

By-law Number 38-2023
of The Regional Municipality of Durham

A by-law to adopt the new Official Plan for The Regional Municipality of Durham.

Whereas sections 17 and 26 of the *Planning Act*, R.S.O. 1990, c. P.13 and Ontario Regulation 352/02 under the *Planning Act* require The Regional Municipality of Durham to adopt an Official Plan;

Whereas Regional Council at its meeting on May 17, 2023, adopted the proposed new Official Plan as the Official Plan for The Regional Municipality of Durham;

Whereas the Prologue of the new Official Plan is provided for contextual information only and will not be submitted for approval from the Minister of Municipal Affairs and Housing;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. The new Durham Regional Official Plan, attached as [Schedule A](#), as amended on May 17, 2023 by Regional Council, is hereby adopted.
2. The Clerk of the Regional Municipality of Durham is hereby authorized and directed to give Notice of Adoption of the Durham Regional Official Plan in accordance with the procedure adopted by Council and the Planning Act.
3. The existing Durham Region Official Plan, including all amendments and modifications thereto, as adopted by Bylaw 103-91, shall continue in force with respect to any lands within The Regional Municipality of Durham for which approval of the new Official Plan is not granted, and shall continue in force with respect to such lands until such time as the new Official Plan receives approval for such lands under the Planning Act.
4. The existing Durham Region Official Plan, as adopted by Bylaw 103-91, including all amendments and modifications thereto, whether in force or under appeal to the Ontario Land Tribunal, and Bylaw 103-91 are hereby repealed at the end of the day on which the new Durham Region Official Plan for all lands within The Regional Municipality of Durham is approved by the Minister of Municipal Affairs and Housing

The new Durham Regional Official Plan, or portions thereof, shall take effect on the day after the day the Durham Regional Official Plan or portions thereof are approved by the Minister of Municipal Affairs and Housing in accordance with the Planning Act.

This By-law Read and Passed on the 17th day of May, 2023.

J. Henry, Regional Chair and CEO

C. Bandel, Deputy Regional Clerk

New Regional Official Plan

Purpose and Effect: The purpose and effect of this adoption is to repeal the existing Regional Official Plan, and to establish a new Regional Official Plan upon approval by the Minister of Municipal Affairs and Housing.

The new Regional Official Plan is intended to guide decisions on long-term growth, infrastructure investment and development – providing strategic policy direction to ensure an improved quality of life – to secure the health, safety, convenience and well-being of present and future residents of Durham.

The new Regional Official Plan includes policy and mapping changes required to conform to provincial plans and policies. The Regional Official Plan provides policies and strategic directions that guide future growth, infrastructure and service delivery, land use planning, and development related matters.

This new Regional Official Plan has been prepared in conformity to the Greenbelt Plan (2017), the Growth Plan for the Greater Golden Horseshoe (2020) and is consistent with the Provincial Policy Statement (2020).

Location: The location(s) to which the Regional Official Plan applies is all lands within Durham Region, save and except for the lands within the boundary of the Mississaugas of Scugog Island First Nation and lands that are owned by the federal government.

Basis: On May 2, 2018, Regional Council [authorized staff to proceed with Envision Durham](#), the Municipal Comprehensive Review of the Regional Official Plan, addressing a variety of strategic land use planning and development matters, including:

- Achieving conformity with the approved Provincial Plans and policies, including population and employment forecasts
- Incorporating sustainability and climate change provisions
- Implementing key policy directions of the Region's Transportation Master Plan, 2017
- Supporting rural communities, including an examination of agricultural land permissions
- Enabling the provision of affordable housing by incorporating planning policy recommendations from the Region's Housing Plan, and
- Including policies and initiatives to further shape orderly growth and development in the Region

The development of the new Regional Official Plan was structured into four segments to help guide the process: “Discover”, “Discuss”, “Direct”, and “Draft”.

On February 5, 2019, [Stage 1 “Discover”](#) was launched with a public engagement program with area municipal staff and Councils, residents, businesses, and other members of the public. The results of this engagement were summarized in the [Engagement and Outreach - Public Opinion Survey Summary](#), released on

September 3, 2019.

Stage 2 “Discuss” included the release of various discussion papers, which were posted on the project website:

- [Agriculture and Rural Systems](#), March 5, 2019
- [Climate Change and Sustainability](#), May 7, 2019
- [The Urban System](#), June 4, 2019
- [Environment and Greenlands System](#), September 3, 2019
- [Transportation System](#), October 1, 2019, and
- [Housing Policy Planning](#), December 3, 2019

Each of the discussion papers presented background information and posed a series of questions for public, agency and stakeholder input.

Stage 3 “Direct” commenced in early 2020. During this stage, the results of Stage 2 were reported on, and interested parties had the opportunity to provide feedback on a broad suite of proposed policy directions. Communication and outreach to stakeholder groups were timed with the release of a broad suite of reports, including:

- [Proposed Employment Area Conversion Criteria and Submission Review Process](#), and [Regional Council Correspondence amending the Recommendations](#), June 24, 2020
- [Durham Region’s response to Proposed Amendment 1 to A Place to Grow: A Growth Plan for the Greater Golden Horseshoe and Proposed Land Needs Assessment Methodology](#), July 29, 2020
- [Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe and Land Needs Assessment Methodology](#), September 4, 2020
- [Update on Employment Area Conversion Submission and Review Process](#), October 16, 2020
- [Framework for a New Regional Official Plan](#), November 3, 2020
- [Major Transit Station Areas - Proposed Policy Directions](#), December 1, 2020
- [Growth Management Study – Settlement Area Boundary Expansion Requests](#), March 2, 2021
- [Proposed Policy Directions](#), March 2, 2021
- [Growth Forecasts and Implications for Infrastructure Planning and Capital Investment](#), April 30, 2021
- [Proposed Regional Official Plan Amendment - Policies and Delineations for Protected Major Transit Station Areas, ROPA 2021-003](#), September 7, 2021 initially published for early release on July 30, 2021
- [Update on Settlement Area Boundary Expansion Requests](#), August 6, 2021
- [Update on the Status of the Region’s Municipal Comprehensive Review \(“Envision Durham”\) and Letter from BILD](#), August 20, 2021
- Land Needs Assessment – Technical Reports
 - o [Region-Wide Growth Analysis](#), July 2, 2021
 - o [Housing Intensification Study](#), September 3, 2021

- [Employment Strategy](#), September 24, 2021
- [Community Area Urban Land Needs Analysis](#), October 1, 2021
- [Protected Major Transit Station Areas ROPA # 186](#), adopted by Regional Council on December 22, 2021
- [Recommendations on Employment Area Conversion Requests](#), December 7, 2021, initially published for early release on November 26, 2021
- [Regional Council Correspondence amending the Recommendations](#), December 22, 2021
- [Alternative Land Need Scenarios](#), February 11, 2022
- [Regional Natural Heritage System](#), March 1, 2022
- [Release of Alternative Land Need Scenarios Assessment Summary](#), March 11, 2022
- [Growth Management Study Land Need Assessment – Staff Recommendation on a Land Need Scenario](#), May 3, 2022 initially published for early release on April 26, 2022, and [Regional Council Correspondence amending the Recommendations](#), May 25, 2022
- [Agricultural System](#), June 7, 2022
- Growth Management Study, Phase 2: Draft Settlement [Area Boundary Expansions and Area Municipal Growth Allocations](#), November 10, 2022, including [Area Municipal Growth Allocations and Land Needs Report](#) prepared by Watson & Associates Ltd.

Stage 4 “Draft” commenced with the release of the [draft new ROP](#) which is the culmination of work completed through Envision Durham. The draft ROP was released for comment on March 7, 2023, initially published for early release on February 10, 2023.

An in-person Public Open House was held at Durham Regional Headquarters on March 6, 2023. A hybrid Statutory Public Meeting was held March 7, 2023 as part of the Region’s Planning and Economic Development Committee meeting.

A Special Meeting of Regional Council to consider the new Regional Official Plan was held on May 17, 2023. Regional Council’s decision included modifications to staff’s recommendations and form part of the adopted Regional Official Plan.

Effect: The existing Durham Regional Official Plan, 1991 will be repealed, and replaced with the new Regional Official Plan, 2023 upon approval by the Minister of Municipal Affairs and Housing.

Implementation: The Minister of Municipal Affairs and Housing is the approval authority for this new Regional Official Plan, under Sections 17 and 26 of the Planning Act. Any person or public body is entitled to receive notice of the Minister’s decision regarding the new Durham Regional Official Plan. Requests to receive the Notice of Decision should be sent to:

Laurie Miller, Regional Director, Planning
Ministry of Municipal Affairs and Housing
Municipal Services Office Central Ontario

777 Bay Street, 16th Floor, Toronto, ON M7A 2J3

Email requests can be sent to msoc.admin@ontario.ca

Link to Schedule A: <https://www.durham.ca/en/doing-business/resources/Documents/PlanningandDevelopment/Envision-Durham/Adopted-Durham-ROP.pdf>