



# Envision Durham

Draft Official Plan

February 2023

# Introduction

- The Regional Official Plan (ROP) is Regional Council's core planning document – guiding regional decision-making on long-term growth and development
- In 2019, the Region launched Envision Durham – the Municipal Comprehensive Review of our ROP
- Envision Durham delivers a new, forward-looking official plan that will guide growth and change in Durham Region to 2051
- On February 10, the Region released the draft new ROP, which is the culmination of work completed through Envision Durham
- The draft new Regional Official Plan provides policies and strategic directions that guide future growth, infrastructure and service delivery, land use planning, and development related matters
- Today's Public Open House is being held to provide residents the opportunity to learn more and provide their feedback
- **To submit your comments** – you will find the following options posted around the Open House:

## Submit your comments on the draft new Regional Official Plan

Click the QR Code below:



(Scan this code during the Open House to go to:  
<https://forms.durham.ca/Planning/OpenHouse-Comments>)

Alternatively, you may:

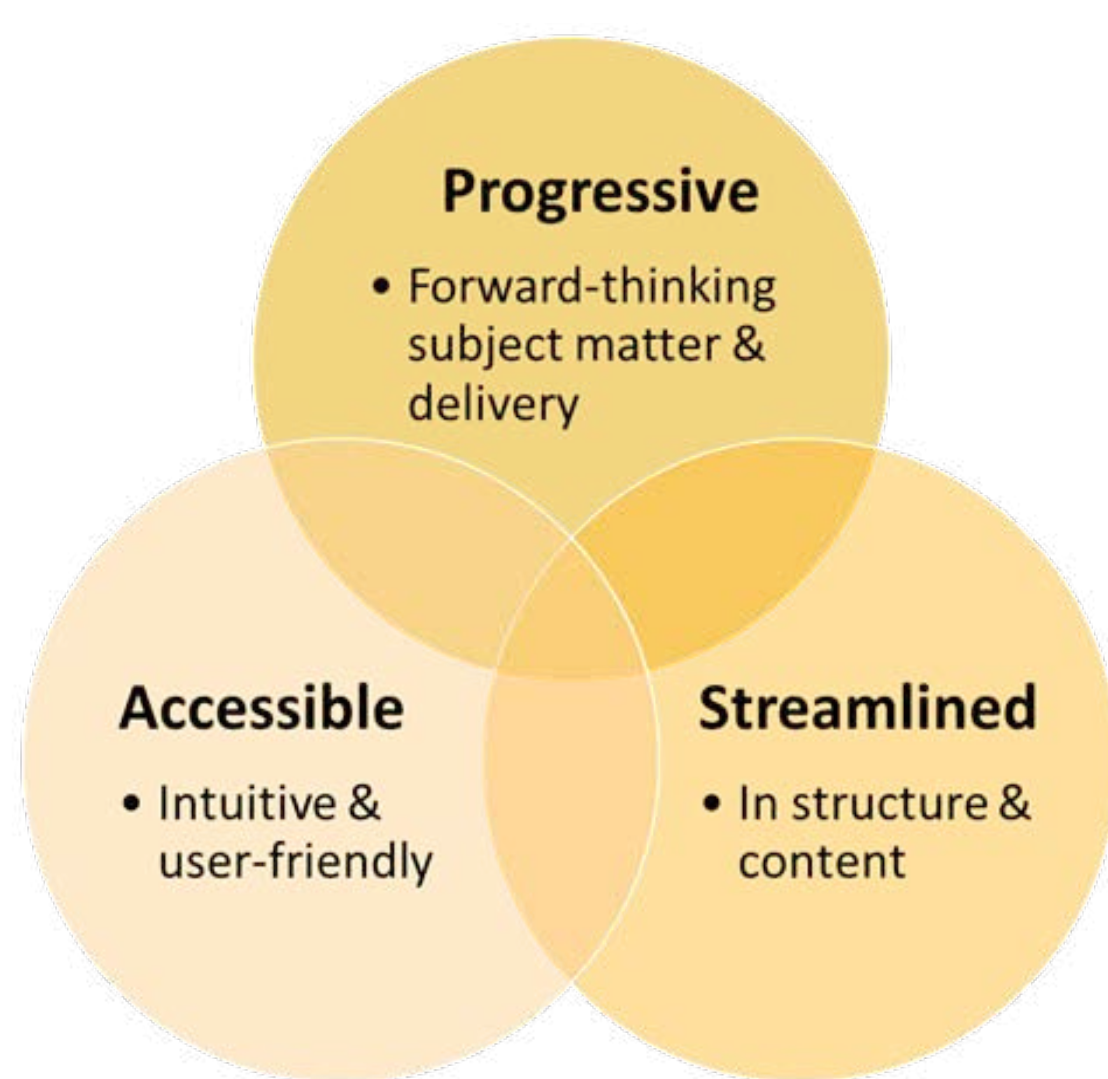
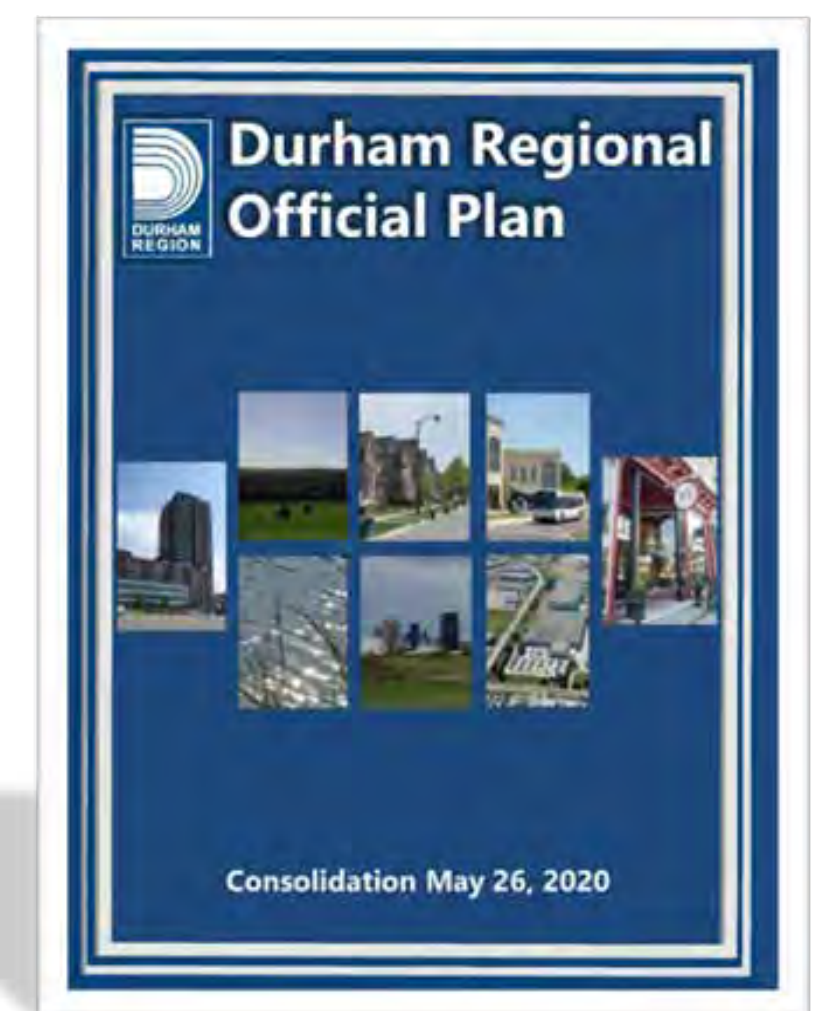
- Provide hardcopy comments tonight or via mail to the Planning Division (c/o Envision Durham)
- Email comments to [EnvisionDurham@durham.ca](mailto:EnvisionDurham@durham.ca)
- Pin comments to the Regional Structure Map at [www.durham.ca/DraftROPmap](http://www.durham.ca/DraftROPmap)
- **Comments required by April 3**

- If you have any questions – please don't hesitate to ask staff.



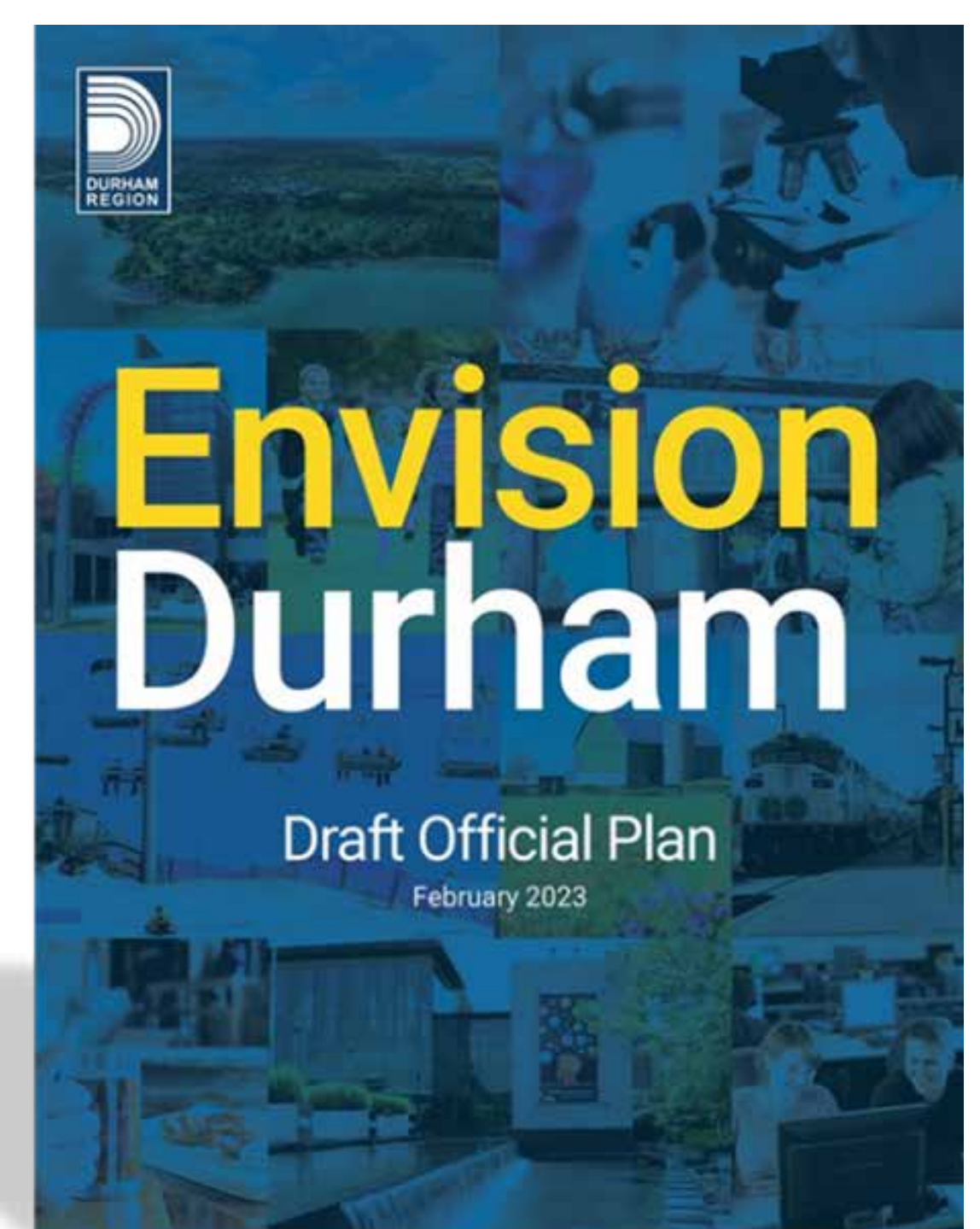
# A New Framework

- The draft new Regional Official Plan (ROP) is intended to **repeal and replace** the existing ROP – dating back to the early 1990s, with roots in the structure of the 1976 Plan
  - One substantive review, implemented through Amendments #114 and #128, and subject of over 180 Amendments



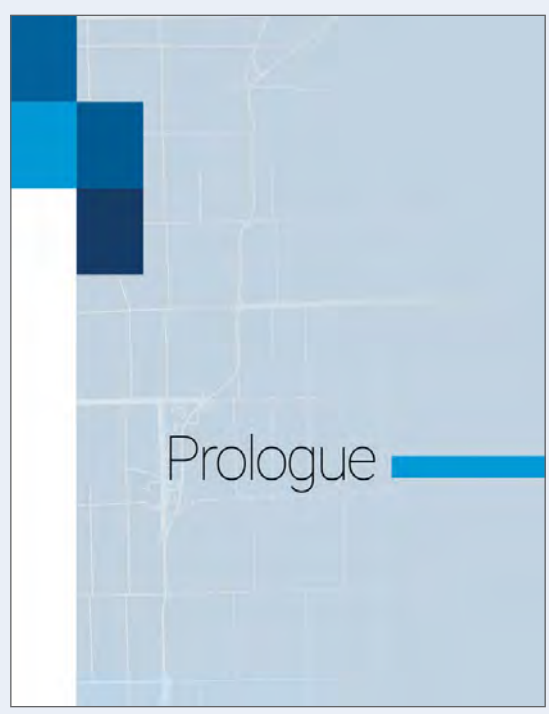
- To improve upon the existing foundation, guiding principles were used to help shape the development of a new Official Plan that is: **Progressive, Streamlined and Accessible**
- The new Plan must also be visually pleasing, include high quality graphics, provide call-out explanations and incorporate other features to make it more useful – both online and offline
- The draft new ROP is innovative, action-based, visual and accessible, while ultimately, the draft new ROP is intended to be **easier to read**
- The draft new ROP is structured around chapters that represent 7 balanced, aspirational, outcome-oriented strategic directions:

-  A Prosperous Region
-  Healthy Communities
-  Supportive Infrastructure
-  Vibrant Urban System
-  Thriving Rural System
-  Protected Greenlands System
-  Connected Transportation System

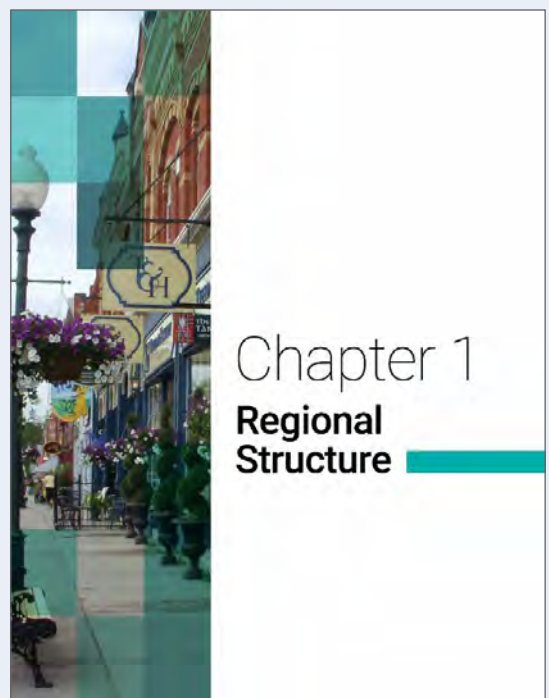


Scan QR Code  
to Submit Comments

# Chapter Highlights

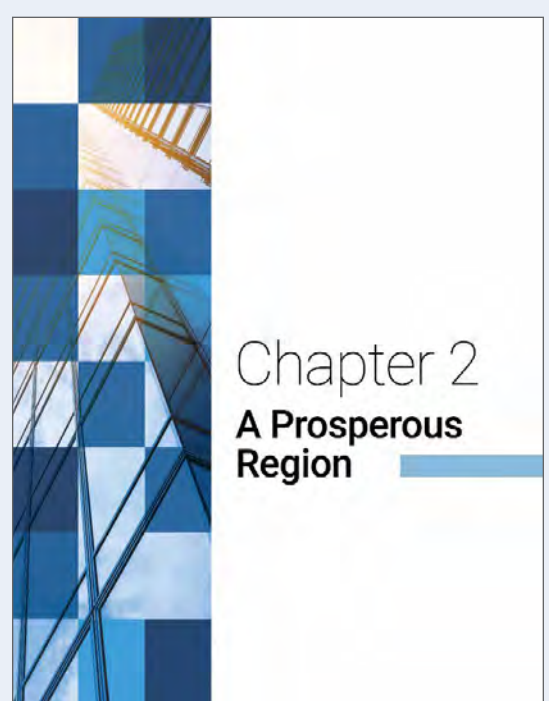


- Traditional Territory Acknowledgement honouring and acknowledging Indigenous Populations within the area
- Historical context of the Region and how this shapes our future forward

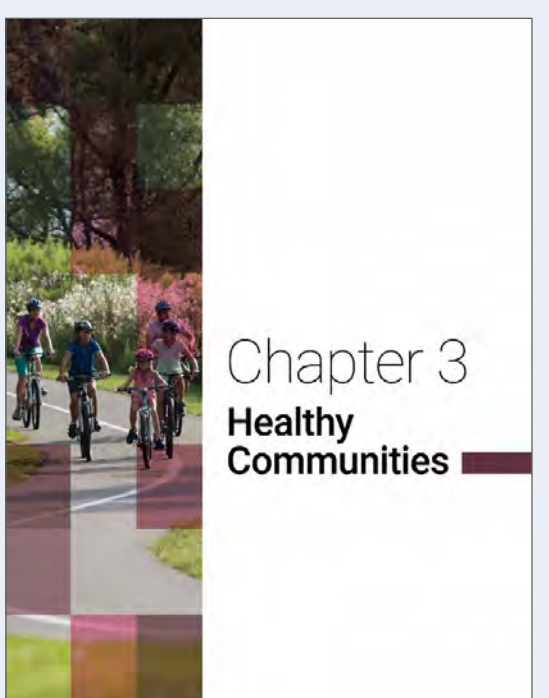


- Population, households, and employment allocations to 2051
- Regional forecasts and intensification targets, as prescribed by the current Growth Plan

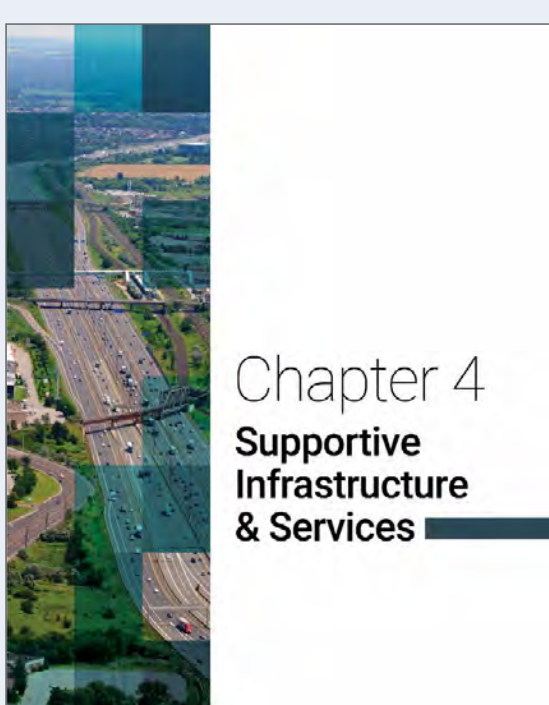
Municipality	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby	Durham
2051 Population	199,110	20,930	221,020	298,540	256,370	29,310	29,830	244,890	1,300,000
2051 Employment	61,910	7,370	70,320	107,280	93,790	12,350	11,770	95,210	460,000



- Policies expanded to align with new Economic Development Strategy
- New policies include support for broadband infrastructure and a potential airport on federal lands in Pickering



- Policies supportive of complete communities
- Recognizing the important of downtowns, age-friendly planning, and community hubs
- Emphasis on climate change and sustainability, encouraging resilient development and supporting nature-based solutions

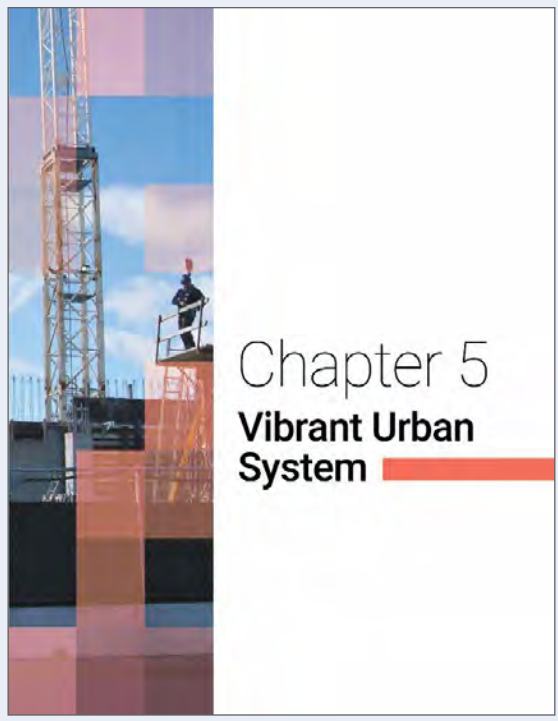


- Policies pertaining to water/wastewater infrastructure (both public and private), transportation/transit, stormwater management and utilities/energy
- Emphasis on encouraging green infrastructure, energy conservation/efficiency and waste management
- Policies related to infrastructure phasing and financial asset management planning

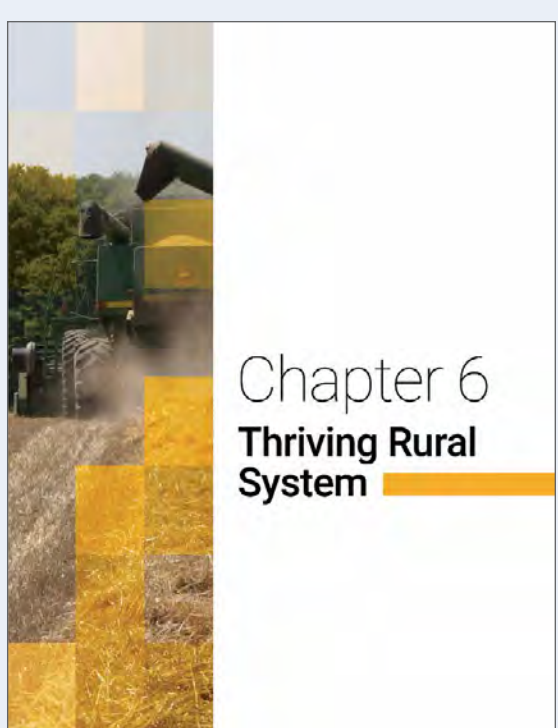


Scan QR Code to Submit Comments

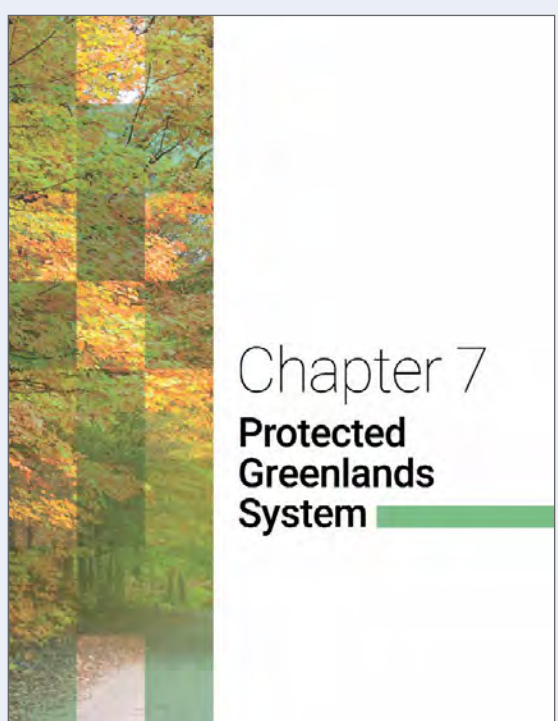
# Chapter Highlights



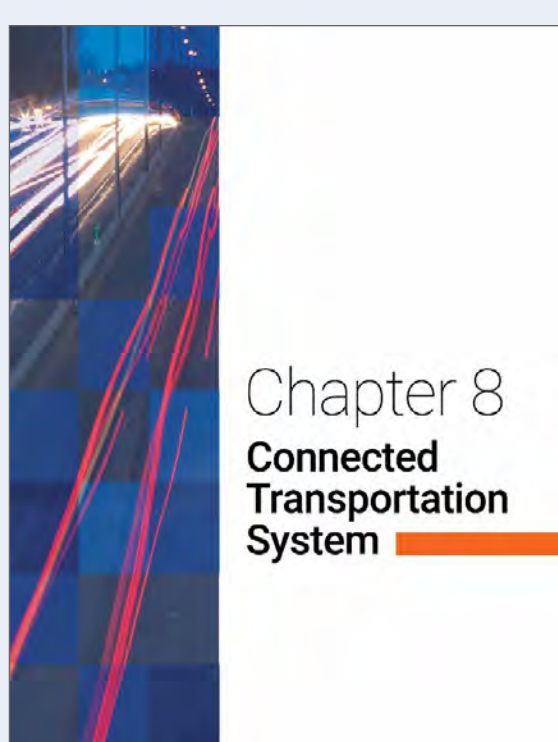
- Growth management policies
- New policies for Strategic Growth Areas, (Urban Growth Centres, Regional Centres, Rural Regional Centres, MTSAs, and Rapid Transit Corridors)
- Introduction of Rapid Transit Corridor delineation along Hwy. 2 and Simcoe St.
- Specific policies and requirements for consideration of development in 2051 Urban Expansion Areas and future expansions



- Rural System, Prime Agricultural Areas, Rural Settlements, Regional Nodes and Aggregate Resources policies
- Implementation of provincial Agricultural System
- Introduction of permissions related to on-farm diversified and ag-related uses
- Simplified rural settlement policies
- Maintenance of rural lot creation and severance policies



- New Regional Natural Heritage System mapping and policies
- Inclusion of source water protection policies, Lake Simcoe Protection Plan policies, and Urban River Valley policies and mapping
- Addition of environmental stewardship as a means to support conservation

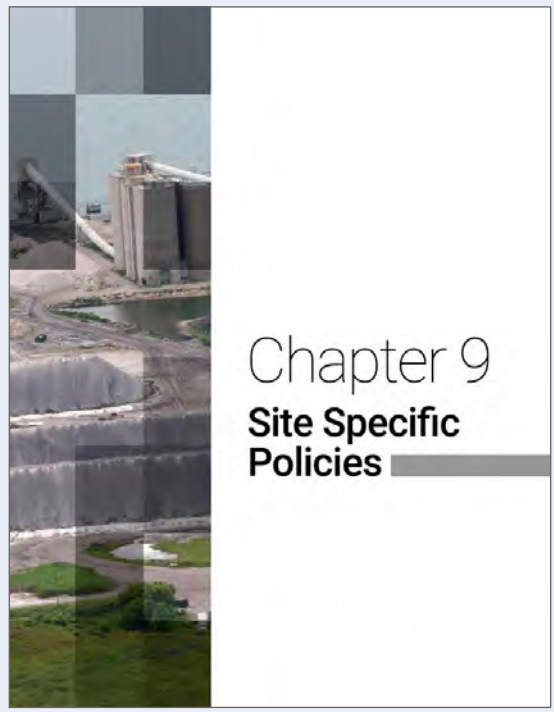


- Transportation System policies
- Emphasis on Active Transportation in mapping and policies
- Expanded policies on TDM, transit stations, Transit Oriented Development for Strategic Growth Areas, and transit supportive development policies for urban areas
- Inclusion of new recommended Right-of-Way requirements for each segment of Regional Road and Hwy. 2 Rapid Transit Spine

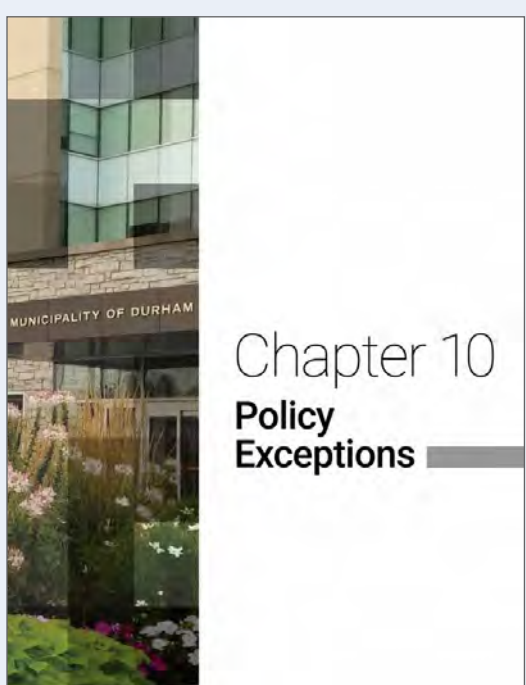


Scan QR Code  
to Submit Comments

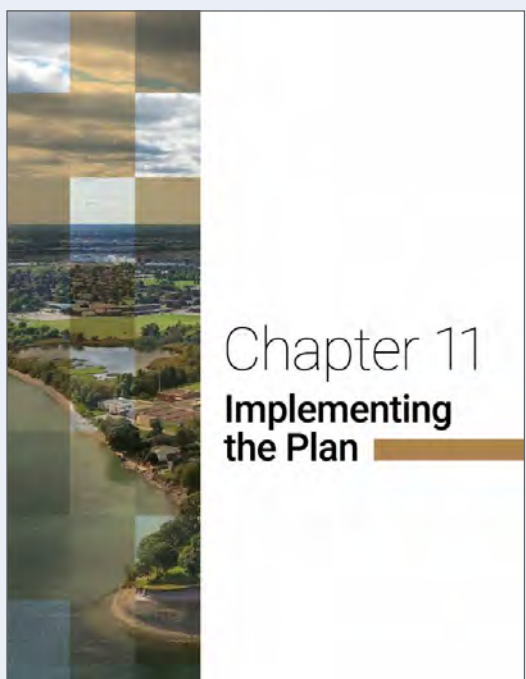
# Chapter Highlights



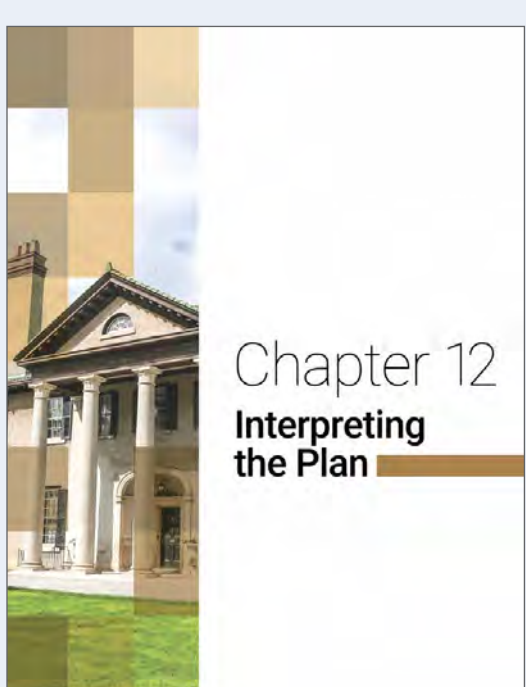
- Addition of Special Study Areas, including:
- Special Study Area 4 – applies to lands designated as Waterfront Area within south Courtice (Clarington)
- Special Study Area 5 – recognizes the Special Policy Area identified in accordance with the Provincial Policy Statement that applies to lands within the Rapid Transit Corridor, along a segment of Highway 2 in Ajax and Pickering
- Special Study Area 6 – applies to the lands in Pickering, Ajax and Clarington remove from the Greenbelt Plan by the province



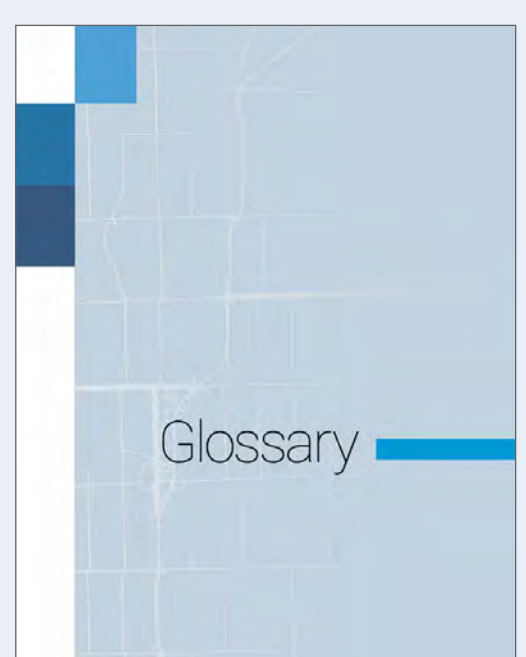
- Exceptions were moved from their former Sections and compiled into one chapter (organized by their respective chapter sections)
- Through their review of the draft new ROP, area municipalities will indicate which Policy Exceptions have already been incorporated into their area municipal official plan (which can then be removed from this draft chapter)



- New consultation and engagement section, including an emphasis on meaningful engagement with Indigenous communities
- Emphasis on promoting broad community awareness of planning issues that provide enhanced opportunities for input, including both traditional and innovative methods for engagement (i.e. electronic media or other emerging technologies)



- New policies acknowledging that this Plan does not have jurisdiction for the Mississaugas of Scugog Island First Nation lands, as well as provincially and/or federally owned lands
- Added policy to recognize the use of new explanatory text, sidebars and illustrations, where appropriate



- Glossary chapter includes terms and concepts updated for clarity, consistency and provincial conformity
- To improve upon accessibility, all defined terms are bookmarked (hyperlinked) to navigate readers, when clicked, directly to the definition within the Glossary



Scan QR Code  
to Submit Comments



# 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
- 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
- Nuclear Generating Station
- Municipal Service

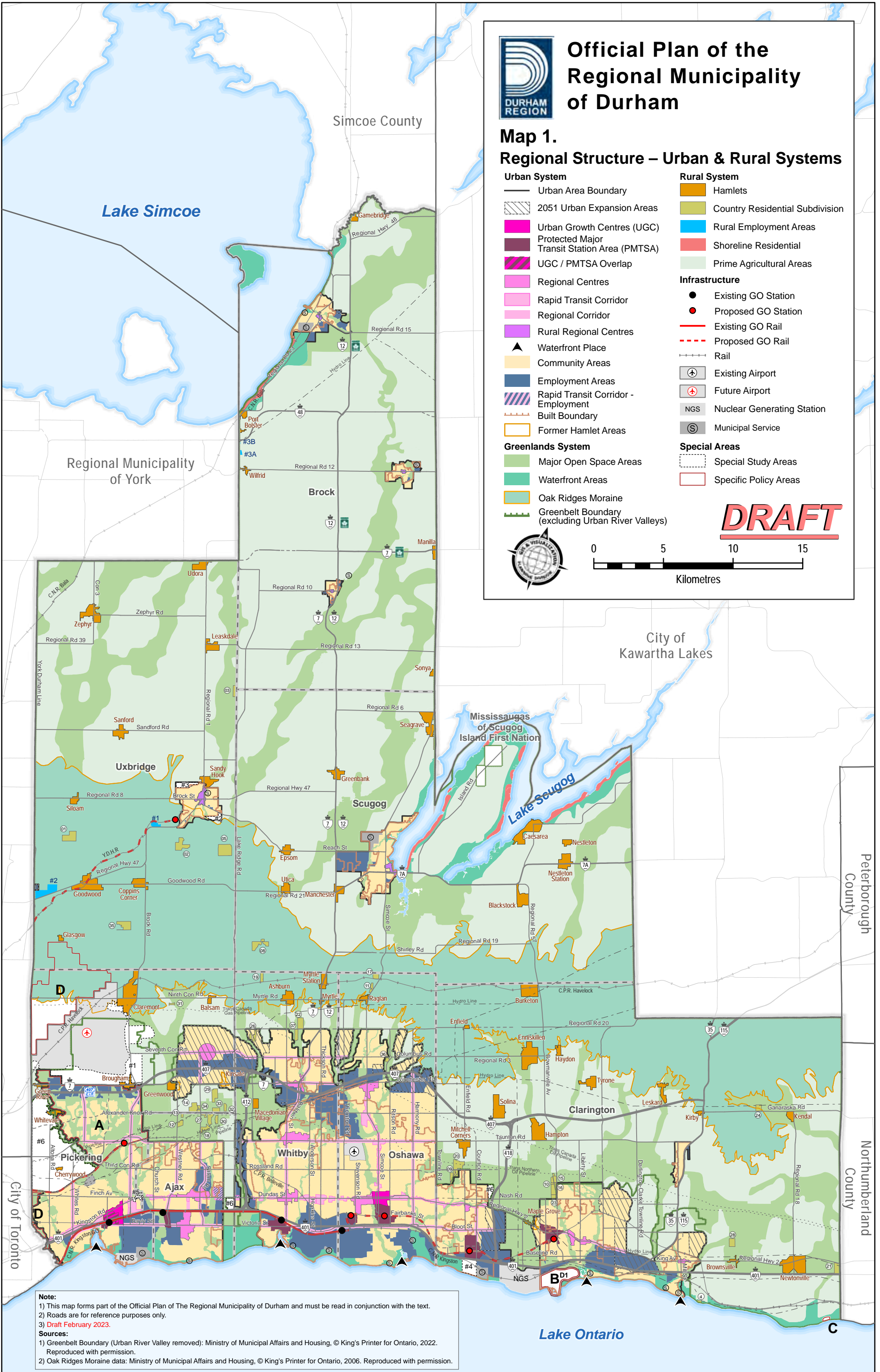
### Special Areas

- Special Study Areas
- Specific Policy Areas

# DRAFT



0 5 10 15  
Kilometres









**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) **Draft February 2023.**

**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.

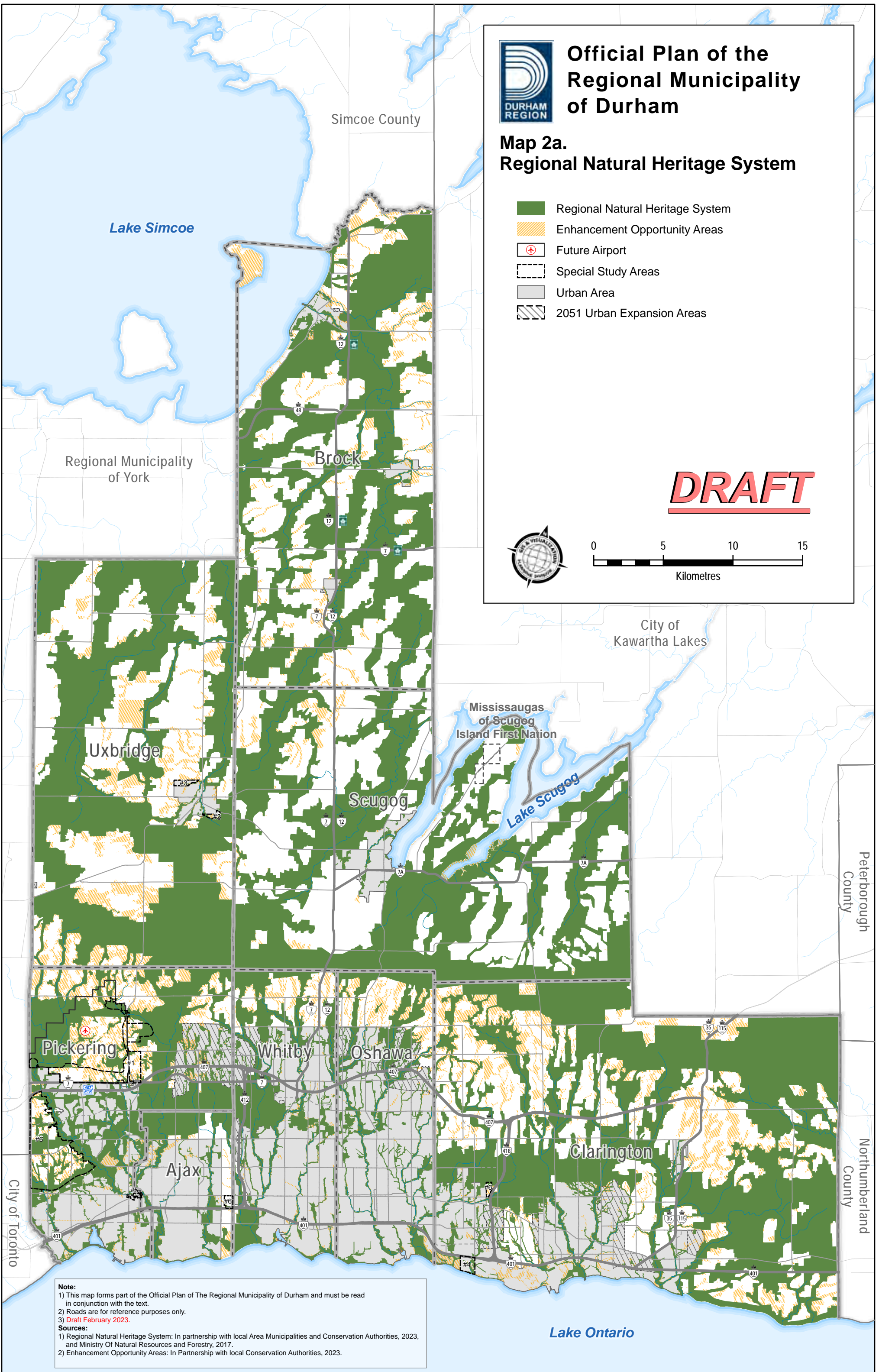


# Official Plan of the Regional Municipality of Durham

## Map 2a. Regional Natural Heritage System

-  Regional Natural Heritage System
-  Enhancement Opportunity Areas
-  Future Airport
-  Special Study Areas
-  Urban Area
-  2051 Urban Expansion Areas

# ***DRAFT***



**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) Draft February 2023.

**Sources:**  
 1) Regional Natural Heritage System: In partnership with local Area Municipalities and Conservation Authorities, 2023, and Ministry Of Natural Resources and Forestry, 2017.  
 2) Enhancement Opportunity Areas: In Partnership with local Conservation Authorities, 2023.

Lake Ontario





# Official Plan of the Regional Municipality of Durham

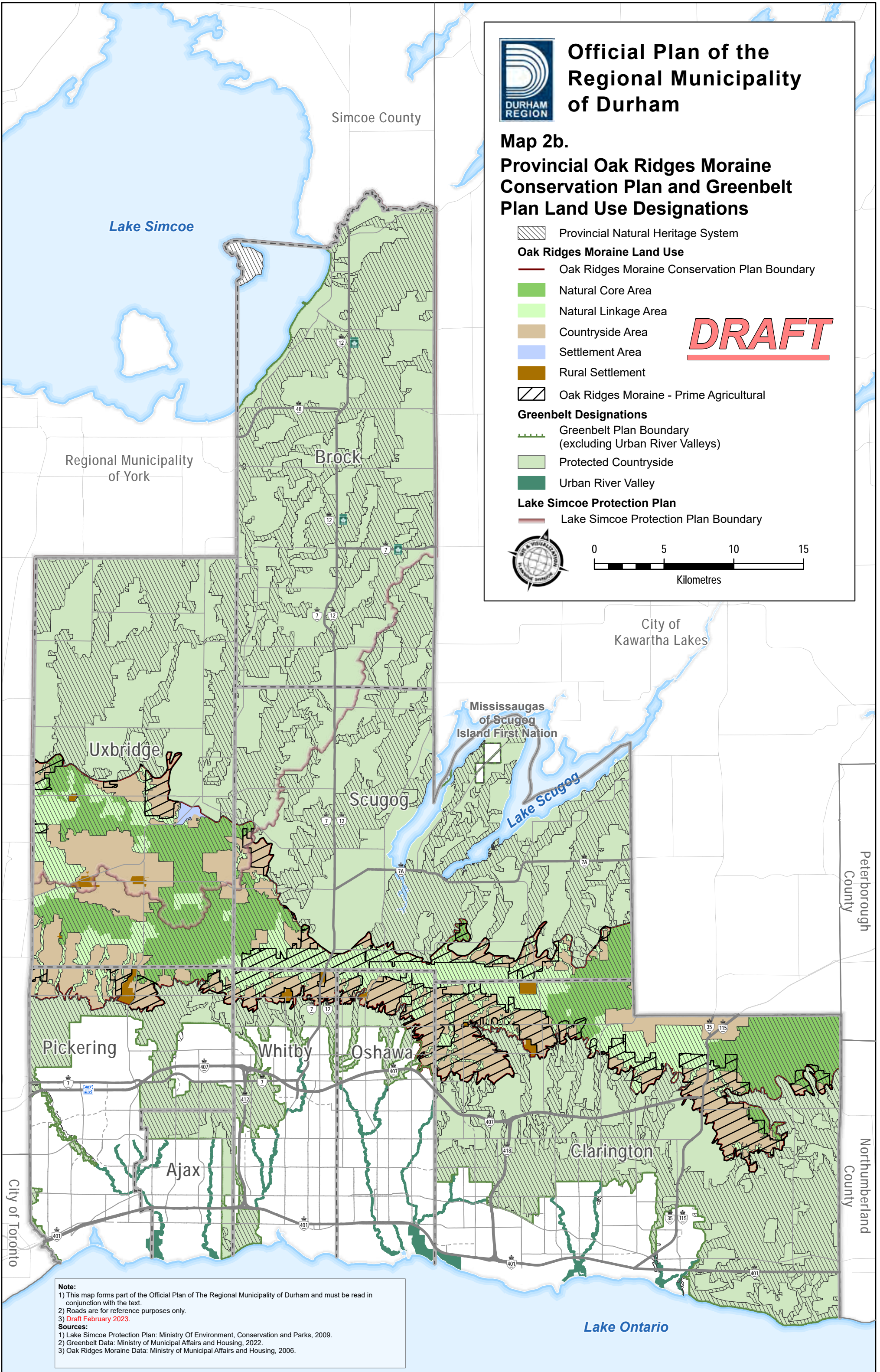
## Map 2b. Provincial Oak Ridges Moraine Conservation Plan and Greenbelt Plan Land Use Designations

- Provincial Natural Heritage System
- Oak Ridges Moraine Land Use**
  - Oak Ridges Moraine Conservation Plan Boundary
  - Natural Core Area
  - Natural Linkage Area
  - Countryside Area
  - Settlement Area
  - Rural Settlement
  - Oak Ridges Moraine - Prime Agricultural
- Greenbelt Designations**
  - Greenbelt Plan Boundary (excluding Urban River Valleys)
  - Protected Countryside
  - Urban River Valley
- Lake Simcoe Protection Plan**
  - Lake Simcoe Protection Plan Boundary

# DRAFT



0 5 10 15  
Kilometres



**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) Draft February 2023.

**Sources:**  
 1) Lake Simcoe Protection Plan: Ministry Of Environment, Conservation and Parks, 2009.  
 2) Greenbelt Data: Ministry of Municipal Affairs and Housing, 2022.  
 3) Oak Ridges Moraine Data: Ministry of Municipal Affairs and Housing, 2006.






# Official Plan of the Regional Municipality of Durham

## Map 2c. Water Resources System – Key Hydrologic Features

### Key Hydrologic Features

-  Provincially Significant Wetland
-  Other Evaluated Wetlands
-  Unevaluated Wetlands
-  Lakes
-  Permanent and Intermittent Streams
-  Kettle Lakes


### Greenbelt Plan

-  Protected Countryside
-  Urban River Valley
-  Oak Ridges Moraine Conservation Plan Boundary

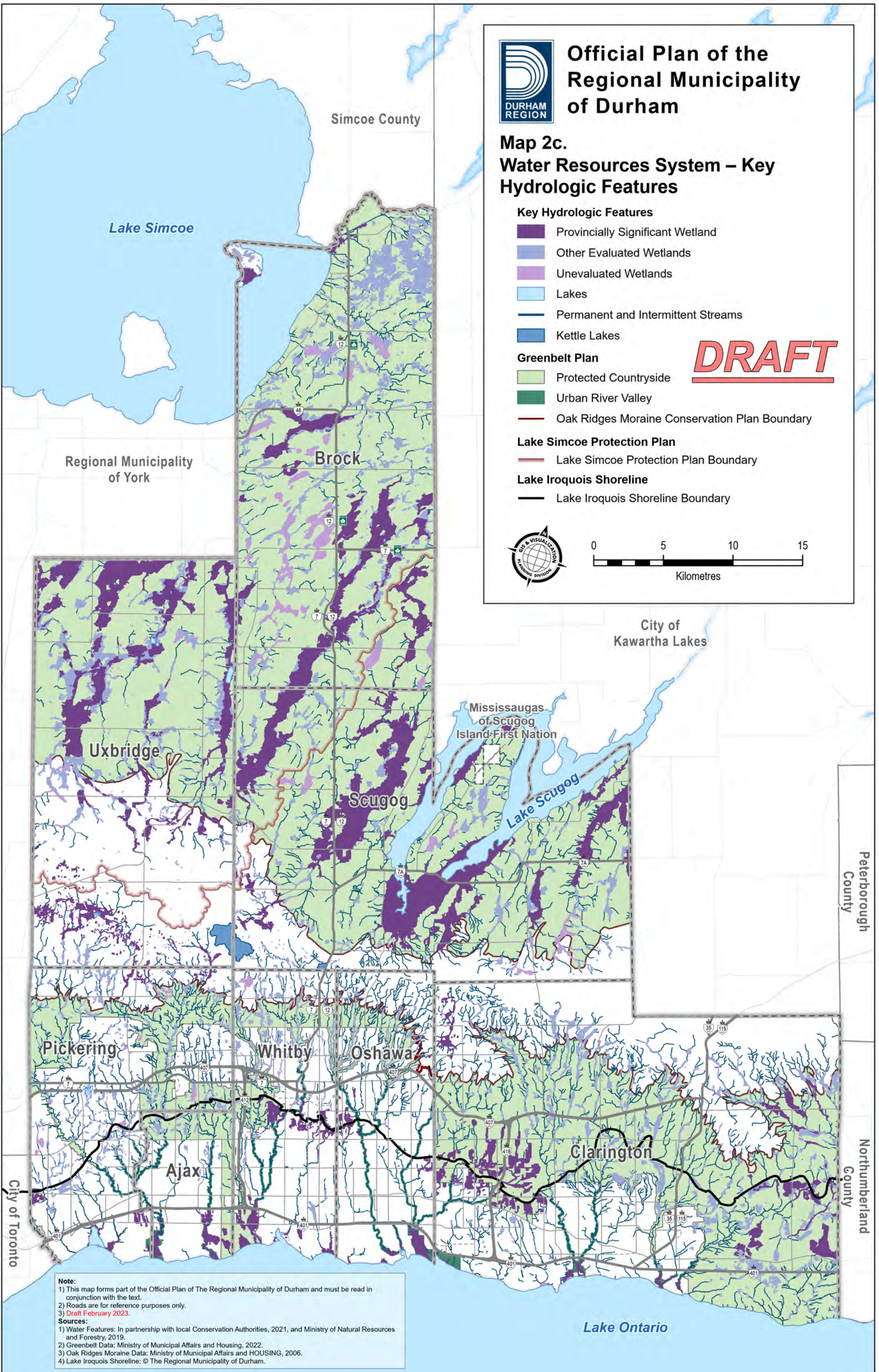
### Lake Simcoe Protection Plan

-  Lake Simcoe Protection Plan Boundary

### Lake Iroquois Shoreline

-  Lake Iroquois Shoreline Boundary

# DRAFT



**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) Draft February 2023.

**Sources:**  
 1) Water Features: In partnership with local Conservation Authorities, 2021, and Ministry of Natural Resources and Forestry, 2019.  
 2) Greenbelt Data: Ministry of Municipal Affairs and Housing, 2022.  
 3) Oak Ridges Moraine Data: Ministry of Municipal Affairs and HOUSING, 2006.  
 4) Lake Iroquois Shoreline: © The Regional Municipality of Durham.

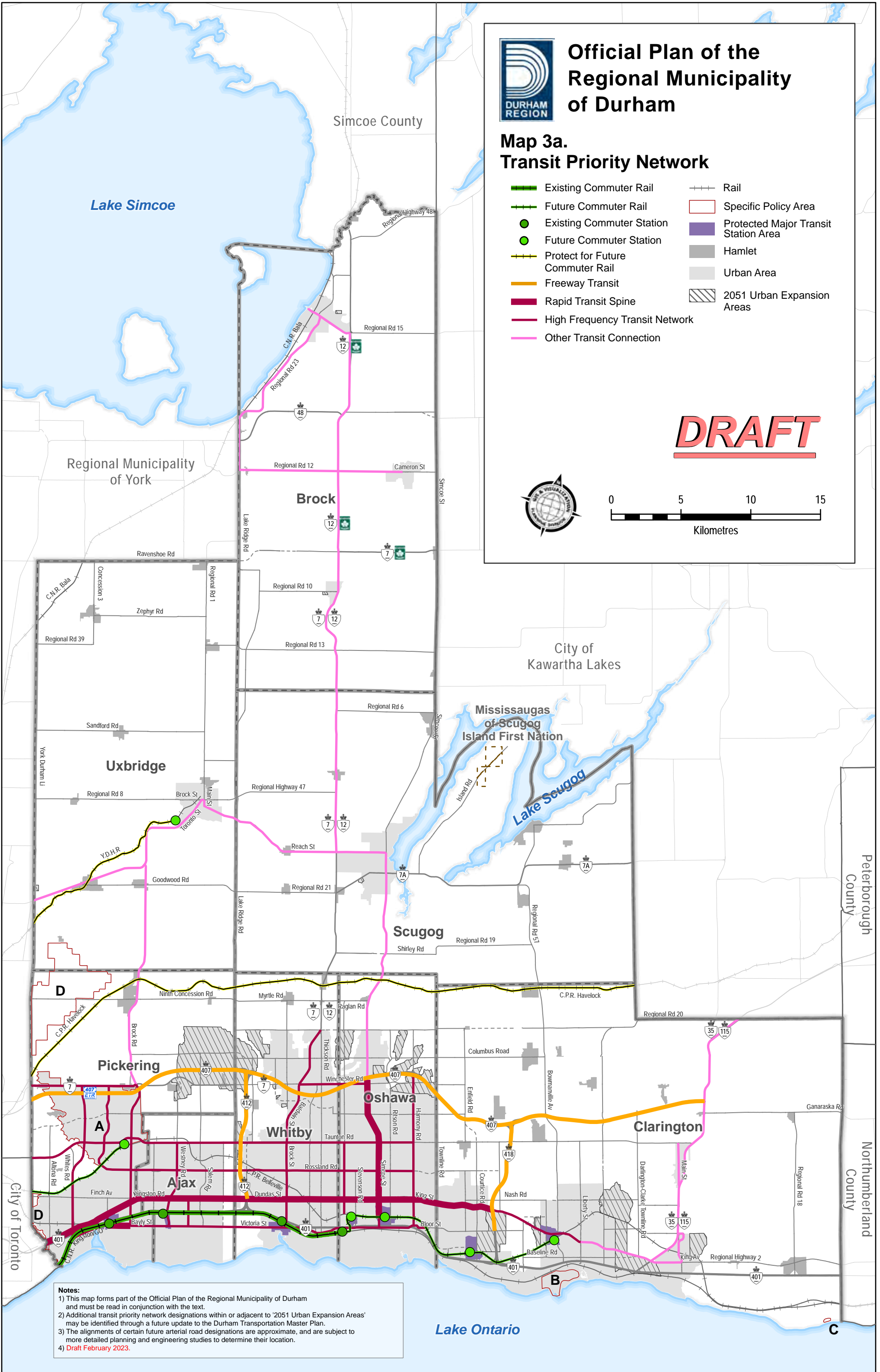


# Official Plan of the Regional Municipality of Durham

## Map 3a. Transit Priority Network

- Existing Commuter Rail
- Future Commuter Rail
- Existing Commuter Station
- Future Commuter Station
- Protect for Future Commuter Rail
- Freeway Transit
- Rapid Transit Spine
- High Frequency Transit Network
- Other Transit Connection
- Rail
- Specific Policy Area
- Protected Major Transit Station Area
- Hamlet
- Urban Area
- 2051 Urban Expansion Areas

# DRAFT



**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 transit priority network designations within or adjacent to '2051 Urban Expansion Areas' may be identified through a future update to the Durham Transportation Master Plan.
- 3) The alignments of certain future arterial road designations are approximate, and are subject to more detailed planning and engineering studies to determine their location.
- 4) Draft February 2023.

Lake Ontario

C

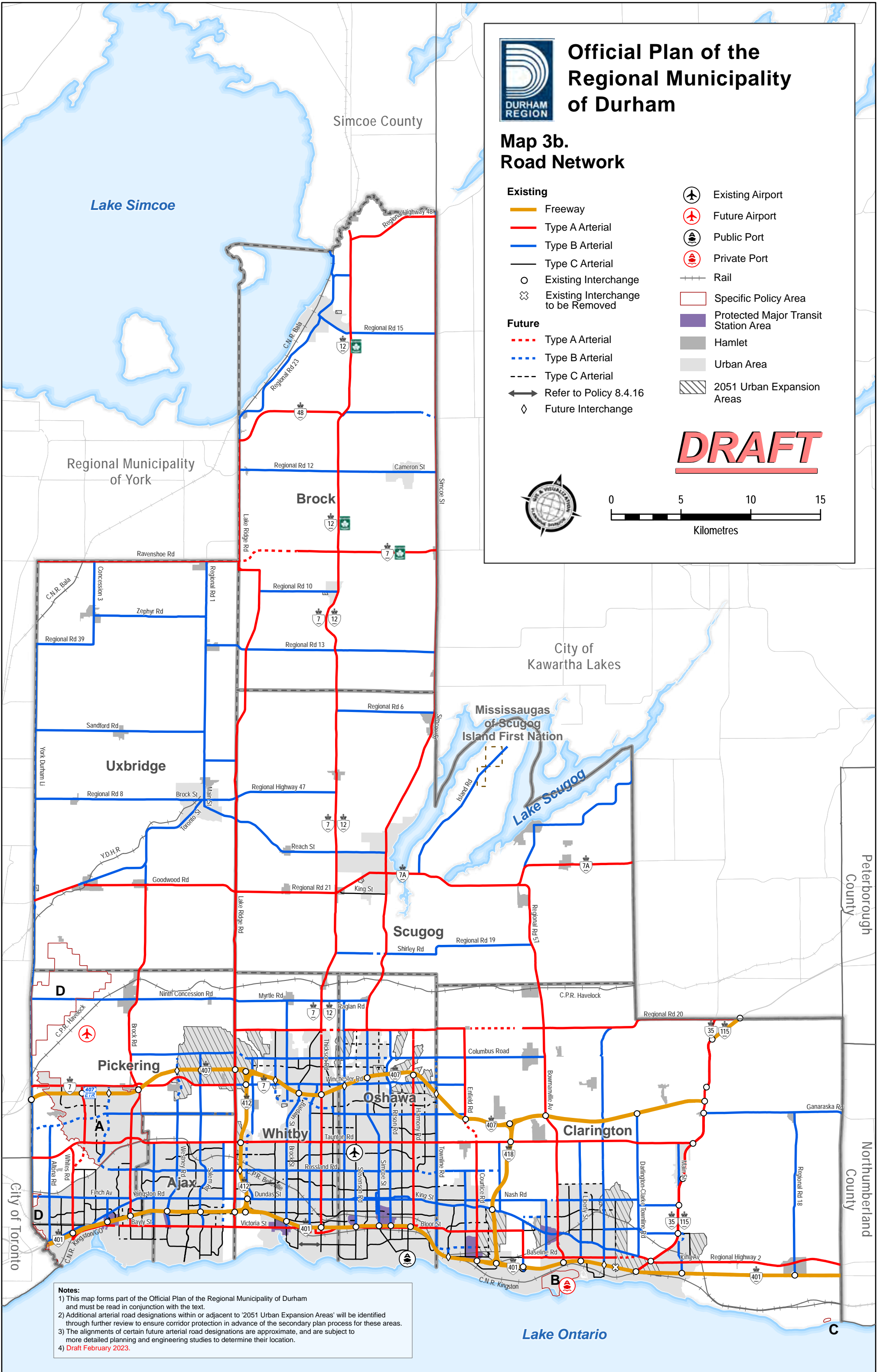


# Official Plan of the Regional Municipality of Durham

## Map 3b. Road Network

- |                 |                                    |                                      |
|-----------------|------------------------------------|--------------------------------------|
| <b>Existing</b> | Freeway                            | Existing Airport                     |
|                 | Type A Arterial                    | Future Airport                       |
|                 | Type B Arterial                    | Public Port                          |
|                 | Type C Arterial                    | Private Port                         |
|                 | Existing Interchange               | Rail                                 |
|                 | Existing Interchange to be Removed | Specific Policy Area                 |
| <b>Future</b>   | Type A Arterial                    | Protected Major Transit Station Area |
|                 | Type B Arterial                    | Hamlet                               |
|                 | Type C Arterial                    | Urban Area                           |
|                 | Refer to Policy 8.4.16             | 2051 Urban Expansion Areas           |
|                 | Future Interchange                 |                                      |

# DRAFT



- 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' will be identified through further review to ensure corridor protection in advance of the secondary plan process for these areas.
  - 3) The alignments of certain future arterial road designations are approximate, and are subject to more detailed planning and engineering studies to determine their location.
  - 4) Draft February 2023.

Lake Ontario

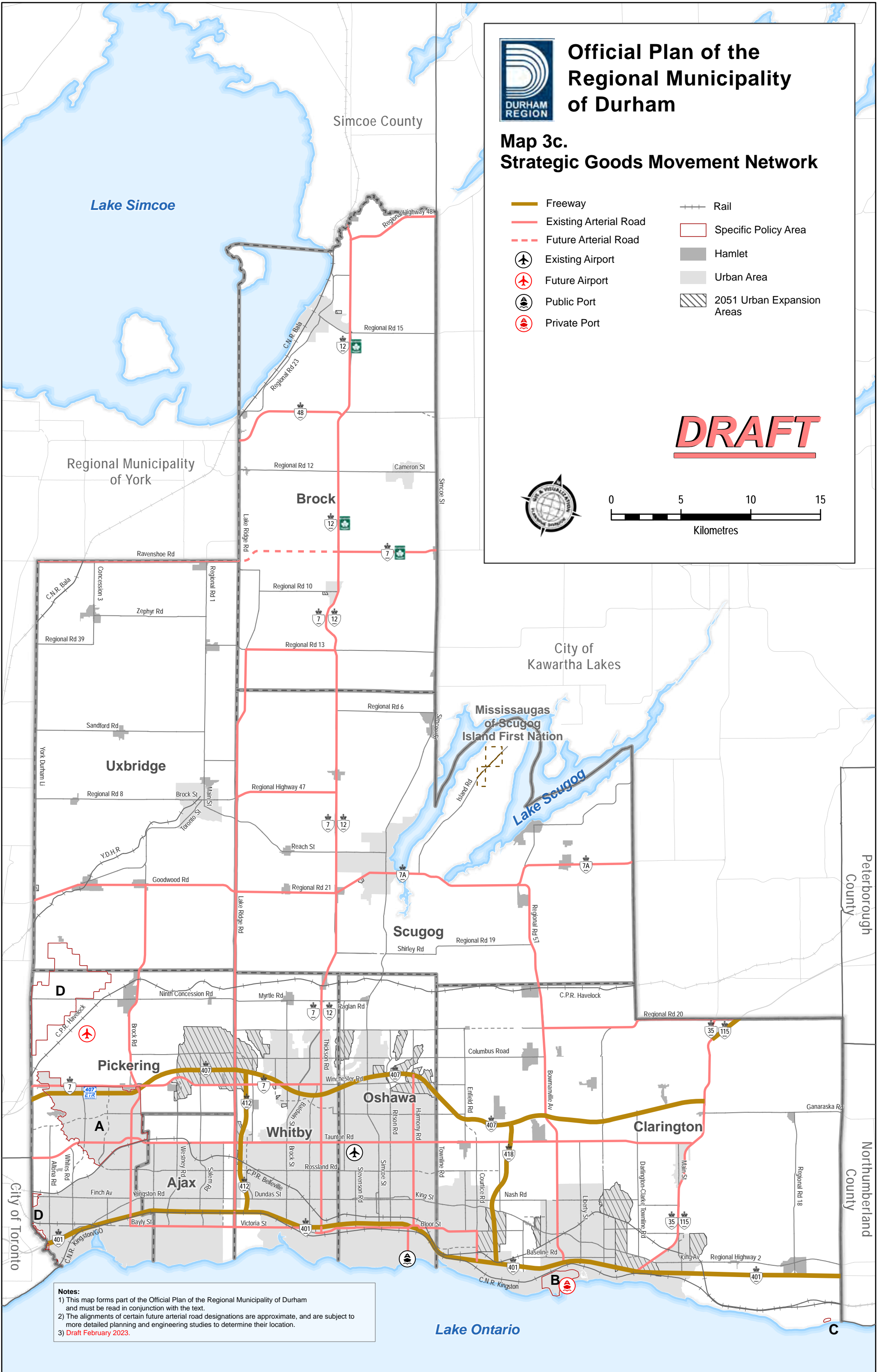


# Official Plan of the Regional Municipality of Durham

## Map 3c. Strategic Goods Movement Network

- Freeway
- Existing Arterial Road
- Future Arterial Road
- Existing Airport
- Future Airport
- Public Port
- Private Port
- Rail
- Specific Policy Area
- Hamlet
- Urban Area
- 2051 Urban Expansion Areas

# DRAFT



**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) The alignments of certain future arterial road designations are approximate, and are subject to more detailed planning and engineering studies to determine their location.  
 3) Draft February 2023.

Lake Ontario



# Official Plan of the Regional Municipality of Durham

## Map 3d. Active Transportation Network

### Primary Cycling Network (PCN)

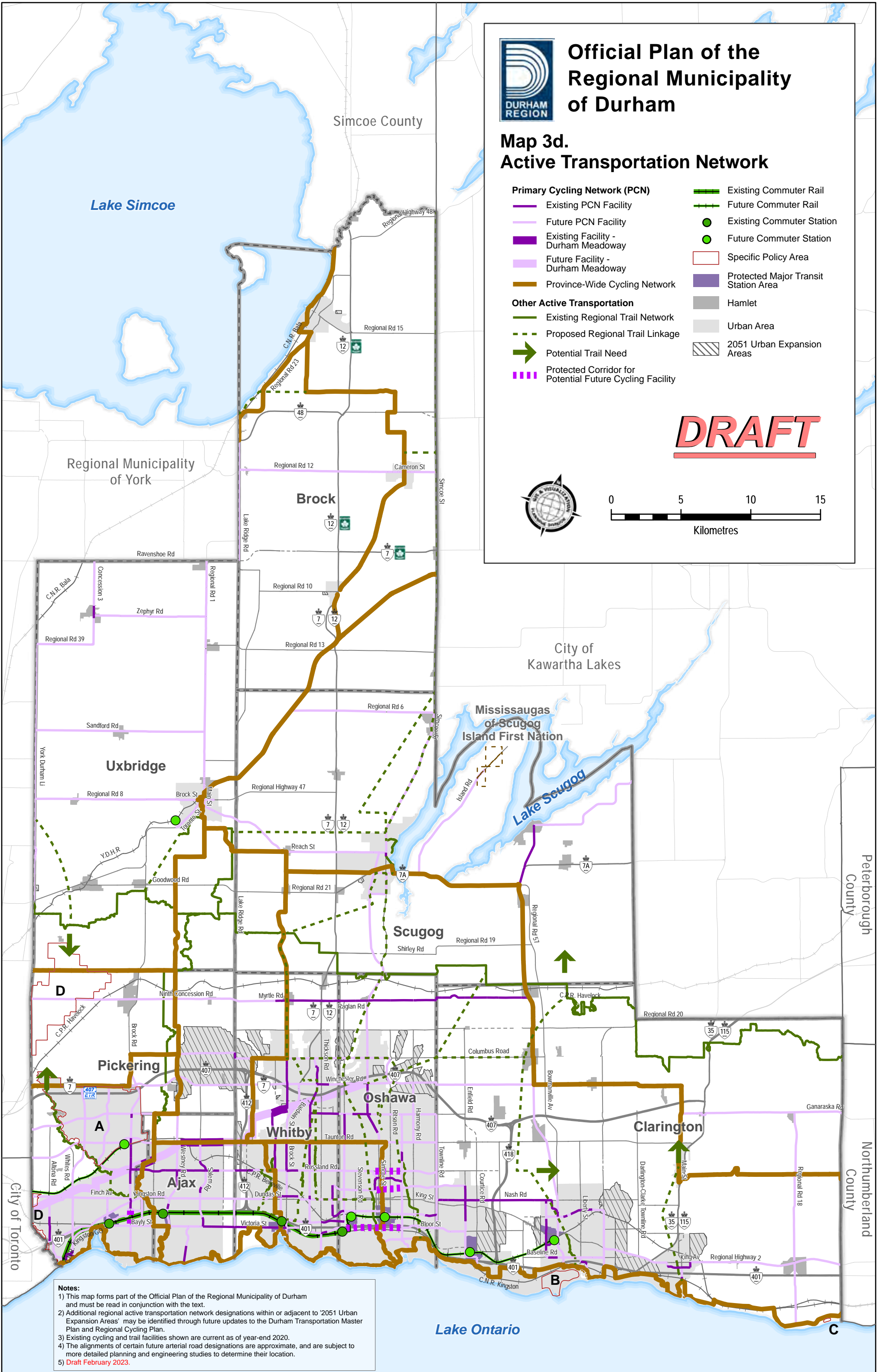
- Existing PCN Facility
- Future PCN Facility
- Existing Facility - Durham Meadowway
- Future Facility - Durham Meadowway
- Province-Wide Cycling Network
- Existing Regional Trail Network
- Proposed Regional Trail Linkage
- Potential Trail Need
- Protected Corridor for Potential Future Cycling Facility

- Existing Commuter Rail
- Future Commuter Rail
- Existing Commuter Station
- Future Commuter Station
- Specific Policy Area
- Protected Major Transit Station Area
- Hamlet
- Urban Area
- 2051 Urban Expansion Areas

### Other Active Transportation

- Existing Regional Trail Network
- Proposed Regional Trail Linkage
- Potential Trail Need
- Protected Corridor for Potential Future Cycling Facility

# DRAFT



#### 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 regional active transportation network designations within or adjacent to '2051 Urban Expansion Areas' may be identified through future updates to the Durham Transportation Master Plan and Regional Cycling Plan.
- 3) Existing cycling and trail facilities shown are current as of year-end 2020.
- 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) Draft February 2023.



# 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, 34	
36	
37	
38	
40	
45	

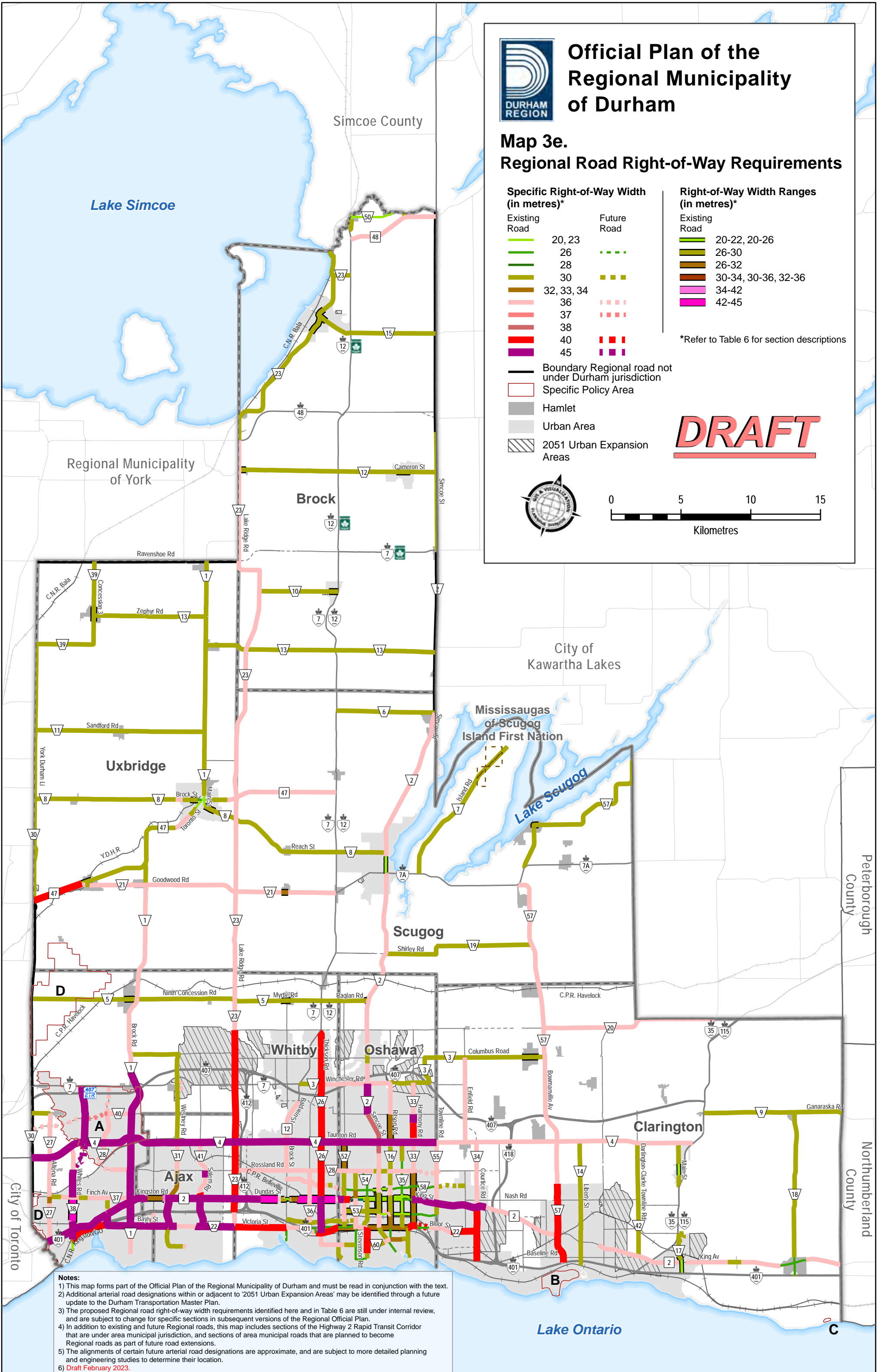
### Right-of-Way Width Ranges (in metres)\*

Existing Road	Future 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

- Boundary Regional road not under Durham jurisdiction
- Specific Policy Area
- Hamlet
- Urban Area
- 2051 Urban Expansion Areas

# DRAFT



- 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) The proposed Regional road right-of-way width requirements identified here and in Table 6 are still under internal review, and are subject to change for specific sections in subsequent versions of the Regional Official Plan.
  - 4) In addition to existing and future Regional roads, this map includes sections of the Highway 2 Rapid Transit Corridor that are under area municipal jurisdiction, and sections of area municipal roads that are planned to become Regional roads as part of future road extensions.
  - 5) The alignments of certain future arterial road designations are approximate, and are subject to more detailed planning and engineering studies to determine their location.
  - 6) Draft February 2023.



# Official Plan of the Regional Municipality of Durham

## Map 4. Aggregate Resources

◇ Aggregate Resource Extraction Area

### Bedrock Resource Areas

■ Less than 1 metre of drift

■ 1 metre to 8 metre of drift

### Sand and Gravel Resource Areas

■ Primary

■ Secondary

### Greenbelt Plan

■ Oak Ridges Moraine Conservation Plan

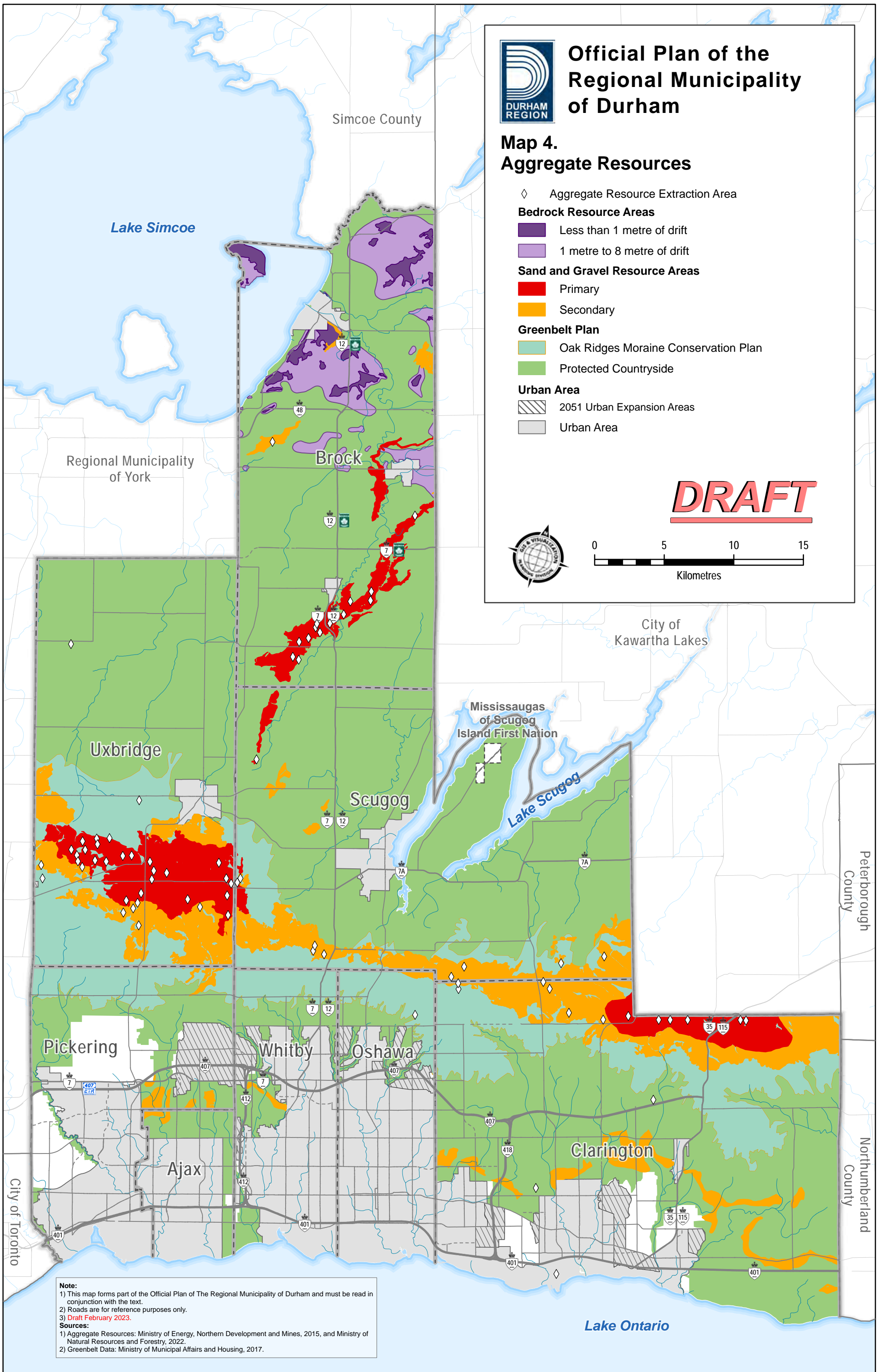
■ Protected Countryside

### Urban Area

■ 2051 Urban Expansion Areas

■ Urban Area

# DRAFT



**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) Draft February 2023.

**Sources:**  
 1) Aggregate Resources: Ministry of Energy, Northern Development and Mines, 2015, and Ministry of Natural Resources and Forestry, 2022.  
 2) Greenbelt Data: Ministry of Municipal Affairs and Housing, 2017.



# Next Steps

- Tomorrow's hybrid Public Meeting at 11 a.m. during the Planning and Economic Development Committee meeting (**March 7**)
  - The public is invited to attend in-person, here at Headquarters in the Council Chambers, or view virtually at [durham.ca/Live](https://durham.ca/Live)
- Comments on the draft new Regional Official Plan are required by **April 3**
- Regional Council will consider adoption of a final draft of the new Regional Official Plan at a future meeting – targeting this **Spring 2023**
- Following Regional Council's consideration and adoption of the new Regional Official Plan, the Plan will be submitted to the Ministry of Municipal Affairs and Housing (MMAH) for approval
- All persons who have subscribed as an Interested Party through the Envision Durham web page at [durham.ca/EnvisionDurham](https://durham.ca/EnvisionDurham) will be given notice meetings and/or decisions
- Anyone who wants to be notified of Regional Council's decision on the new Regional Official Plan may submit a written request to:

Brian Bridgeman, MCIP, RPP

Commissioner of Planning and Economic Development

Planning and Economic Development Department

Regional Municipality of Durham

Durham Regional Headquarters

605 Rossland Road East

Whitby, ON, L1N 6A3

[EnvisionDurham@durham.ca](mailto:EnvisionDurham@durham.ca)



Scan QR Code  
to Submit Comments