

**By-law Number 38-2020**  
**of The Regional Municipality of Durham**

Being a by-law to adopt Amendment #181 to the Durham Regional Official Plan.

Whereas the Planning Act, R.S.O. 1990, c.P.13, as amended, authorizes the Regional Municipality of Durham to pass by-laws for the adoption or repeal of Official Plans and amendments thereto; and

Whereas Amendment #181 to the Durham Regional Official Plan is exempt from approval of the Minister of Municipal Affairs by Ontario Regulation 525/97, as amended by Ontario Regulation 344/98, made pursuant to Section 17(9) of the Planning Act;

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

1. Amendment #181 to the Durham Regional Official Plan is hereby adopted.
2. The Clerk of the Regional Municipality of Durham is hereby authorized and directed to give Notice of Adoption of the aforementioned Amendment to the Durham Regional Official Plan in accordance with the procedure adopted by Council for exempt amendments.
3. This By-law shall come into force and take effect on the day of final passing thereof.

This By-law Read and Passed on the 30<sup>th</sup> day of September, 2020.

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J. Henry, Regional Chair and CEO

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R. Walton, Regional Clerk

**Amendment #181 to the Durham Regional Official Plan**

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Purpose and Effect:	The purpose of this Amendment is to permit residential, commercial, home-based occupation uses, parks, schools and community facilities as the only permitted uses in the area bounded by Bloor Street to the north, Courtice Road to the east, the Southeast Courtice Secondary Plan Boundary to the south and the Major Open Space designation to the west.
Location:	The subject lands are located on the on the southwest quadrant of Bloor Street and Courtice Road, being Part of Lots 29-31, Concession 1, in the Municipality of Clarington.
Basis:	The subject lands were designated to ‘Urban Residential’ and ‘Regional Corridor’ as part of Amendment 107 (OPA 107) to the Municipality of Clarington Official Plan, which was the outcome of Clarington’s Official Plan Review. OPA 107 was approved as modified by the Region of Durham in 2019. This amendment aligns the designations of the Regional Official Plan with the approved designations within OPA 107. This amendment also conforms to the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
Amendment:	<p>The Durham Regional Official Plan is hereby amended by adding the following policy:</p> <p>“8C.3.3        Notwithstanding Section 8C.2.1, or any other policy or designation of this Plan to the contrary, uses including residential, commercial, home-based occupation uses, parks, schools and community facilities are the only uses permitted within the area bounded by Bloor Street to the north, Courtice Road to the east, the Southeast Courtice Secondary Plan Boundary to the south and the Major Open Space designation to the west, being Part of Lots 29-31, Concession 1, in the Municipality of Clarington. The extent and scale of development shall be detailed in the area municipal official plan, secondary plan, and zoning by-law.”</p>
Implementation:	The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to the Amendment.
Interpretation:	The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.