearing meeting to be scheduled.</p>
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.)	<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>
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.)	<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>

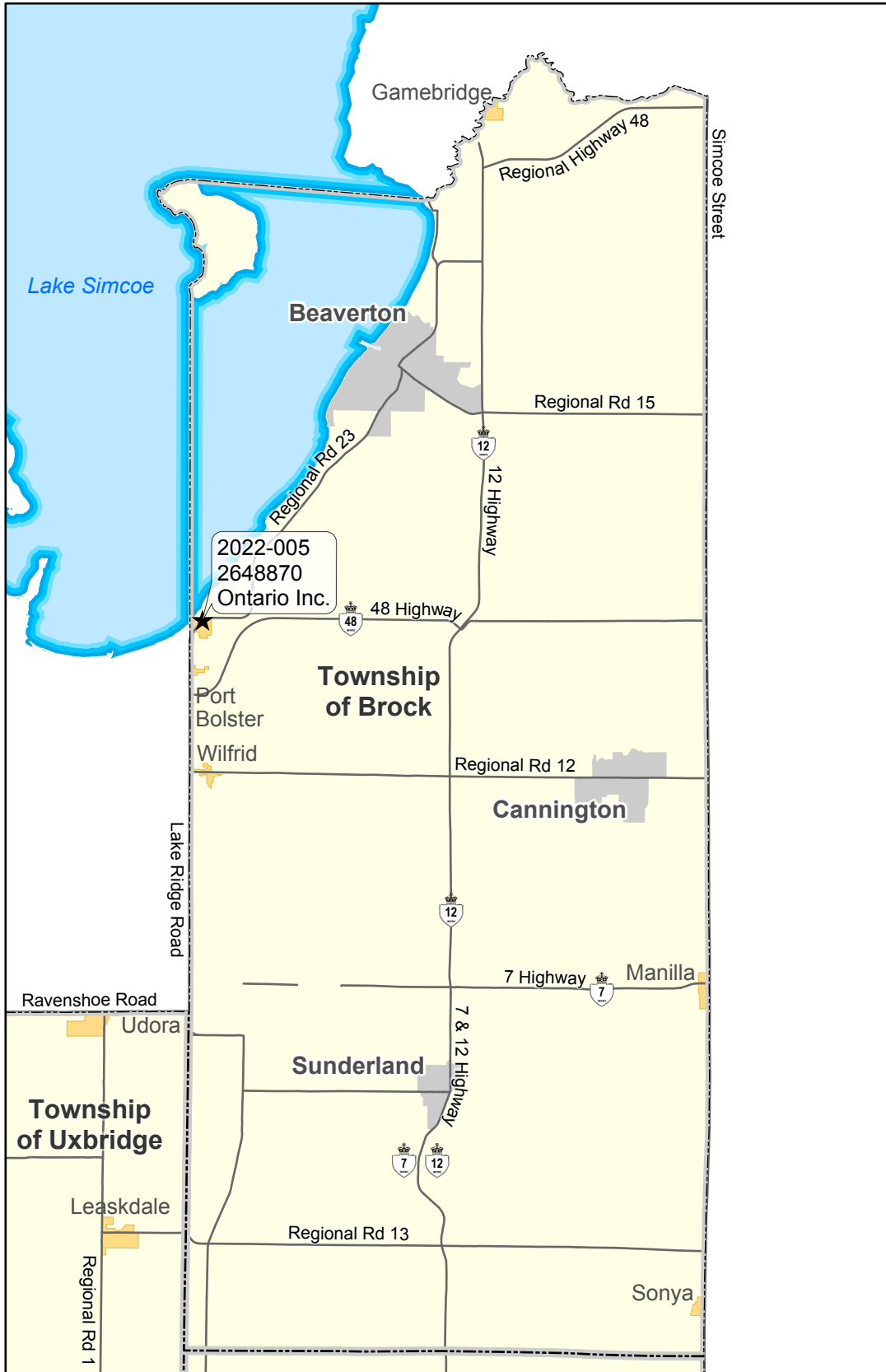
OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
4. 2016-003		Clara and Nick Conforti – Optilinx Systems Lot 21, Conc. 4 Town of Whitby (Thickson Rd. between Taunton Rd. East and Conlin Rd.)	<p>To permit the continuation and expansion of a contractor's yard and 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. 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		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 the revised application is received.</p>

OPA file	Council/ standing committee correspondence	Applicant/ Location	Proposed amendment
6. 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>
7. 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>
8. 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

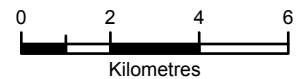
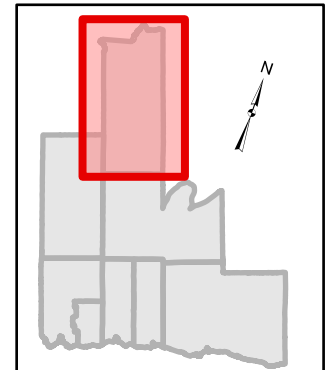
As of December 31, 2024



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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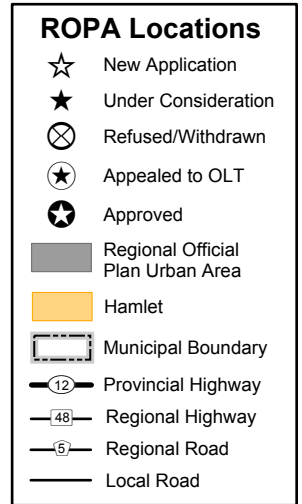
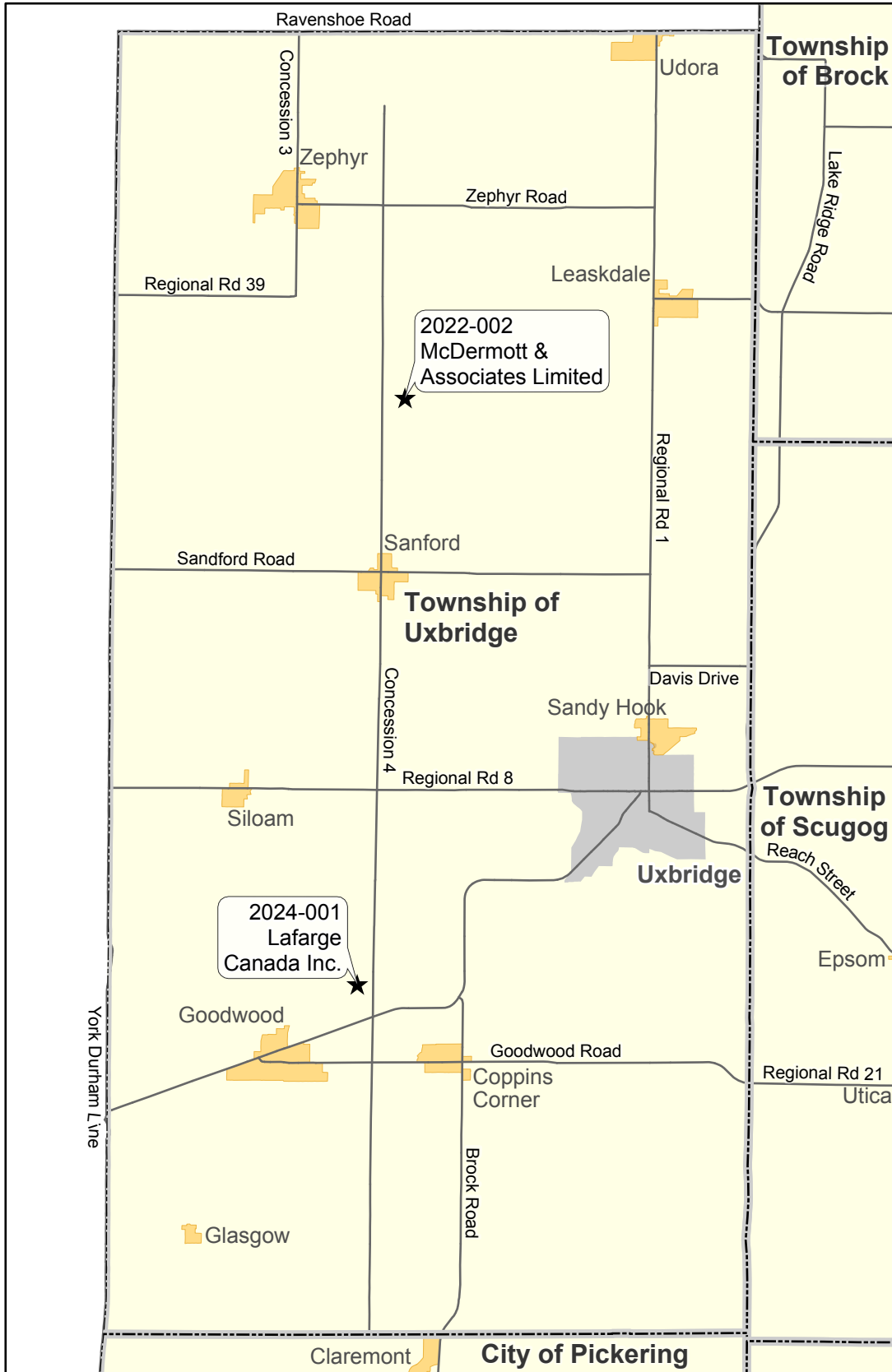
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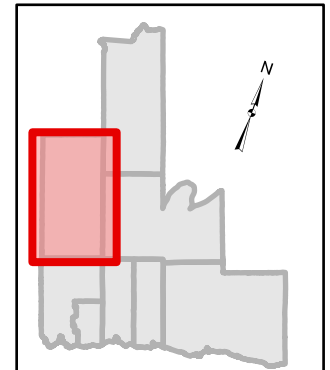


Regional Official Plan Amendments (ROPAs) Township of Uxbridge

As of December 31, 2024



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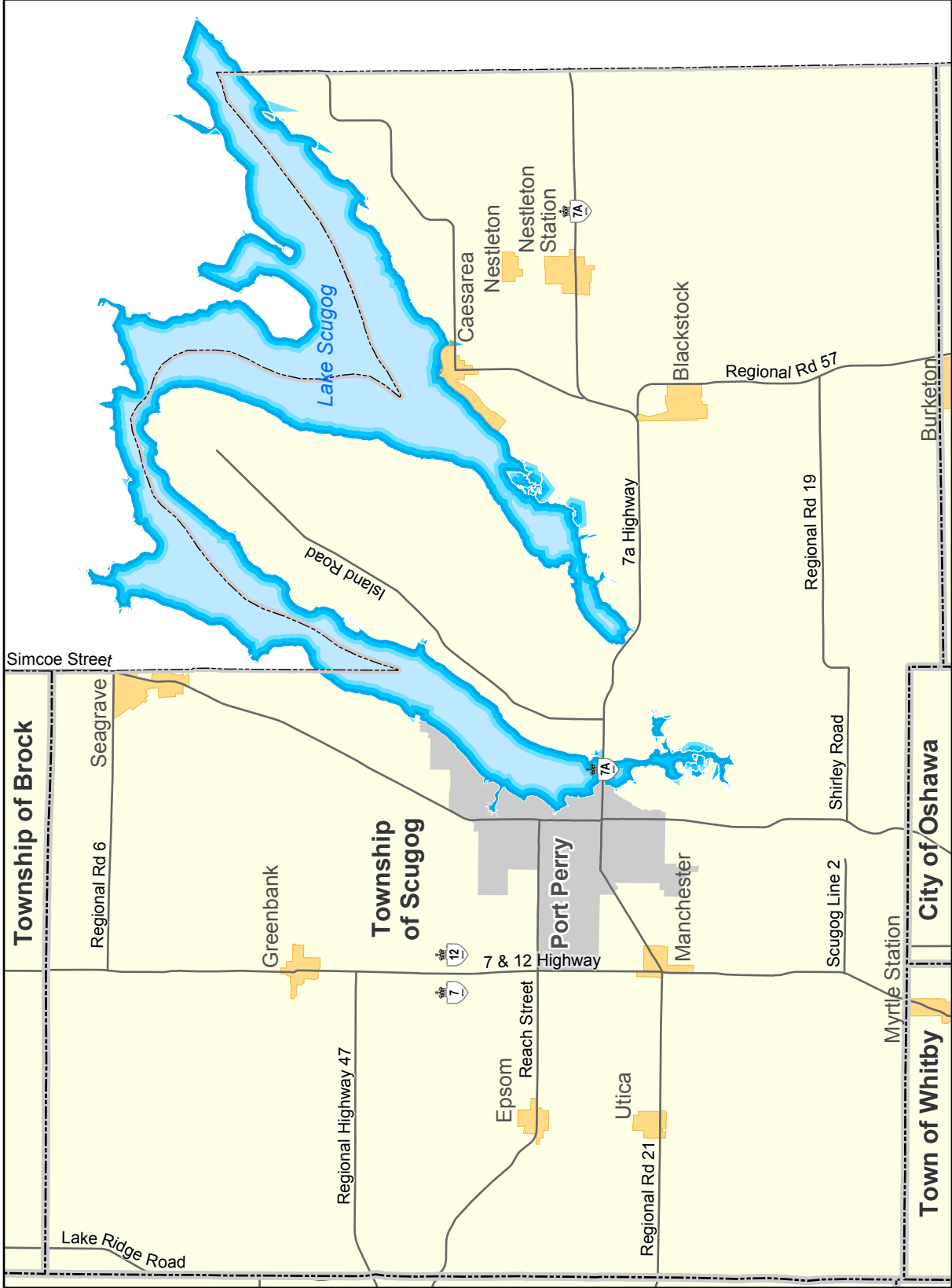




Regional Official Plan Amendments (ROPAs)

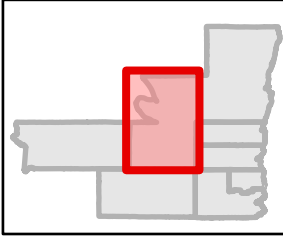
Township of Scugog

As of December 31, 2024 there are no active ROPA applications in the Township of Scugog



ROPA Locations
☆ New Application
★ Under Consideration
⊗ Refused/Withdrawn
⊙ Appealed to OLT
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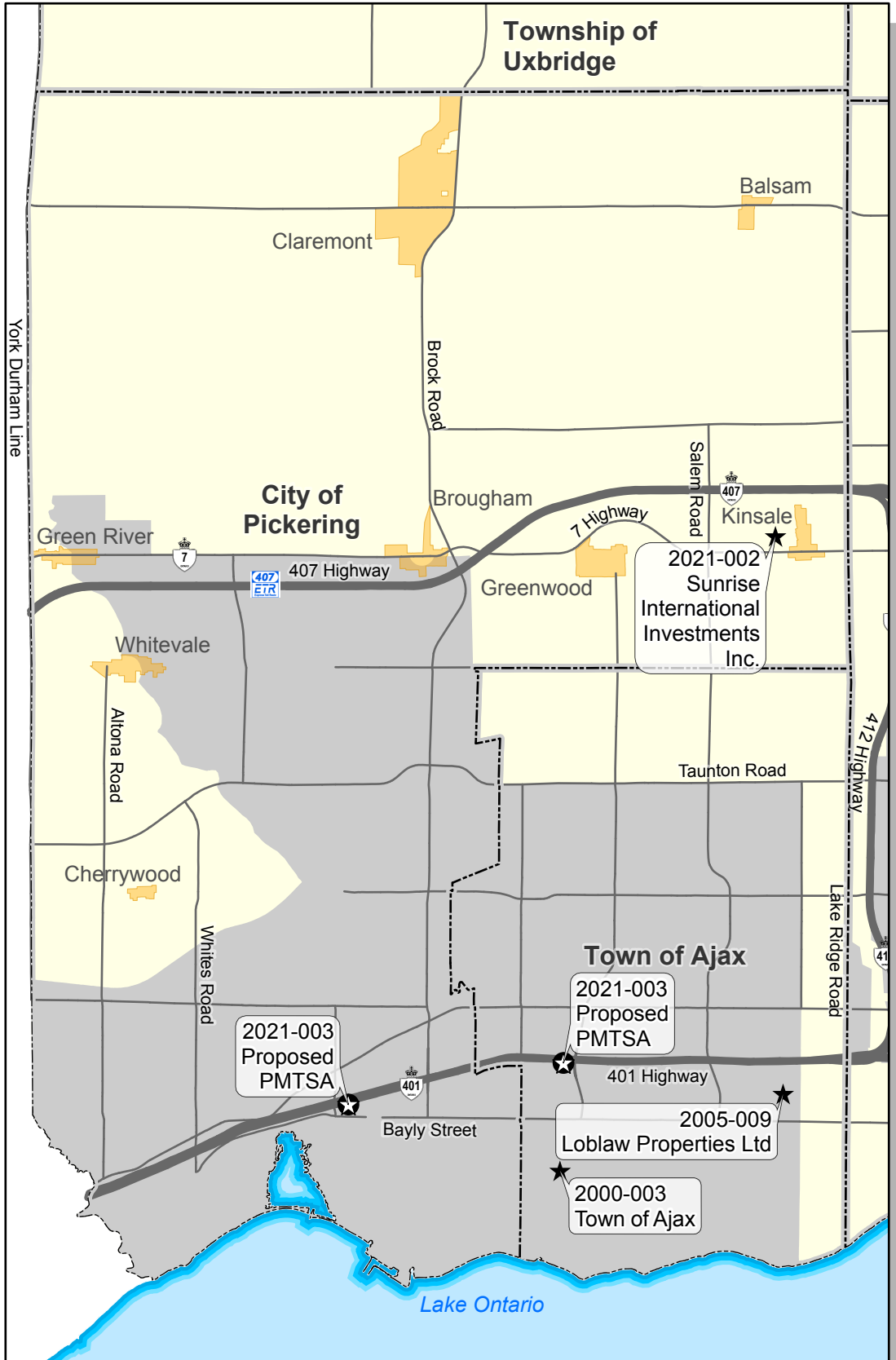
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Regional Official Plan Amendments (ROPAs) City of Pickering - Town of Ajax

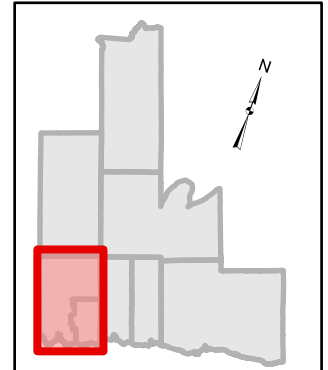
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ROPA Locations

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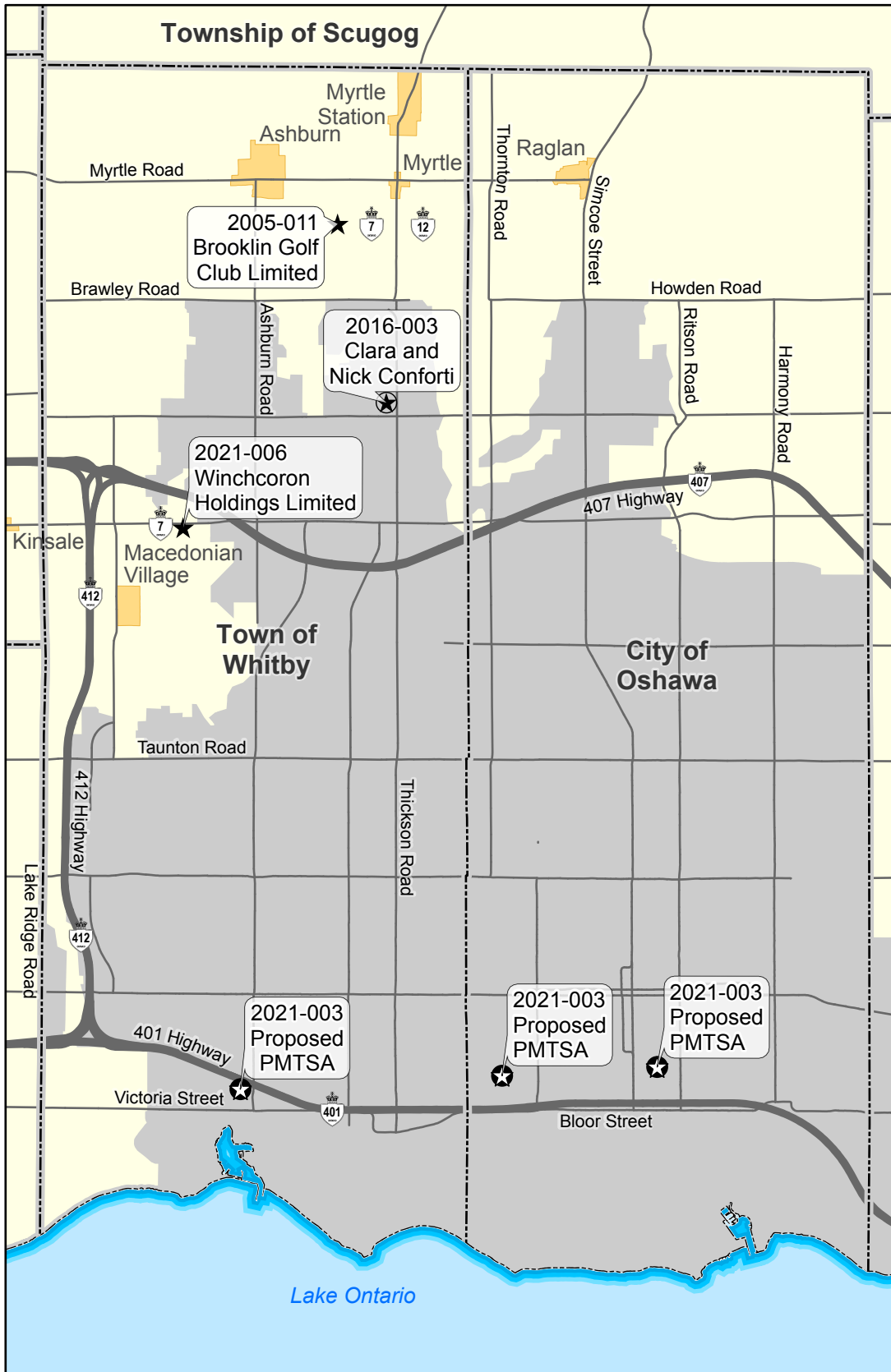
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Regional Official Plan Amendments (ROPAs) Town of Whitby - City of Oshawa

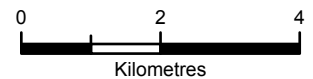
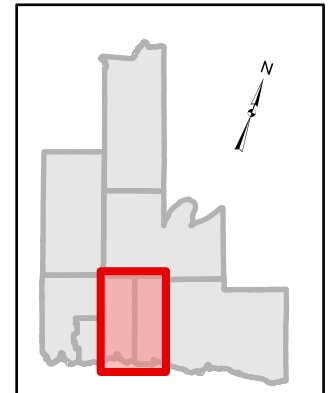
As of December 31, 2024



ROPA Locations

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Regional Official Plan Amendments (ROPAs)

Municipality of Clarington

As of December 31, 2024



ROPA Locations

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**Non-Exempt Area Municipal Planning Applications Under Appeal Before the
Ontario Land Tribunal (As of December 31, 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. OLT appeal was withdrawn.
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. A Motion on December 19, 2024 the OLT orders that OPA 38 is approved, and the site specific appeals will continue.

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. A Settlement conference was held on November 19, 2024. December 27, 2024, the OLT issued its decision that the appeal is allowed.
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.

Regional File No./OLT Case No.	Applicant	Municipality	Purpose	Status
Brookhill Secondary Plan COPA 2020-004 OLT-24-000878	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.	A case management conference was held November 20, 2024. The OLT hearing is to be scheduled. A Second case management conference was conducted on February 7, 2025. A Hearing is scheduled for September 9, 2025.
OLT-23-001023 (formerly PL150303)	Magnum Opus – Shoal Bayly Ontario Inc	Town of Ajax	Failure of the Region of Durham to announce a decision respecting Proposed Official Plan Amendment No. OPA 2014-006	Settlement discussions are in progress. A Motion was heard on February 3, 2025. Witness statements from the Region of Durham were provided.

Summary of Reserved Street Names (As of December 31, 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	0		659
Oshawa	0		459
Pickering	2	<ul style="list-style-type: none"> Dawes Ashe 	527
Scugog	0		212
Uxbridge	4	<ul style="list-style-type: none"> Tracy Cumming Al Bainbridge Jeff Peck Rob Markell 	154
Whitby	1	<ul style="list-style-type: none"> Gordon Cook 	458
Total	7		2,824

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