Amendment No. 1
to the Durham Region Official Plan

Purpose: The purpose of this Amendment is to remove a portion of the 2051 Urban Expansion Areas overlay and slightly modify the Courtice Protected Major Transit Station Area (PMTSA) boundary to limit the boundary from extending east of the Tooley Creek valley. This Amendment will facilitate the creation of a new Courtice Transit-Oriented Community Secondary Plan in the Clarington Official Plan.

The Courtice Transit-Oriented Community Secondary Plan is centred on the future Courtice GO Transit Station and includes lands delineated as a PMTSA. The Secondary Plan will feature a diverse range of housing with a mix of densities, along with new schools, community facilities, office space, commercial uses, and institutional uses that will capitalize on the excellent transportation access to the area. The Secondary Plan also prioritizes the protection of the Robinson and Tooley Creeks and associated natural environment.

Location: This Amendment applies to an area (approximately 15 hectares) within the Courtice Transit-Oriented Community Secondary Plan, specifically the lands east of Courtice Road and south of Bloor Street. In addition, the Amendment applies to a small area east of Courtice Road and north and south of Baseline Road.

Basis: The Courtice Transit-Oriented Community Secondary Plan area boundary includes some lands east of Courtice Road and south of Bloor Street that are designated Community Areas within the 2051 Urban Expansion Areas.

Lands within the 2051 Urban Expansion Areas were added to the Urban Boundary through the latest Regional Municipal Comprehensive Review, Envision Durham, and represent new land within the urban system for the purpose of facilitating development.

Envision Durham directs that detailed planning for lands within the 2051 Urban Expansion Areas be done primarily through secondary plans. Expanding the boundary to include these lands supports a coordinated approach to planning for residential lands near the future Courtice GO Station. These lands were incorporated and analyzed within the Functional Servicing Study and Transportation Impact Study, undertaken as part of the Secondary Plan process, to ensure infrastructure is effectively planned to support the expanded area.

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. Existing Region of Durham Official Plan, Table 6 Regional Road Right-of-Way Requirements, is amended by changing the Right-of-Way Width for Courtice Road, from Hwy. 401 Westbound Ramps to Regional Hwy. 2, to a 45 metre right-of-way width.

2. Existing Region of Durham Official Plan, Map 1 Regional Structure – Urban and Rural Systems, is amended by removing a portion of the 2051 Urban Expansion Areas overlay for lands within the Courtice Transit-Oriented Community Secondary Plan area as shown on Exhibit A attached hereto and forming part of this amendment. The revised 2051 Urban Expansion Areas overlay is reflected on all subsequent exhibits and is intended to be reflected on all other maps in the Official Plan.

3. Existing Region of Durham Official Plan, Map 1 Regional Structure – Urban and Rural Systems, is further amended by slightly revising the Courtice Protected Major Transit Station Area boundary to limit the boundary from extending east of the Tooley Creek Valley as shown on Exhibit A. The revised Courtice Protected Major Transit Station Area boundary is intended to be reflected on all other maps in the Official Plan.

4. Existing Region of Durham Official Plan, Map 3e Regional Road Right-of-Way Requirements, is amended by changing Courtice Road, from Hwy. 401 Westbound Ramps to Regional Hwy. 2, to a 45-metre right-of-way width as shown on Exhibit B.

Exhibit 'A', Amendment No. 1 To the Region of Durham Official Plan, Map 1.

Official Plan of the Regional Municipality of Durham

Map 1.

Regional Structure – Urban & Rural Systems

Urban System
- Urban Area Boundary
- 2051 Urban Expansion Areas
- Urban Growth Centres (UGC)
- Protected Major Transit Station Area (PMTSA)
- UGC / PMTSA Overlap
- 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
- Major Open Space Areas
- Waterfront Areas
- Oak Ridges Moraine
- Greenbelt Boundary (excluding Urban River Valleys)

Rural System
- Hamlets
- Country Residential Subdivision
- Rural Employment Areas
- Shoreline Residential
- Prime Agricultural Areas

Infrastructure
- Existing GO Station
- Proposed GO Station
- Existing GO Rail
- Proposed GO Rail
- Rail
- Existing Airport
- Future Airport
- NGS Nuclear Generating Station
- Municipal Service

Special Areas
- Special Study Areas
- Specific Policy Areas

0 5 10 15
Kilometres

ZOOM IN OF AREA BELOW

Remove 2051 Urban Expansion Areas Overlay

Revise PMTSA Boundary

Remove 2051 Urban Expansion Areas Overlay

Revise PMTSA Boundary

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.

Exhibit 'B', Amendment No. 1 To the Region of Durham Official Plan, Map 1.

Official Plan of the Regional Municipality of Durham

Map 3e.
Regional Road Right-of-Way Requirements

Specific Right-of-Way Width (in metres)*

Existing Road	Future Road
20, 23	
26, 28	
30	
32, 33	
36	
37, 38	
40, 42	
45	

Regional Road
Regional Highway
Boundary Regional road under York or Kawartha Lakes jurisdiction

Right-of-Way Width Ranges (in metres)*

Existing Road
- 20-22, 20-26
- 26-30
- 26-32
- 30-34, 30-36, 32-36
- 34-42
- 42-45

*Refer to Table 6 for section descriptions and exceptions

Hamlet
Urban Area
2051 Urban Expansion Areas

0 5 10 15
Kilometres

Simcoe County
Lake Simcoe
Regional Municipality of York
Brock
Uxbridge
Scugog
City of Kawartha Lakes
Mississaugas of Scugog Island First Nation
Lake Scugog
Peterborough County
Northumberland County
City of Toronto
Pickering
Ajax
Whitby
Oshawa
Clarington
Lake Ontario

Change to 45 metre right-of-way width

Notes:
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) Additional arterial road designations within or adjacent to '2051 Urban Expansion Areas' may be identified through a future update to the Durham Transportation Master Plan.
3) In addition to existing and future Regional roads, this map includes right-of-way requirements for sections of Dundas Street in Whitby and King/Bond Streets in Oshawa under area municipal jurisdiction, and sections of area municipal roads that are planned to become Regional roads as part of future road extensions.
4) The alignments of certain future arterial road designations are approximate, and are subject to more detailed planning and engineering studies to determine their location.
5) Regional Official Plan Consolidation December 13, 2024.