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The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: #2021-INFO-84
Date: August 6, 2021

Subject:

Update on Settlement Area Boundary Expansion Requests, File D12-01

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The purpose of this report is to provide a status update on requests for Settlement Area Boundary Expansion received through Envision Durham, the Region's municipal comprehensive review (MCR) of the Durham Regional Official Plan (ROP) received as of June 1, 2021.

2. Background

2.1 As a key component of Envision Durham, a Growth Management Study (GMS) is being completed over two phases. The first phase of the GMS focuses on the completion of a Land Needs Assessment (LNA). The LNA is a detailed review of the Region's land base to determine how much of the Growth Plan population and employment forecasts for Durham Region can be accommodated within existing urban areas, either within the built-up area (as intensification), and the designated greenfield area. Any growth that cannot be accommodated within existing urban areas would trigger a Settlement Area Boundary Expansion. Four technical reports will comprise the LNA, and these reports are being released over the summer of 2021 for public, stakeholder, and agency review and comment. Staff's

recommendations on the LNA and an overall summary report is expected to be presented to the Planning and Economic Development Committee in the Fall. The second phase of the GMS will focus on determining the most appropriate locations for any required Settlement Area Boundary Expansion(s).

2.2 On March 2, 2021 the Envision Durham Proposed Policy Directions report was presented to Planning and Economic Development Committee and subsequently released for public review and comment. As part of that report, an update was provided on the status of the GMS, including the current inventory of Settlement Area Boundary Expansion requests that had been received to date and the proposed criteria that will be used to evaluate such requests. It also opened a 90-day submission window, that closed on May 31, 2021, for new and/or amended requests to be submitted to the Region for consideration.

2.3 Further details of the Settlement Area Boundary Expansion Request evaluation criteria and submission timeline can be found in Commissioners Report [#2021-P-7](#).

3. Previous Reports and Decisions

3.1 On March 2, 2021 Commissioners Report [#2021-P-7](#) presented the Envision Durham Proposed Policy Directions Report, including an update on Settlement Area Boundary Expansion requests, establishing a 90-day submission window to submit and new or amended requests.

4. Status Update of Settlement Area Boundary Expansion Requests

4.1 As of June 1, 2021, a total of 63¹ Settlement Area Boundary Expansion requests have been received and are distributed as follows:

- a. **Ajax:** 0
- b. **Brock:** 7
- c. **Clarington:** 25
- d. **Oshawa:** 8²
- e. **Pickering:** 8
- f. **Scugog:** 5
- g. **Uxbridge:** 2
- h. **Whitby:** 9²

¹ It is noted that correspondence was recently received advising that BER-34 was withdrawn.

² BER-10 straddles the Whitby/Oshawa municipal boundary.

- 4.2 It should be noted that some additional Settlement Area Boundary Expansion requests have been received by the Region since June 1, 2021. These additional submissions will be reported on through the GMS.
- 4.3 There are several instances where Settlement Area Boundary Expansion requests overlap. Accounting for overlapping submissions, there are **approximately 3,760 hectares** of land currently being requested for Settlement Area Boundary Expansion. This total area includes:
- submissions that request the extension/expansion of urban area boundaries;
 - requests to resolve outstanding deferrals/appeals to existing urban area boundaries; and
 - several submissions that apply to rural settlement areas, including some requests for expansion into the Greenbelt Plan area.
- 4.4 Additional details regarding each individual submission can be found in Attachment #1.
- 4.5 As indicated in the Proposed Policy Directions Report ([#2021-P-7](#)), the 2017 Greenbelt Plan no longer permits the minor rounding out of hamlet boundaries. The Region therefore cannot consider any requests that would facilitate the expansion of any hamlet boundary located within the Greenbelt Plan area, even if there is an existing appeal or deferral in an Area Municipal Official Plan. The only exception would be if there was a municipally-initiated expansion that was underway prior to the original Greenbelt Plan. The proponent would also need to demonstrate that the additional conditions as outlined in 3.4.5 of the Greenbelt Plan have been met.
- 4.6 The Growth Plan places restrictions on the scale of Settlement Area Boundary Expansion that can be considered for Urban Areas located within the Protected Countryside area of the Greenbelt Plan. Specifically, policy 2.2.8.3 k) limits any such expansion to a maximum of 5 per cent increase in the geographic size of the settlement area, up to a maximum of 10 hectares, of which no more than 50 per cent can be designated for residential development. Effectively, this limits any Settlement Area Boundary Expansion to the Uxbridge, Port Perry, Sunderland, Cannington, Beaverton and Orono Urban Areas to a maximum of 10 hectares, 5 of which can be for residential purposes.
- 4.7 Regional staff and the GMS consultant team will be reviewing any potential Settlement Area Boundary Expansions in conformity with the policies of the Greenbelt Plan and Growth Plan.

5. Relationship to Strategic Plan

5.1 Envision Durham, the Region's Municipal Comprehensive Review, aligns with all the strategic goals and priorities in the Durham Region Strategic Plan. The Growth Management Study and Land Needs Assessment more specifically aligns with:

- a) Under Goal Area 2, Community Vitality:
 - 2.1 Revitalize existing neighbourhoods and build complete communities that are walkable, well connected, and have a mix of attainable housing;
 - 2.5 Build a healthy, inclusive, age-friendly community where everyone feels a sense of belonging;
- b) Under Goal Area 3, Economic Prosperity:
 - 3.1 Position Durham Region as the location of choice for business;
 - 3.2 Leverage Durham's prime geography, social infrastructure, and strong partnerships to foster economic growth;
 - 3.4 Capitalize on Durham's strengths in key economic sectors to attract high-quality jobs;
- c) Under Goal Area 4, Social Investment:
 - 4.1 Revitalize community housing and improve housing choice, affordability and sustainability.

6. Conclusion and Next Steps

6.1 Regional staff and the GMS consultant team are in the process of finalizing and releasing the results of the LNA. Once the LNA has determined the total quantum of additional urban area land required to accommodate long term growth, the GMS will proceed to Phase 2 to identify and assess the most appropriate location(s) for Settlement Area Boundary Expansion(s).

7. Attachments

Attachment #1: Summary of Settlement Area Boundary Expansion requests received as of June 1, 2021

Attachment #2: Map 1: Settlement Area Boundary Expansion requests – Ajax and Pickering

Attachment #3: Map 2: Settlement Area Boundary Expansion requests – Oshawa and Whitby

Attachment #4: Map 3: Settlement Area Boundary Expansion requests –
Clarington

Attachment #5: Map 4: Settlement Area Boundary Expansion requests – Scugog

Attachment #6: Map 5: Settlement Area Boundary Expansion requests –
Uxbridge

Attachment #7: Map 6: Settlement Area Boundary Expansion requests - Brock

Respectfully submitted,

Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Attachment 1: Requests for Settlement Area Boundary Expansion

Current Requests for Settlement Area Boundary Expansion as of June 1, 2021.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-1	Whitby	Part of Lots 25, 26, 27 and 28, Concession V	4.2	Include the lands in the vicinity of the Brooklyn Secondary Plan Area that are outside of the Greenbelt Plan within the Urban Boundary as Employment Areas.
BER-2	Clarington	Lands east of Courtrice Road to the future Highway 418	236.0 **overlaps with BER-7, 22, 42	Include the lands in the Urban Boundary as Employment Areas / Major Transit Station Area.
BER-3	Clarington	521 and 531 Rundie Road	10.7	Include the lands in the Urban Boundary as Employment Areas in order to permit industrial uses, including a motor vehicle wrecking yard and prestige industrial uses.
BER-4	Clarington	Lot 29, Concession 4, Orono	2.6	Include the balance of the property in the Urban Boundary.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-5	Pickering	North Part of Lot 6, Concession 6	8.5 **overlaps with BER-13	<p>Include the lands in the Urban Boundary as originally envisioned during the Region's previous Municipal Comprehensive Review (Regional Centre).</p> <p>Note: Now a member of the North East Pickering Landowners Group. Request will be considered as part of BER-13</p>
BER-6	Scugog	Lands bound by the existing Port Perry Urban Boundary, Hwy 7A, King Street and the Hamlet of Manchester	95	<p>Include the lands in the Urban Boundary to permit a new community comprised of residential, mixed use, community uses and natural heritage features to accommodate approximately 4,800 residents and 200 population-related jobs.</p>
BER-7	Clarington	0 Courtice Road (east side of Courtice Road, north side of the existing rail corridor)	35.5 **overlaps with BER-2	<p>Include the lands in the Urban Boundary as part of the Courtice Major Transit Station Area to permit a mixed-used, transit-oriented, development proposal, including 2,073 residential units.</p>

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-8	Uxbridge	7370 Centre Road, Uxbridge	39.7 (Note: Special Study Area 6 is already within the Uxbridge Urban Area and now subject to application ROPA-2021-05)	Remove the lands from Special Study Area 6 designation in the ROP, increase the urban population for the Uxbridge Urban Area to 20,000, and permit private communal services on lands within the Urban Area to allow development to occur on the Phase 2 Uxbridge lands. A Regional Official Plan Amendment application (ROPA 2021-05) has also been submitted for these lands in order to facilitate the development of 588 dwelling units.
BER-9	Scugog	Part of Lots 21 and 22, Concession 8, Port Perry	19.8 **Overlaps with BER-31	Resolve outstanding deferral D5-1 to the Scugog Official Plan which deferred the approval of the inclusion of the subject lands within the Port Perry Urban Boundary.
BER-10	Whitby and Oshawa	550 Columbus Road East, Whitby & 654 Columbus Road West, Oshawa	93.8	Include the lands in the Urban Boundary as Living Areas. A concept draft plan identifies the potential for 2,317 residential units.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-11	Scugog	14611 Old Scugog Road, Blackstock	27.48 **Overlaps with BER-31	Resolve deferral D2-1 to the Scugog Official Plan by rounding out the boundaries of the Hamlet of Blackstock to include a portion of the subject property within the Hamlet boundaries to facilitate the development of 20-67 residential units (2 options provided).
BER-12	Pickering	All lands within the City of Pickering that meet a certain set of criteria	Specific lands were not identified	<p>Pickering Council requested that Durham consider all lands meeting a certain set of criteria within the City of Pickering for inclusion within the Urban Boundary. The Criteria area:</p> <ul style="list-style-type: none"> • Lands not restricted by availability of servicing; • Lands that do not comprise a Specialty Crop Area; • Lands that are not within a Natural Heritage System; • Lands not located in the Moraine Natural Core and Linkage Areas • Lands experiencing growth pressures or with locations in the white belt that are appropriate for growth and can achieve a healthy, connected, thriving and complete community; • Lands that have existing or planned infrastructure to support and accommodate growth

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-13	Pickering	Lands known as North East Pickering, generally located north and south of Highway 7, Concession Road 8, Westney Road and Lake Ridge Road	1857.4 **Overlaps with BER-5, 14, 16, 21, 23, and 44	Request by members of the Northeast Pickering Landowners Group to include the lands within the Urban Boundary as Employment Areas and Living Areas. Note: This request on behalf of the Northeast Pickering Landowners Group replaces a previous request by Dorsay Development Corporation which previously included a concept plan illustrating a development for approximately 60,000 residents, 10,500 population related jobs and 33,000 employment related jobs.
BER-14	Pickering	3060 Highway 7	40.2 **overlaps with BER-13	Include the lands within the Urban Boundary in order to permit a mixed-use development concept including residential, retail, and employment uses (details to be provided at a future date).
BER-15	Oshawa	2630 Harmony Road North	0.8	Include the lands in the Urban Boundary to permit up to 100 stacked Townhouses.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-16	Pickering	4015 and 4025 Sideline 6	4.1 **overlaps with BER-13	Include the lands in the Urban Boundary and designate as Regional Centre as considered by the Region during the previous Municipal Comprehensive Review. A concept plan demonstrates accommodation of 91 townhouse dwellings and 3 mixed-use buildings.
BER-17	Whitby	555 Winchester Road West	5.6	Include the lands, which are outside of the Greenbelt Plan boundary, within the Urban Boundary. Employment Uses and/or permission for a seniors lifestyle/retirement complex is requested.
BER-18	Oshawa	201 Columbus Road East	25.8	Include the lands in the Urban Boundary as Community Area (Living Areas).
BER-19	Clarington	Lands on the east side of George Burley Street, south of Highway 2, Newtonville	3.19	Resolve Deferral #3 to the Clarington Official Plan and include the subject lands within the boundary of the Hamlet of Newtonville.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-20	Clarrington	1037 and 1067 Arthur Street, Newcastle	5.6	Include the lands within the Urban Boundary as Living Areas. A concept plan shows a proposal for 120 residential units.
BER-21	Pickering	3580 Audley Road, Hamlet of Kinsale	6.2 **overlaps with BER-13	Include the remainder of the subject lands within the boundary of the Hamlet of Kinsale to allow the development of a 7 lot plan of subdivision on private services.
BER-22	Clarrington	1835 Bloor Street and 1775 Bloor Street	51.3 **overlaps with BER-02	Expression of interest to include the lands within the Urban Boundary.
BER-23	Pickering	Part of Lots 9, 10 and 11, Concession 5	77.42 **overlaps with BER-13	Include the subject lands that are outside of the Greenbelt Plan within the Urban Boundary as Living Areas. Note: Now a member of the North East Pickering Landowners Group. Request will be considered as part of BER-13.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-24	Clarington	Part of Lots 5, 6, and 7, Concession 2 (Bowmanville)	113.5	Include the subject lands within the Urban Boundary as Living Areas.
BER-25	Oshawa	2676 Harmony Road North	5.6	Include the subject lands within the Urban Boundary.
BER-26	Oshawa	Part of Lots 4 and 5, Concession 5	43.3	Include the balance of the subject lands within the Urban Boundary as Living Areas.
BER-27	Brock	Lands south of Brock Concession Road 7, west of Highway 12 (Sunderland)	14.0	Include the subject lands within the Urban Boundary as Living Areas
BER-28	Clarington	2258 Highway #2 (Bowmanville)	12.5	Include the subject lands within the Urban Boundary for Community Area purposes.
BER-29	Clarington	1546 Cobbledick Road, Newcastle	72.0 **overlaps with BER-62	Request the Region to review the Special Study Area 2 designation of the ROP, including updated land use permissions.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-30	Scugog	Deferral Area D2-2 to the Scugog Official Plan	70.7 **Overlaps with BER 30	Request that Deferral D2-2 to the Scugog Official Plan be resolved through the ROP review in order to include additional lands within the boundary of the Hamlet of Caesarea.
BER-31	Scugog	Deferral Areas D2-1, D2-2 and D5-1 to the Scugog Official Plan	117.98 **overlaps with BER-09, BER-11, and BER 30	Request that Deferrals to the Scugog Official Plan for the Port Perry Urban Area (D5-1) and the Hamlets of Blackstock (D2-1) and Caesarea (D2-2) be resolved through the ROP review.
BER-32	Whitby	Olpi Hills Court, Hamlet of Ashburn	3.8	Include the subject lands within the boundary of the Hamlet of Ashburn to permit the development of a 7 lot plan of subdivision.
BER-33	Brock	Lands on the south side of Thorah Concession Road 5 (RR-15), west of Highway 12.	128.3	Note: Request Withdrawn (June 28, 2021). Will no longer be considered and is not illustrated on the map.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-34	Clarington	72 Ormiston Street and Part of Lot 17, Concession 5 near the Hamlet of Hampton.	14.3	Request that the Deferrals to the Clarington Official Plan be resolved to include the subject lands within the Hamlet of Hampton, and to also include adjacent lands to the west within the Hamlet boundary, to permit the development of a 13 Lot Plan of Subdivision.
BER-35	Clarington	2825 Hancock Road, Courtice	1.4	Include the subject lands within the Urban Boundary to facilitate a development concept including a mix of commercial/retail and hotel uses.
BER-36	Clarington	2298 Highway 2, Bowmanville	3.9	Include the subject lands within the Urban Boundary to facilitate a development concept consisting of 327 residential units and 14,057 sq. m. of commercial space.
BER-37	Brock	C21605 Sideroad 18A, north west of Cannington.	47.7	Include the subject lands within the Urban Boundary.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-38	Brock	C2130 Concession 13, north east of Cannington.	40.5	Include the subject lands within the Urban Boundary.
BER-39	Clarington	Lands east of Hwy 35/115, north of Concession Road 3 (Newcastle). Part of Lots 27 and 28, Concession 3	64.5	Include the subject lands within the Urban Boundary as Living Areas.
BER-40	Oshawa	407 Howden Road West and 454 Columbus Road West	52.0	Include the subject lands within the Urban Boundary as Living Areas.
BER-41	Oshawa	625 Columbus Road West	24.0	Include the subject lands within the Urban Boundary as Living Areas.
BER-42	Clarington	1501 Courtice Road	8.0 **overlaps with BER-2	Include the subject lands within the Urban Boundary and designate as Community Area.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-43	Clarington	Lands on the east side of Maple Grove Road, north of Baseline Road West, and south of the CP Rail Line.	4.1	Include the subject lands within the Urban Boundary.
BER-44	Pickering	4100 Sideline 2, Part of Lot 3, Concession 7	4.15 ** Overlaps with BER-13	Include the lands within the Urban Boundary. In the process of joining the Northeast Pickering Landowners Group.
BER-45	Brock	Lands at the northwest corner of Thorah Concession Road 7 and Regional Road 23	37.1	Include the subject lands within the Urban Boundary.
BER-46	Brock	Lands at the southwest corner of Thorah Concession Road 7 and Regional Road 23	14.8	Include the subject lands within the Urban Boundary.
BER-47	Clarington	Lands within the Hamlet of Maple Grove	37.6	Include the Hamlet of Maple Grove within the Urban Boundary.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-48	Whitby	870 Columbus Road	4.0 **overlaps with BER-60	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas.
BER-49	Whitby	5200 Ashburn Road	7.7	Include the subject lands within the Urban Boundary as Employment Areas.
BER-50	Uxbridge	Lands on the west side of O'neil Road, North of Brock Street East, and South of the Trans Canada Trail. 7430 & 7260 O'Neil Road, and 762 Regional Highway 47	135.0	Include the subject lands within the Urban Boundary as Living Areas.
BER-51	Clarington	Lands on the west side of Solina Road, north of the 407	12.0	Include the subject lands within the boundary of the Hamlet of Solina and resolve the deferral to the Clarington Official Plan.
BER-52	Clarington	661 Bennett Road	23.1	Include the subject lands within the Urban Boundary as Employment Areas.

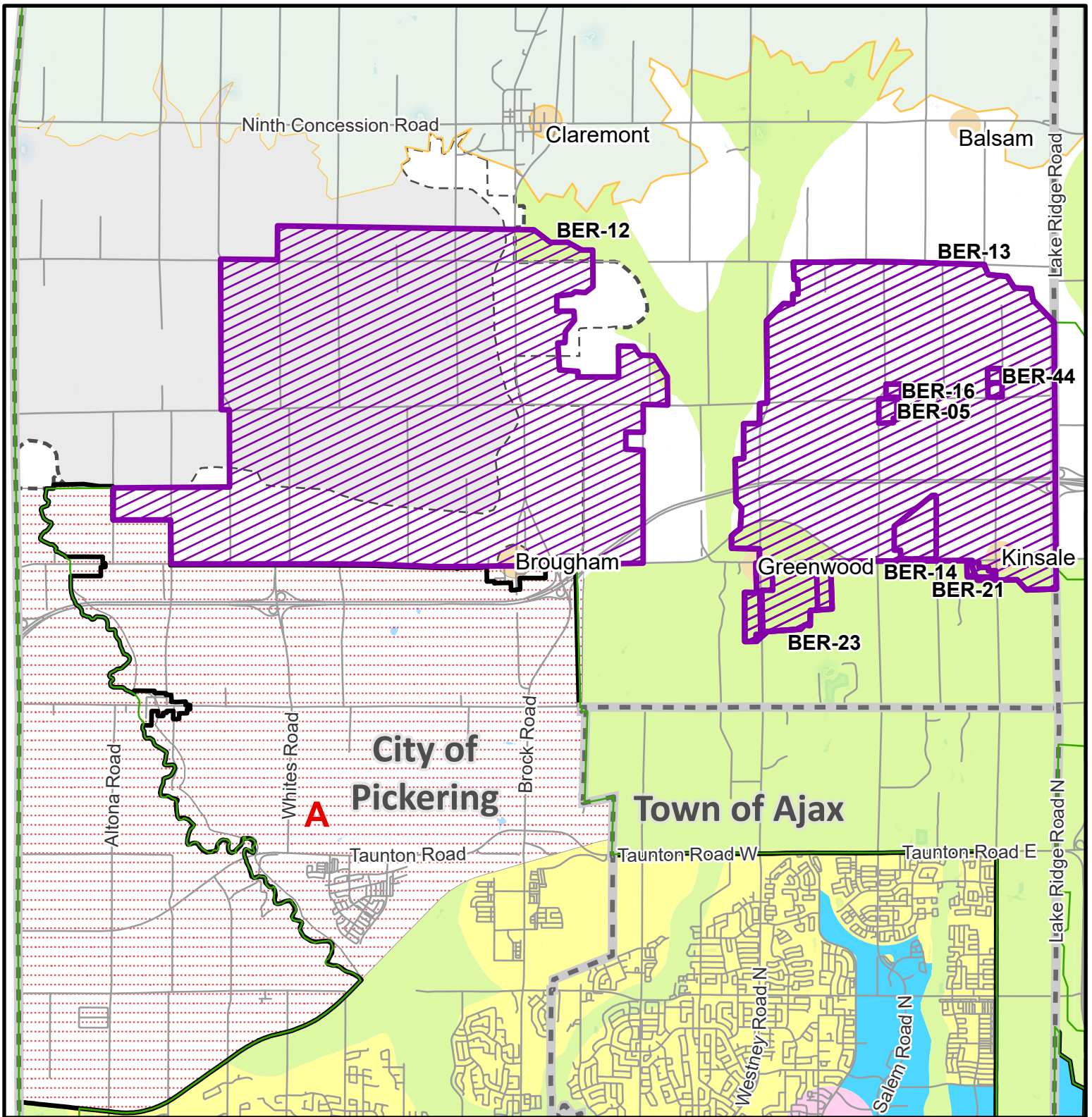
Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-53	Brock	Lands on the south side of Regional Road 10, west of the existing Sunderland Urban Area Boundary	5.0	Include the subject lands within the Urban Boundary for residential purposes.
BER-54	Clarington	Lands on the west side of Holt Road, north of Highway 401.	7.9	Include the subject lands within the Urban Boundary as Employment Areas to permit industrial and commercial uses.
BER-55	Clarington	Lands subject to Deferral 4 in the Regional Official Plan, east of Highway 115/35	10.0 subject to Deferral 4 in the ROP	Lift Deferral 4 in the Regional Official Plan and include the subject lands in the Urban Boundary as Employment Areas.
BER-56	Clarington	Lands south of Taunton Road, west of the current Orono Urban Area Boundary	40.0	Include the subject lands in the Urban Boundary as Living Areas.
BER-57	Oshawa	3440 Wilson Road North	58.3	Include in the subject lands in the Urban Boundary as Living Areas.

Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-58	Whitby	6373 Country Lane	4.0 **overlaps with BER-61	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas (not Employment Areas, as illustrated on Schedule A of the ROP).
BER-59	Clarington	Lands bounded by Highway 2, Bragg Road, Concession Street East, and the current Bowmanville Urban Area Boundary	124.4	Include in the subject lands in the Urban Boundary as Community Areas (Living Areas) to facilitated a development concept consisting of 1,872 residential units.
BER-60	Whitby	All lands identified as Living Areas in North Whitby that are subject to appeal and Regional Official Plan Policy 14.13.7	131.0 **overlaps with BER-48	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas.

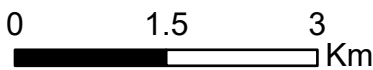
Conversion Request-ID	Municipality	Site Location (Address, if available)	Land Area (Hectares)*	Description of Settlement Area Boundary Expansion Request (as described by proponent)
BER-61	Whitby	All lands identified as Employment Areas in North Whitby subject to appeal and Regional Official Plan Policy 14.13.7	43.0 **overlaps with BER-58	Request a resolution to outstanding appeal and Policy 14.13.7 of the Region's Official Plan, to permit the inclusion of the lands within Urban Boundary as Living Areas (not as Employment Areas, as illustrated on Schedule A of the ROP).
BER-62	Clarington	105 Lovekin Road	9.42 **overlaps with BER-29	Include in the subject lands in the Urban Boundary for non-residential uses.
BER-63	Clarington	4442 Hill Street	81.0	Request a minor rounding out of the Hamlet of Newtonville to include additional residential development. Additional details, including confirmation of the applicable property bounds, have been requested of the proponent.

* Land area as indicated in materials provided by the proponent. Staff have estimated the land area where it was not provided or appeared to be incorrect.

** Requests with this notation indicates that more than one Submission was made for the corresponding lands



Request for Settlement Area Boundary Expansion – Ajax and Pickering



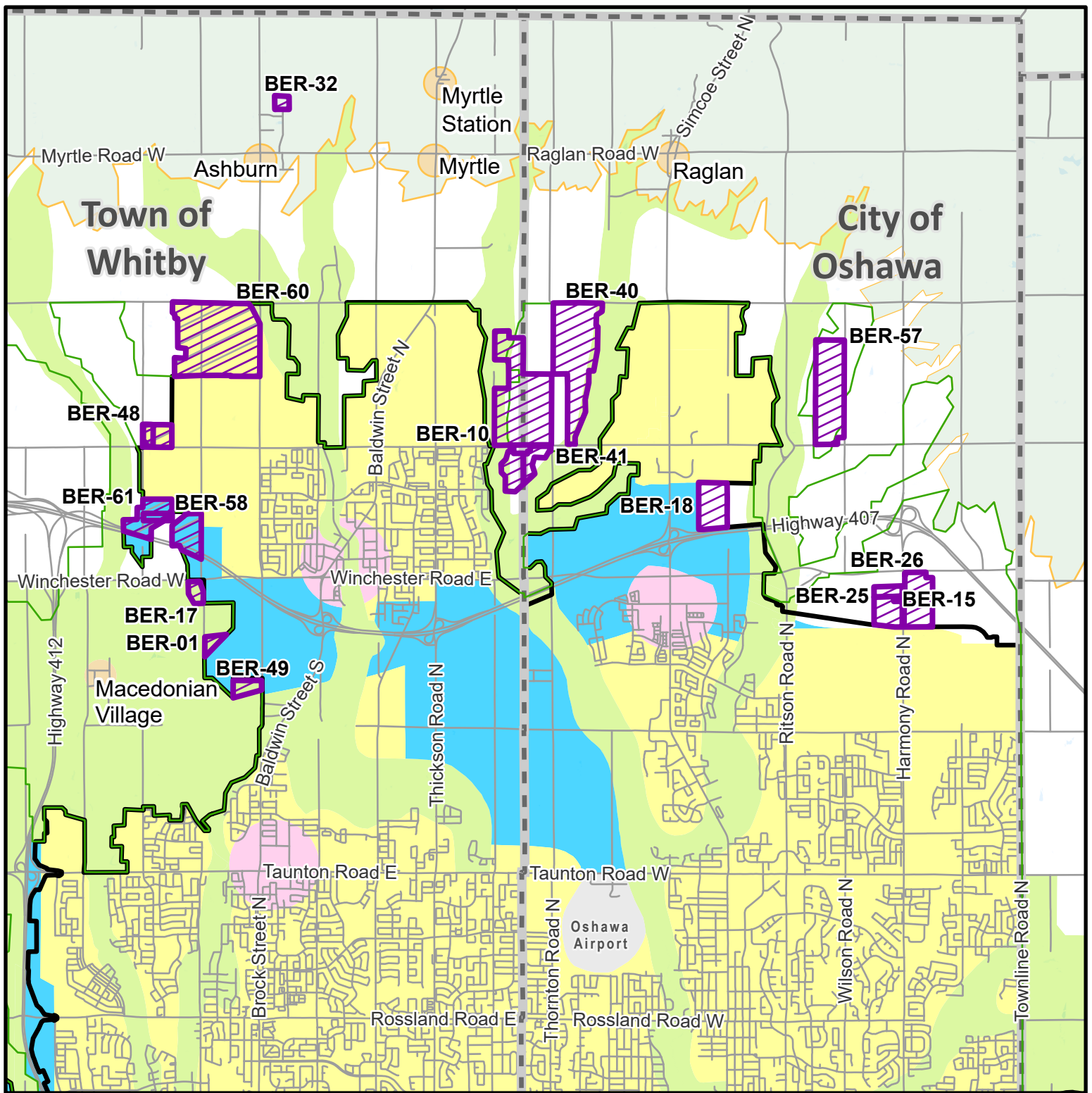
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- Lands Subject to Boundary Expansion Request (BER)
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Living Areas

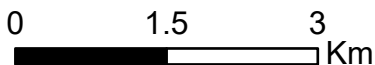
- Oak Ridge Moraine Areas
- Greenbelt Boundary
- Specific Study Area 'A'
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

Data Sources and Disclaimer

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Request for Settlement Area Boundary Expansion – Oshawa and Whitby

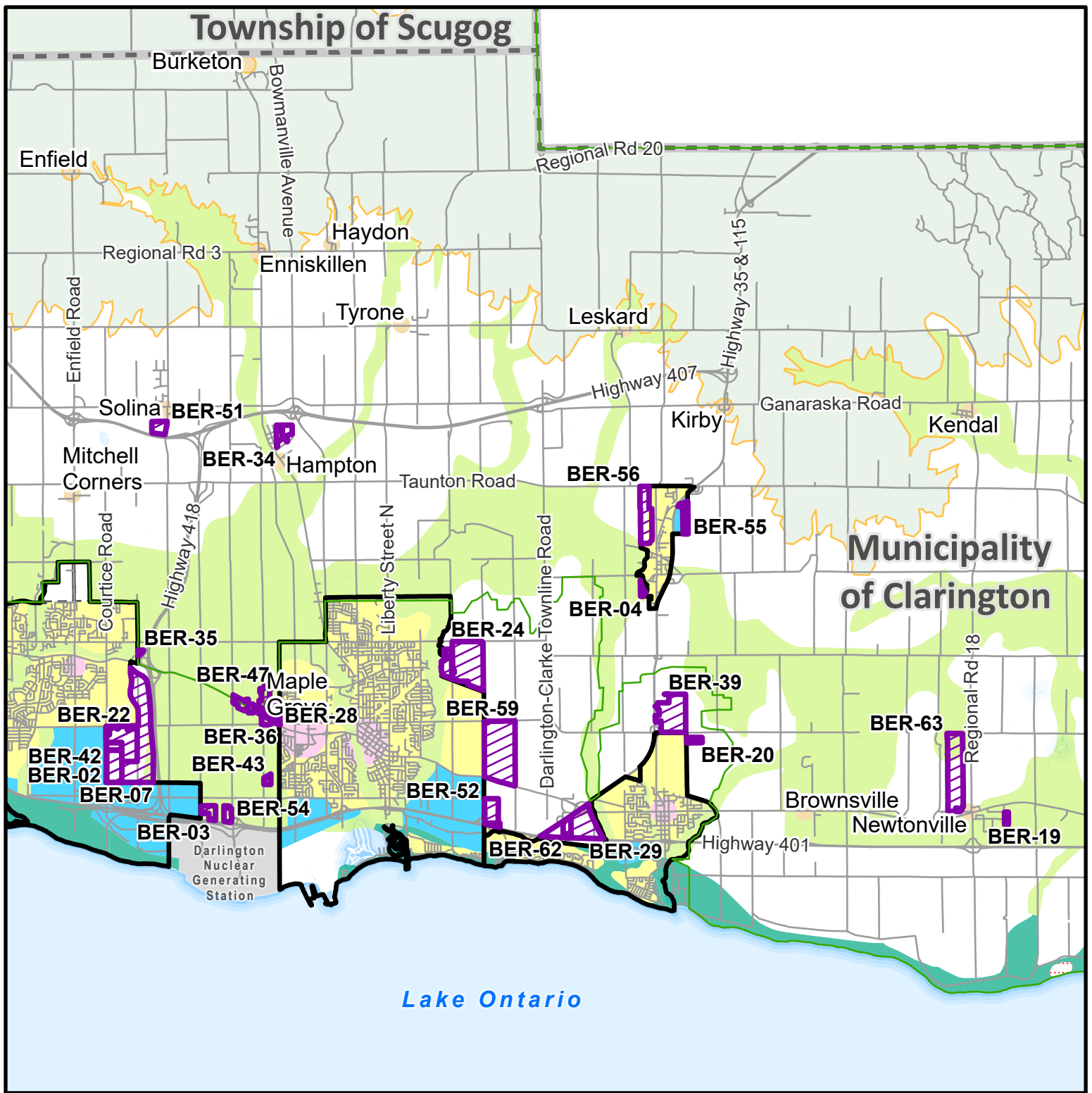


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- Lands Subject to Boundary Expansion Request (BER)
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Oak Ridge Moraine Areas
- Living Areas
- Greenbelt Boundary
- Deferral Areas
- Special Study Areas
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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Request for Settlement Area Boundary Expansion – Municipality of Clarington



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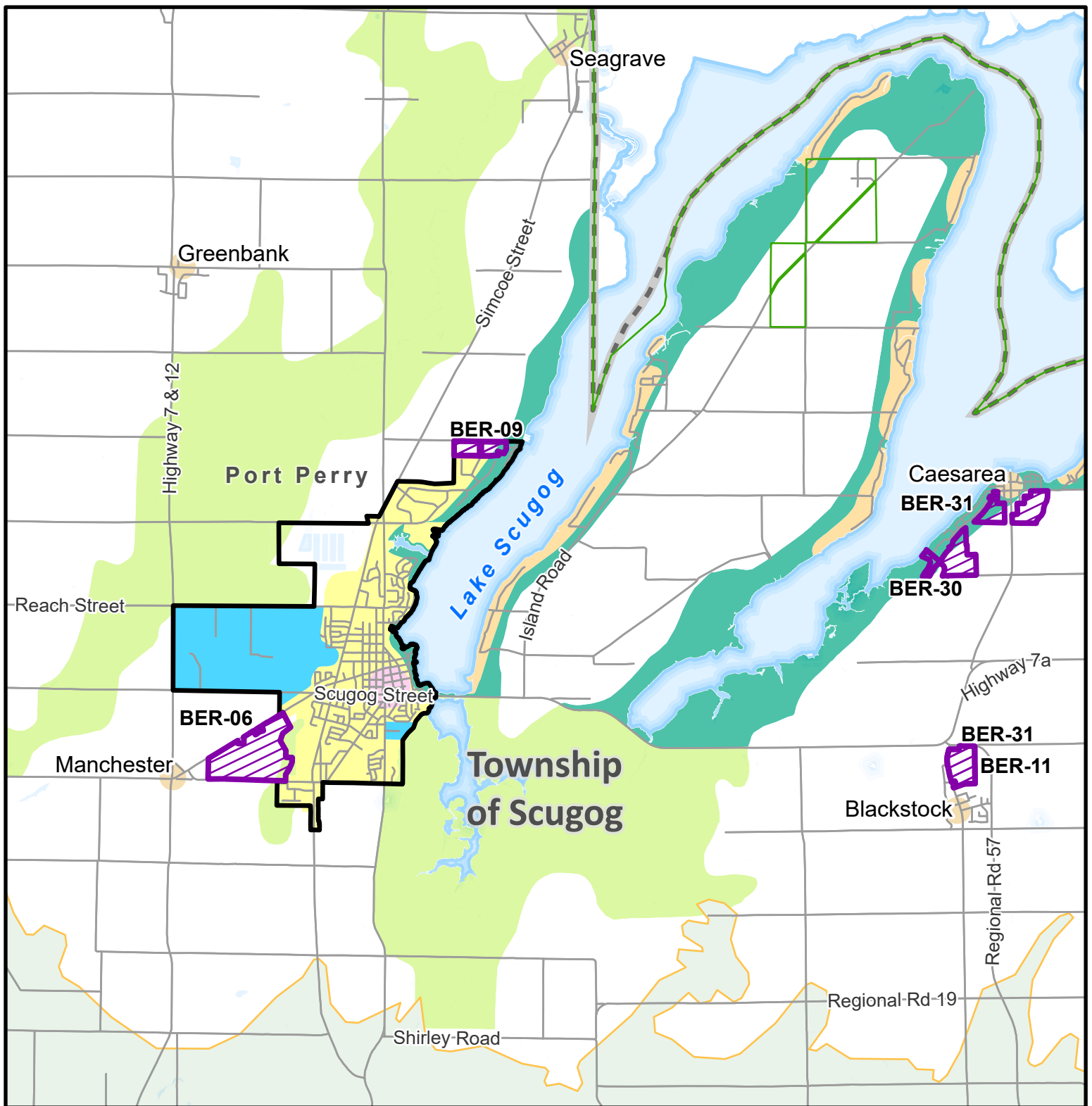
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- Lands Subject to Boundary Expansion Request (BER)
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas

- Living Areas
- Oak Ridge Moraine Areas
- Greenbelt Boundary
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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
Request for Settlement Area Boundary Expansion – Township of Scugog



0 1.5 3 Km

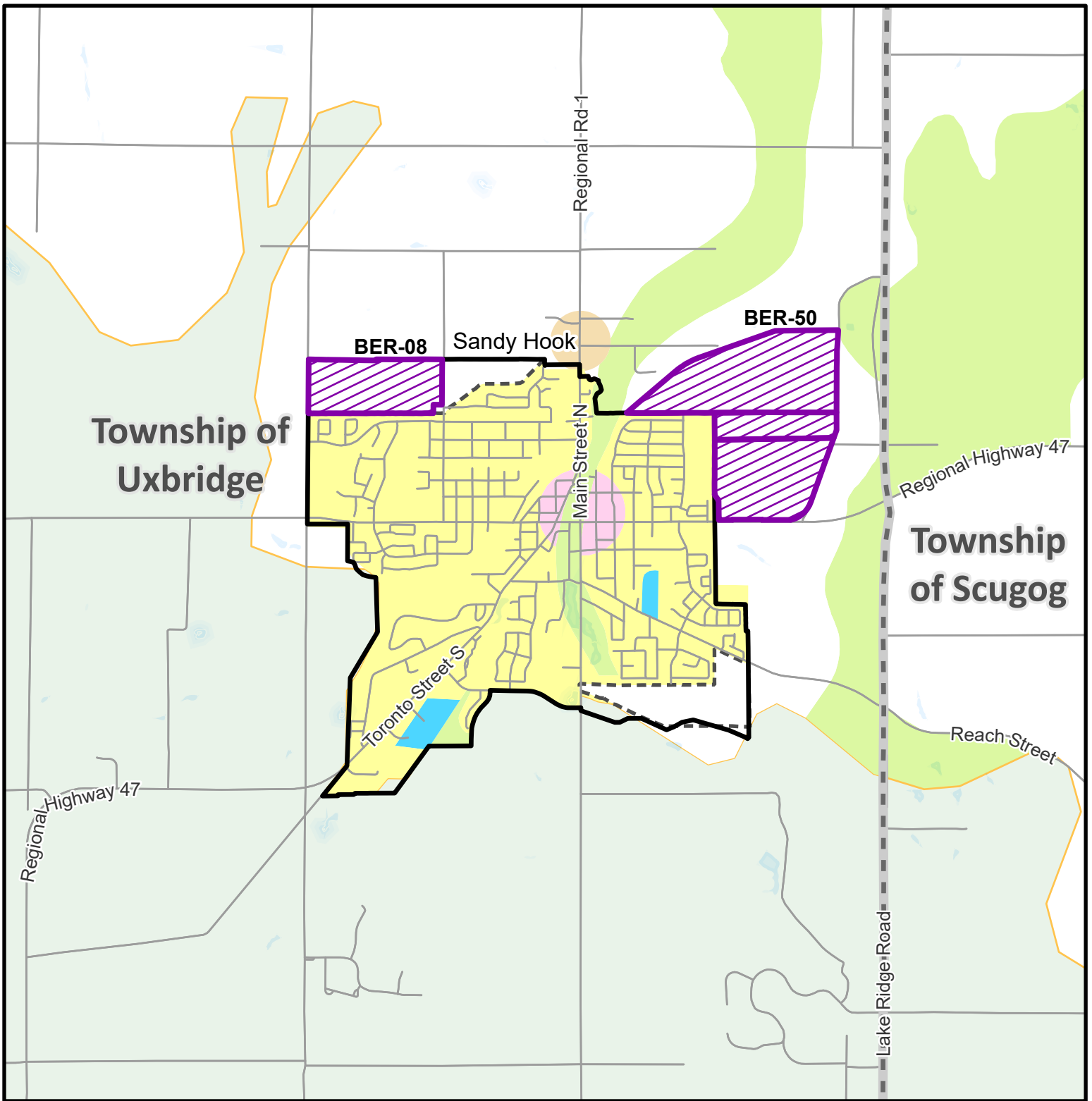
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-  Lands Subject to Boundary Expansion Request (BER)
-  Prime Agricultural Areas
-  Employment Areas
-  Major Open Space Areas
-  Waterfront Areas

-  Living Areas
-  Oak Ridge Moraine Areas
-  Greenbelt Boundary
-  Regional Centres
-  Urban Area Boundary
-  Municipal Boundary

Data Sources and Disclaimer

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









Request for Settlement Area Boundary Expansion – Township of Uxbridge



0 0.5 1 Km

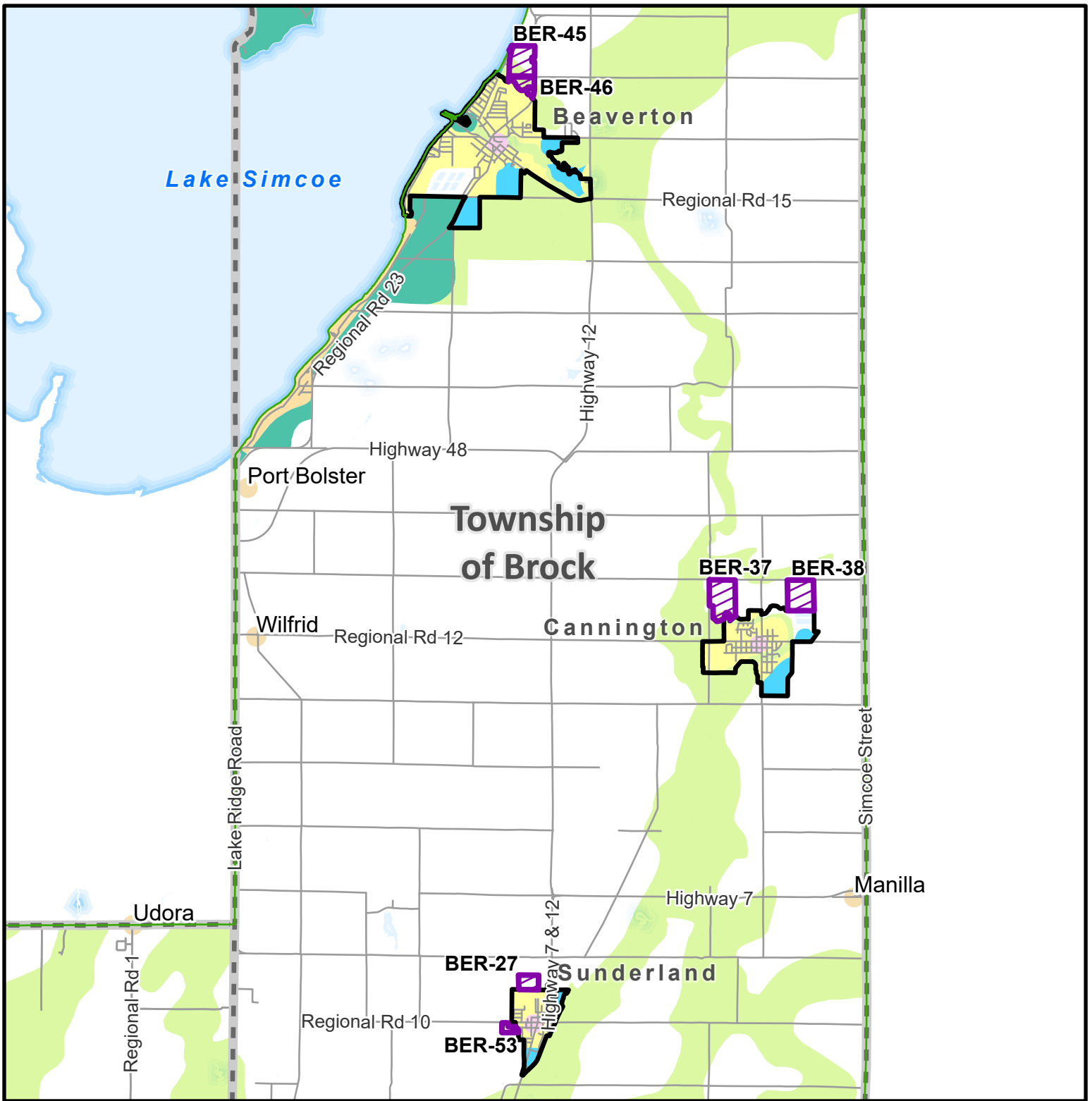
Legend

-  Lands Subject to Boundary Expansion Request (BER)
-  Employment Areas
-  Major Open Space Areas
-  Oak Ridge Moraine Areas
-  Living Areas

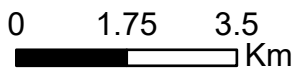
-  Greenbelt Boundary
-  Prime Agricultural Areas
-  Regional Centres
-  Urban Area Boundary
-  Municipal Boundary

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Request for Settlement Area Boundary Expansion – Township of Brock



Legend

- Lands Subject to Boundary Expansion Request (BER)
- Prime Agricultural Areas
- Employment Areas
- Major Open Space Areas
- Waterfront Areas

- Living Areas
- Greenbelt Boundary
- Regional Centres
- Urban Area Boundary
- Municipal Boundary

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