

Amendment No. 2 to the Durham Region Official Plan

Purpose: The purpose of this Amendment is to remove the 'Special Study Area 2' overlay and redesignate a portion of the Courtice Waterfront lands from 'Waterfront Area' to 'Community Areas'. This Amendment will facilitate the creation of a new Courtice Waterfront Secondary Plan in the Clarington Official Plan. The Secondary Plan provides a planning framework that will guide the development of a complete and mixed-use community consisting of residential, commercial, and recreation opportunities.

Location: This Amendment applies to a 101-hectare area between Darlington Provincial Park to the west and Courtice Shores Drive to the east, south of Highway 401. The subject lands are entirely within the Courtice urban area boundary and located at the south and west edge of the Municipality of Clarington.

Basis: 'Special Study Area 2' of the Durham Region Official Plan outlines that an amendment to permit the development of a mixed-use community at the Courtice Waterfront must satisfy requirements regarding land use compatibility, transportation connectivity, and the execution of a land conveyance agreement with the Municipality of Clarington for the establishment of a public Waterfront Park.

These requirements have all been addressed through the preparation of the Courtice Waterfront Secondary Plan and associated technical studies:

- A Land Use Compatibility Study has been completed and accepted by the Region of Durham and Municipality of Clarington;
- A Traffic Impact Study addresses transportation connections; and
- An agreement for the conveyance of land for the Waterfront Park has been successfully executed with the Municipality of Clarington.

Actual Amendment: Unless otherwise indicated, in the Amendment, newly added text is shown with underlining, and deleted text is shown with a ~~strike-through~~.

1. By amending existing Section 9.1.2 b) as follows:

“9.1.2 b) Special Study Area 2 – Deleted

~~applies to lands designated as Waterfront Area south of Highway 401, west of Courtice Road/Courtice Shores Drive, east of Darlington Provincial Park and north of the Lake Ontario shoreline in the Municipality of Clarington. An amendment to this Plan to allow the development of a mixed-use community shall be subject to satisfaction of the following:~~

- ~~i) land use compatibility considerations, due to the proximity of existing Regional facilities including future expansions, planned Regional facilities, railways, transportation and related infrastructure has been addressed to the satisfaction of the Region;~~
- ~~ii) Transportation connections and access/egress has been addressed to the satisfaction of the Region, the Municipality of Clarington and CN Rail; and~~
- ~~iii) An agreement has been executed for the conveyance of land for a public Waterfront Park with the Municipality of Clarington.”~~

2. Existing Region of Durham Official Plan, Map 1 Regional Structure – Urban & Rural Systems, is amended by deleting ‘Special Study Area 2’ and designating the Courtice Waterfront lands ‘Community Areas’ and ‘Waterfront Area’ as shown on Exhibit A attached hereto and forming part of this Amendment.



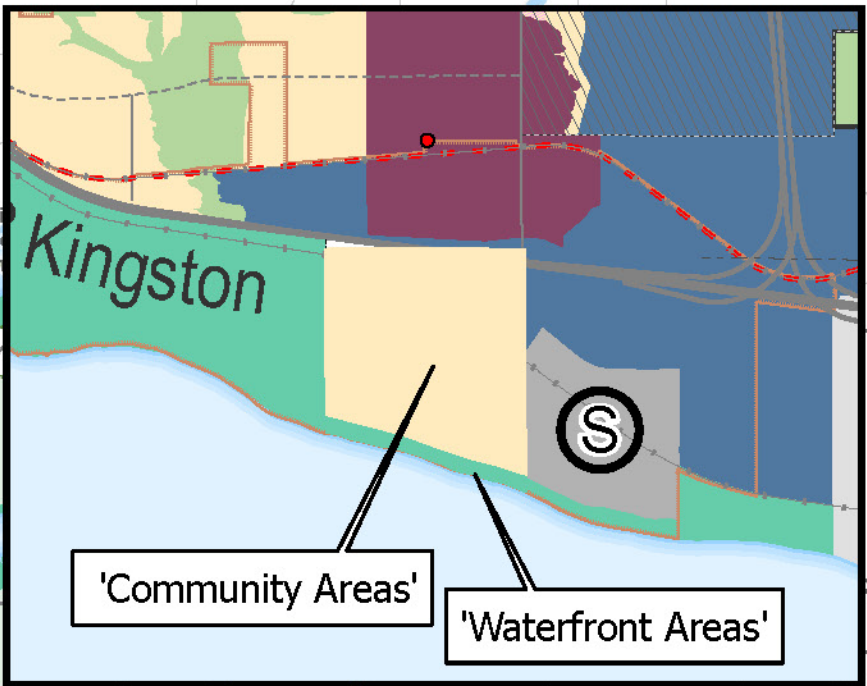
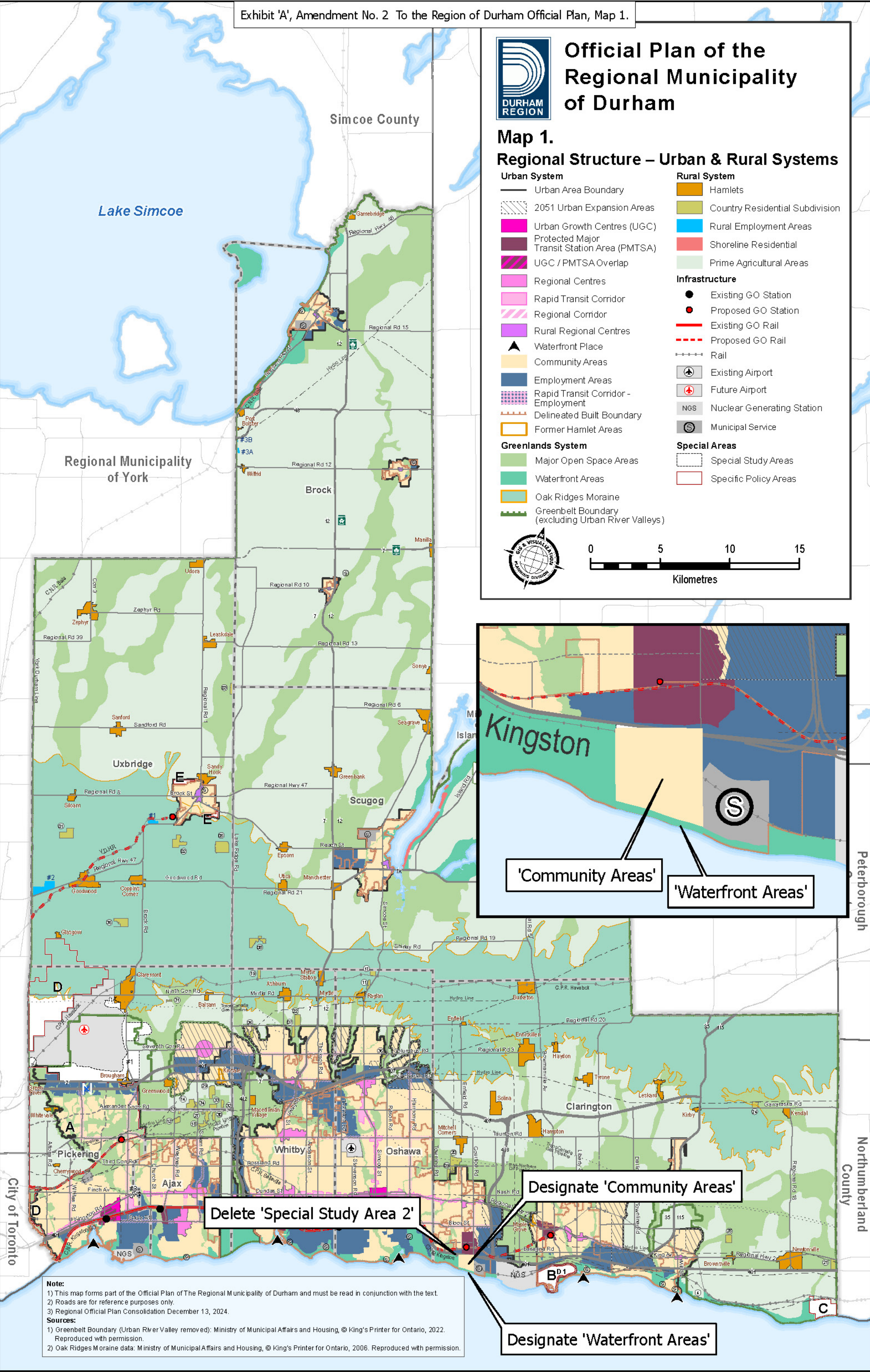
Official Plan of the Regional Municipality of Durham

Map 1.
Regional Structure – Urban & Rural Systems

Urban System	Rural System
Urban Area Boundary	Hamlets
2051 Urban Expansion Areas	Country Residential Subdivision
Urban Growth Centres (UGC)	Rural Employment Areas
Protected Major Transit Station Area (PMTSA)	Shoreline Residential
UGC / PMTSA Overlap	Prime Agricultural Areas
Regional Centres	
Rapid Transit Corridor	
Regional Corridor	
Rural Regional Centres	
Waterfront Place	
Community Areas	
Employment Areas	
Rapid Transit Corridor - Employment	
Delineated Built Boundary	
Former Hamlet Areas	
Greenlands System	Infrastructure
Major Open Space Areas	Existing GO Station
Waterfront Areas	Proposed GO Station
Oak Ridges Moraine	Existing GO Rail
Greenbelt Boundary (excluding Urban River Valleys)	Proposed GO Rail
	Rail
	Existing Airport
	Future Airport
	NGS Nuclear Generating Station
	Municipal Service
	Special Areas
	Special Study Areas
	Specific Policy Areas



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Kilometres



Delete 'Special Study Area 2'

Designate 'Community Areas'

Designate 'Waterfront Areas'

Note:
1) This map forms part of the Official Plan of The Regional Municipality of Durham and must be read in conjunction with the text.
2) Roads are for reference purposes only.
3) Regional Official Plan Consolidation December 13, 2024.
Sources:
1) Greenbelt Boundary (Urban River Valley removed): Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2022. Reproduced with permission.
2) Oak Ridges Moraine data: Ministry of Municipal Affairs and Housing, © King's Printer for Ontario, 2006. Reproduced with permission.

