



**NOTICE OF ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. 125  
TO THE CLARINGTON OFFICIAL PLAN**

TAKE NOTICE that taking into consideration any oral and written submissions, the Council of the Municipality of Clarington passed **By-law 2021-050**, on **May 25, 2021** under Section 17 of the Planning Act, R.S.O. as amended, to adopt Amendment No. 125 to the Municipality of Clarington Official Plan.

An explanation of the purpose and effect of the Official Plan Amendment is attached hereto and marked as Schedule "A". A copy of the Official Plan Amendment and any background material will be made available to the public for inspection in both the Legislative Services - Clerk's Division and the Planning and Development Services Departments, Municipal Administrative Centre, 40 Temperance Street, Bowmanville, Ontario, 8:30 a.m. to 4:30 p.m., Monday to Friday.

AND TAKE NOTICE that the Official Plan Amendment has been forwarded to the Regional Municipality of Durham for approval. The Regional Municipality of Durham may propose to approve, modify and approve as modified, or refuse all or part of the amendment. Any person or body having an interest in the amendment is entitled to receive notice of the proposed decision of the Region of Durham by filing written request for such notice with the following:

Mr. Brian Bridgeman, Commissioner of Planning and Economic Development  
Planning Department  
Regional Municipality of Durham  
P.O. Box 623  
605 Rossland Road East  
Whitby, ON L1N 6A3

A handwritten signature in cursive script that reads "June Gallagher".

June Gallagher, B.A., Dipl. M.A.  
Municipal Clerk

June 7, 2021

## SCHEDULE "A"

### Purpose and Effect of Official Plan Amendment Number 125 to the Clarington Official Plan

**Purpose:** The purpose of this Amendment is to create a planning framework that will facilitate the development of a complete community in the Bayview Secondary Plan area, both in the already built neighbourhood to the north, and in the unbuilt area to the south

This initiative complements the Official Plan principle of promoting higher densities and a mix of uses in the north, and the principle of promoting a diversity of housing types and tenures in the south, as well as promoting sustainable design throughout the Secondary Plan area

**Basis:** In 1996 a Neighbourhood Plan was first adopted for Southwest Courtice. At this time, land uses, built form and density for the northern portion of the study area were identified. The southern portion of the Plan required service from the Courtice Trunk Sewer and was left as "Future Urban Residential". The Region of Durham later began the process of extending the Courtice Trunk Sewer, and in early 2018 a landowner group approached staff to initiate an update to the Southwest Courtice Secondary Plan in anticipation of the southern lands being serviceable. In June 2018, staff recommended that the Municipality proceed with updating the Southwest Courtice Secondary Plan. The recommendation was approved by Council, and the Southwest Courtice Secondary Plan Update was initiated with the engagement of Urban Strategies Inc. in December 2018. Before secondary plans in south Courtice could advance, detailed ecological information was required to balance development with protecting natural heritage. In support of the key principles of sustainable development and ecosystem integrity in the Official Plan, the Robinson Creek and Tooley Creek Subwatershed Study was commissioned in 2017. Accordingly, this Secondary Plan update intends to implement the recommendations of the Robinson/Tooley Creek Subwatershed Study. This Amendment is based upon the study team's analysis and an extensive public consultation process which included an open-house-style Public Information Centre in June 2019, a stakeholder workshop that included all Update-area landowners and agencies in early October 2019, and a second open-house-style Public Information Centre later in October 2019.

The background reports below provided direction to the policies included in the Secondary Plan. The list of reports is as follows:

- Stage 1 Summary Report
- Stage 1 Summary Report Appendices
  - Public Meeting #1 Consultation Summary
  - Cultural Heritage Assessment Report
  - Stage 1 Archaeological Assessment Report
  - Transportation Impact Assessment Report
  - Servicing, Existing Conditions, Opportunities and Constraints Report
- Stage 2 Summary Report
- Functional Servicing Report
- Transportation Impact Assessment
- Planning Rationale Report

**Effect:**

The effect of this Amendment is to add the Southwest Courtice Secondary Plan to the Clarington Official Plan. This Amendment applies to a 216-ha area bounded by Bloor Street in the north, Robinson Creek in the east, the CP rail corridor and Highway 401 in the south, and Townline Road South in the west. The subject lands are entirely within the Courtice urban area boundary and located at the extreme west edge of the Municipality of Clarington. The City of Oshawa is located immediately to the west of the Secondary Plan area. This update replaces the previous Southwest Courtice Secondary Plan that was originally approved in 1336.

File Number: COPA 2020-0003

If this information is required in an alternate format, please contact the Accessibility Co-Ordinator at 905-623-3379 ext. 2131

June 7, 2021

Brian Bridgeman, Commissioner of Planning and Economic Development  
The Regional Municipality of Durham

\*\*VIA Email: [planning@durham.ca](mailto:planning@durham.ca)\*\*

Dear Mr. Bridgeman:

**Re:** Southwest Courtice Secondary Plan – Recommendation Report  
to Official Plan Amendment 125

**File Number:** PG.25.06

---

Please be advised you are receiving this notice from the Municipality because you own land within the Southwest Courtice Secondary Plan, or you have requested to be added to the interest parties list so you can continue to receive information about this project.

The below Resolution and the Notice of Adoption (on the reverse) means that Clarington Council has adopted the Southwest Courtice Secondary Plan and will now be forwarded to the Region of Durham for final approval.

At a meeting held on May 25, 2021, the Council of the Municipality of Clarington approved the following Resolution #PD-156-21:

That Report PSD-027-21 be received;

That Official Plan Amendment 125 (OPA 125) to include the Southwest Courtice Secondary Plan in the Clarington Official Plan be adopted;

That upon adoption by Council, the Southwest Courtice Secondary Plan be implemented by Staff as Council's policy on land use and planning matters and through the capital budget program;

That the Director of Planning and Development Services be authorized to finalize the form and content of OPA 125, the Secondary Plan and the Urban Design and Sustainability Guidelines resulting from Council's consideration, public participation, agency comments and technical considerations;

That, at the time of the first development application and as part of a complete application, the applicant(s), working together with the Landowners Group, the Conservation Authority, and the Municipality, shall submit a detailed Trail and Active Transportation Plan which is to include: trail locations/designs, bike lanes, multi-modal pathways and any other necessary active transportation elements and any associated background reports, all to the satisfaction of the Municipality, in order to achieve the goal of connectivity to the Courtice waterfront for active transportation. This will include if necessary, a multi-use path abutting Prestonvale Road, and east to Courtice Road along the extended Townline Road;

That the Urban Design and Sustainability Guidelines appended to the Secondary Plan be approved and be used by staff to guide development applications and public projects;

That the Director of Planning and Development Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council;

That OPA 125 be forwarded to the Region of Durham for approval;

That Council close the unopened road allowance legally referred to as:

Firstly: Part of the road allowance between Lots 34 and 35, Con 1 (Darlington), now Part 1 on 40R-31088, Municipality of Clarington;

Secondly: RDAL BTN LTS 34 & 35, Con 1 (Darlington) btn Hwy 401 & d502897; Municipality of Clarington;

That the unopened road allowance portions be conveyed to the contiguous landowners for an equivalent amount of land from the developers including (if necessary, based on the required noise studies) a land exchange of the municipal right of way to provide additional noise buffering beyond the minimum 30 metres along the southern boundary of the medium density block proposed on the cemetery lands; and

That all interested parties listed in Report PDS-027-21 and any delegations be advised of Council's decision regarding the adoption of the Secondary Plan.

If you have questions about the Southwest Courtice Secondary Plan, please do not hesitate to contact Amanda Tapp at [atapp@clarington.net](mailto:atapp@clarington.net) or (905) 623-3379 extension 2427.

Yours sincerely,



---

John Paul Newman  
Deputy Clerk

JPN/lp

- c: Interested Parties List Available with Planning and Development Services
- S. Brake, Director of Public Works
  - R. Maciver, Director of Legislative Services/Municipal Solicitor
  - T. Pinn, Director of Financial Services
  - R. Windle, Director of Planning and Development Services
  - A. Tapp, Planner
  - C. Salazar, Manager of Community Development