



Public Meeting Report

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Report To:	Planning and Development Committee		
Date of Meeting:	May 12, 2025	Report Number:	PDS-021-25
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Reviewed By:	Mary-Anne Dempster, CAO		
File Number:	COPA2022-0001 (PLN 41.6)	Resolution#:	
Report Subject:	Courtice Waterfront and Energy Park Secondary Plan Statutory Public Meeting		

Purpose of Report:

The purpose of this report is to provide information and seek input from the public and Council regarding the draft Courtice Waterfront and Energy Park Secondary Plan. It does not constitute, imply or request any degree of approval.

Recommendations:

1. That Report PDS-021-25 and any related communication items be received;
2. That any received comments be considered during preparation of the recommended Courtice Waterfront and Energy Park Secondary Plan and Urban Design Sustainability Guidelines;
3. That Staff report back to Council with a Recommendation Report, including the Official Plan Amendment for the Courtice Waterfront and Energy Park Secondary Plan; and,
4. That all interested parties listed in Report PDS-021-25 and any delegations be advised of Council's decision.

Report Overview

This report provides an overview of the planning process for the draft Courtice Waterfront and Energy Park Secondary Plan (Secondary Plan), and details key policy directions.

The Secondary Plan will establish a new waterfront community featuring a prestigious waterfront park west of Courtice Shores Drive, and a protected employment area east of Courtice Shores Drive. The Secondary Plan has been revised from a previous version that was presented at a Statutory Public Meeting in June 2022 to respond to provincial policy changes and shifts in the local context.

The purpose of the Statutory Public Meeting is to obtain comments from the public, members of Council, landowners, and commenting agencies on the Secondary Plan. These comments will inform revisions to the Secondary Plan before it's recommended to Council in Fall 2025.

1. Background

- 1.1 The draft Courtice Waterfront and Energy Park Secondary Plan (Secondary Plan) is an update to the existing Clarington Energy Business Park Secondary Plan, which was approved in 2006. It outlines a vision for the Energy Park that focuses on the development of prestige, energy-related employment uses on a site that is adjacent to the Ontario Power Generation (OPG) Darlington Nuclear Station
- 1.2 The Secondary Plan and accompanying Urban Design and Sustainability Guidelines provide detailed direction on how the area will grow and develop over time. The Secondary Plan provides a framework that will guide and facilitate the development of a well connected and complete community consisting of residential, commercial, employment, and recreation opportunities, including a prestigious waterfront park.
- 1.3 The preparation of a Secondary Plan follows the same procedures as an Official Plan Amendment under the Planning Act. This includes the preparation of supporting technical studies, public engagement, a statutory public meeting and Council approval.

2. Courtice Waterfront and Energy Park Secondary Plan

- 2.1 The Secondary Plan area is generally bound by Darlington Provincial Park to the west, Crago Road and Darlington Nuclear Generating Station to the east, Highway 401 to the north, and Lake Ontario to the south. The Secondary Plan area is approximately 290 hectares in size.
- 2.2 Currently, the Secondary Plan area consists of an apple orchard, agricultural fields, a rural residential dwelling, Tooley Creek and other natural heritage features, Regional

infrastructure such as the Courtice Water Pollution Control Plant, the Durham-York Energy Centre, the Darlington Energy Complex (Ontario Power Generation) and other employment uses.

Initiation of the Secondary Plan Update

- 2.3 As a result of numerous changes to Provincial, Regional and Municipal policies, the Municipality of Clarington commenced an update of the Secondary Plan in 2018 to identify a renewed vision and updated policy framework for the Energy Park. The update was also to address a number of physical changes including construction of Highway 418 and to capitalize on the spinoffs of the development of the OPG Campus.
- 2.4 In 2019, through staff report [PSD-033-19](#), the Secondary Plan area was expanded west to Darlington Provincial Park to include the broader Courtice waterfront. The Municipality's intention of expanding the Secondary Plan area was to explore the development of a waterfront park together with other uses such as residential and commercial.
- 2.5 The draft Official Plan Amendment (**Attachment 1**) will amend the Clarington Official Plan and Regional Official Plan to replace the Clarington Energy Business Park Secondary Plan with a new Courtice Waterfront and Energy Park Secondary Plan.
- 2.6 The Secondary Plan (**Attachment 2**) is comprised of two major areas: a protected employment area east of Courtice Shores Drive ("Energy Park") and a residential neighbourhood with visitor-oriented commercial and a new waterfront park west of Courtice Shores Drive ("Courtice Waterfront"), as shown in **Figure 1**.
- 2.7 The Secondary Plan is supported by Urban Design and Sustainability Guidelines (UDSG) (**Attachment 3**) that are intended to help implement the urban design and sustainability policies of the Clarington Official Plan and this Secondary Plan.
- 2.8 The Energy Park portion of the Secondary Plan includes the area that made up the original Energy Park Secondary Plan, and the lands south of the CN Railway that include the Water Pollution Control Plant and farm fields along Lake Ontario. The Courtice Waterfront portion of the Secondary Plan is generally bound by Courtice Shores Road and Darlington Provincial Park and contains an apple orchard and a portion of Tooley Creek.

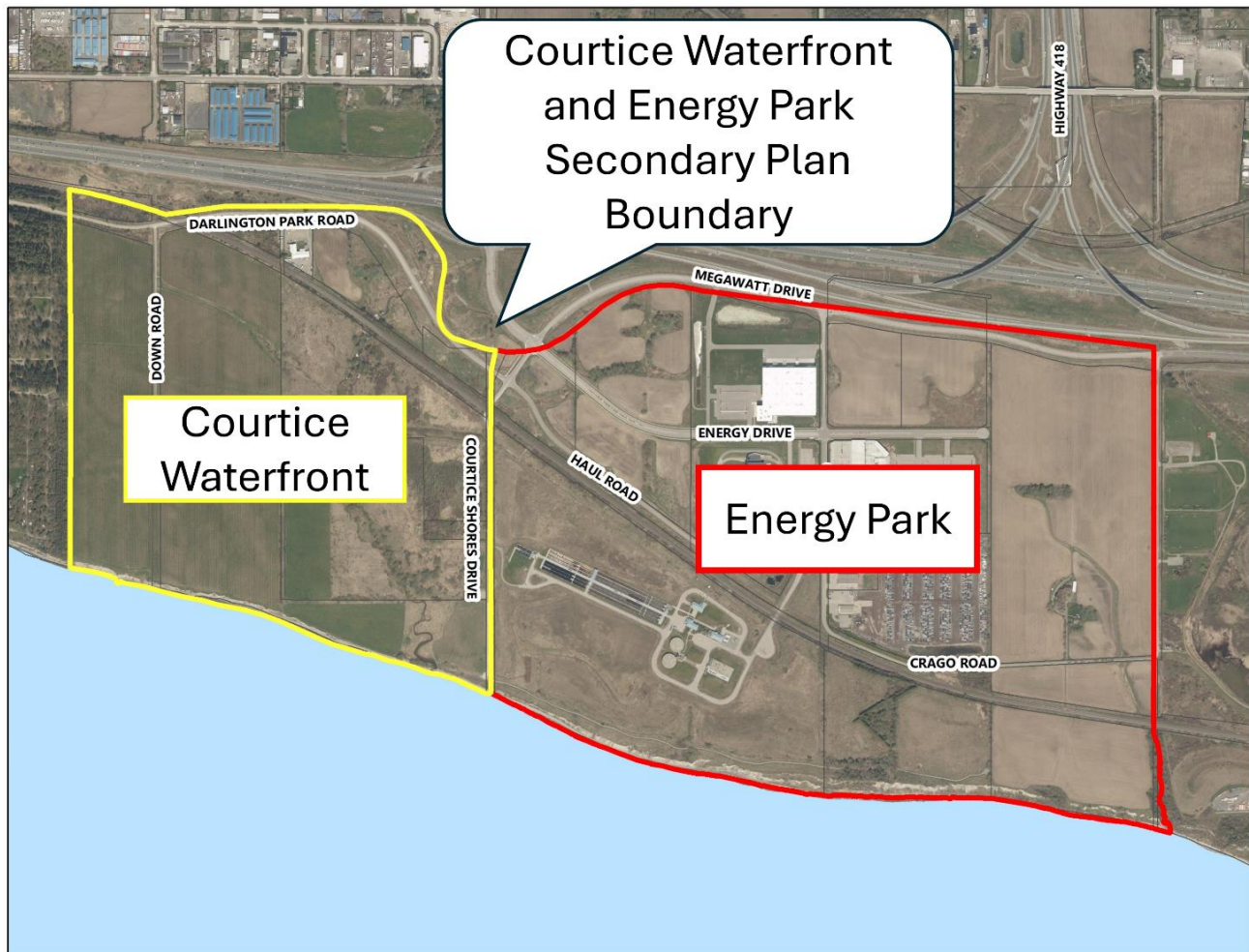


Figure 1: Courtice Waterfront and Energy Park Secondary Plan Area

3. Secondary Plan Process

- 3.1 Development of the Secondary Plan was informed by a comprehensive public engagement program and several technical background studies.
- 3.2 The Secondary Plan process for Courtice Waterfront and Energy Park involved three Phases. [Staff Report PDS-029-22](#) includes a full description of the Secondary Plan Process that occurred between 2019 and June 2022. A brief summary is presented below:
 - Phase 1 (Visioning and Analysis) included technical analysis through background studies and initial consultation with the community to determine the vision for the new neighbourhood and updated Energy Park. Engagement included a Public Information Centre in December 2019.

- Phase 2 (Preferred Plan) resulted in a draft land use and urban design concept that was presented to the public and agencies for comment. Two Public Information Centres (March 2020 and March 2022) and two surveys were used to gather feedback on the proposed concept.
- Phase 3 (Secondary Plan) focused on development of a Secondary Plan which was presented to Council and the public at a June 2022 Statutory Public Meeting. Agencies were also requested to comment on the Secondary Plan. Over the last several years, the local planning context and provincial policy framework have evolved, resulting in the need for substantial changes to the Secondary Plan that has led to the second Statutory Public Meeting. Revisions to the Secondary Plan are described in Section 5.

- 3.3 Public engagement included three Public Information Centres, two online surveys that had over 1,000 combined responses and one Statutory Public Meeting. Feedback received over the last several years highlighted an interest in improved access to the waterfront, and concerns for compatibility between the heavy industrial uses in the Energy Park. Respondents were generally enthusiastic about a higher-density mixed-use neighbourhood and creating a tourist destination at the waterfront. **Attachment 4** provides a summary of the engagement activities and notice procedures completed to date.
- 3.4 The Planning Act requires consultation with Indigenous communities. Staff have provided background information and copies of notice materials to each Indigenous community with rights and interests in the area.
- 3.5 All comments submitted on the Secondary Plan will be responded to in an upcoming recommendation report to Council.

Changes to Ontario Power Generation's(OPG) Office Expansion Plans

- 3.6 The vision for the Energy Park was created to support and capitalize on the development of the OPG campus; however, in 2023, it was announced that OPG had cancelled their plan to locate the new corporate headquarters in Energy Park. As a result, the vision for the Energy Park needed to be reconsidered.

Significant Provincial Policy Changes

- 3.7 Since 2022, the Province has made significant policy changes. The Secondary Plan has been affected by these changes, which range from directing municipalities to build more homes, narrowing the definition of protected 'employment area' and downloading Regional planning responsibilities, among others.

- 3.8 In Fall 2022, the Province committed to building 1.5 million homes by 2031 and assigned Clarington a target of 13,000 homes. In February 2023, Council endorsed Clarington's Housing Pledge to achieve this target. This commitment to significantly increase housing led to a re-evaluation of the density proposed for the Courtice Waterfront.
- 3.9 On October 20, 2024 the new Provincial Planning Statement, 2024 (PPS, 2024) came into effect, integrating and replacing the existing Provincial Policy Statement, 2020 and the A Place to Grow – Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan, 2020) into a single, Provincial-wide policy document. The PPS, 2024 includes a narrowed definition of 'employment area' relative to how Clarington has been defining employment areas as prescribed by the Growth Plan, 2020. The PPS, 2024 definition is consistent with that recently implemented in the Planning Act (through Bill 97), and permits industrial, manufacturing, and warehousing uses, but excludes institutional and commercial uses, including office and retail.
- 3.10 In addition, the PPS, 2024 allows employment land conversions at any time, rather than only as part of a Municipal Comprehensive Review (MCR).
- 3.11 As of January 1, 2025, the Region of Durham is no longer the planning approval authority for the Municipality, and responsibility for the Durham Region Official Plan (ROP) has been downloaded to the Municipality. As an amendment to the ROP is required to permit development in the Courtice Waterfront, the Municipality is now responsible for the amendment.

Technical Studies

- 3.12 Preliminary technical background work was completed prior to the June 2022 Statutory Public meeting. Since June 2022, work on a Traffic Impact Study (TIS), Functional Servicing Report (FSR), and Environmental Impact Study (EIS) have advanced. Draft versions of the FSR and EIS have been prepared and the draft TIS is expected shortly. These studies will be finalized based on agency comments prior to recommendation. **Attachment 5** provides a summary of the technical work that was completed to date.
- 3.13 Council adopted the Robinson Creek and Tooley Creek Subwatershed Study in 2023, and an associated flood mitigation study was completed which refined the flood plain limits in the Courtice Waterfront.
- 3.14 The required Land Use Compatibility Study was completed in December 2024, which establishes where sensitive development (residential) can be safely accommodated in the Courtice Waterfront.

4. Secondary Plan Vision and Framework

- 4.1 The Courtice Waterfront and Energy Park are planned to evolve as complementary places that provide employment, business, living and recreation opportunities for Clarington. The development of industrial uses, diverse forms of housing, public open spaces, and supportive infrastructure will extend the Courtice community to Lake Ontario.
- 4.2 The vision for this area in south Courtice will be realized through the implementation of policy directions that are based on eight guiding principles:
1. Promote economic development and diversification;
 2. Support a high quality of life for residents of Clarington;
 3. Conserve, enhance and protect significant natural features;
 4. Promote environmental sustainability, energy efficiency and resilience;
 5. Connect the Secondary Plan Area to the broader community and region by all modes of travel;
 6. Create distinct, memorable places that reflect the area's natural and cultural heritage and the community's values;
 7. Create an accessible, walkable and bikeable community linked to adjacent transportation networks; and
 8. Develop the Courtice Waterfront and Energy Park in an orderly, coordinated and cohesive fashion.
- 4.3 The Land Use Plan (**Figure 2**) identifies the location of land use designations and the policies in the Secondary Plan describe their planned function, land use and built form permissions, minimum and maximum height allowances and minimum density.
- 4.4 The Courtice Waterfront is comprised of a predominately mid-rise community that will feature a vibrant mixed-use area facing the new prestigious waterfront park: a destination that will draw visitors from across Clarington.
- 4.5 An exception to the mid-rise and mixed-use character of the Courtice Waterfront are the lands adjacent Darlington Provincial Park, which are designated "Low Density Residential" to provide an appropriate transition.
- 4.6 In addition, the lands located north of the CN rail corridor are designated "Gateway Commercial" and suitable for a variety of commercial uses serving local residents, Energy Park and the travelling public.
- 4.7 The Energy Park will comprise areas for manufacturing, warehousing and distribution facilities that benefit from highway visibility and access, and which complement existing energy-related uses in the park as well as Darlington Nuclear Generating Station. The lands designated "Light Industrial" in **Figure 2** are intended for more well-designed

facilities without outdoor storage due to the visibility provided by Energy Drive and Highways 401 and 418.

- 4.8 Environmental Protection Areas along the Tooley Creek and Lake Ontario form a key component of a future open space system that will support critical environmental functions and be an amenity for local residents, workers and people from across the Municipality. Waterfront Greenway lands will be a major component of the open space system, protecting and linking natural areas.

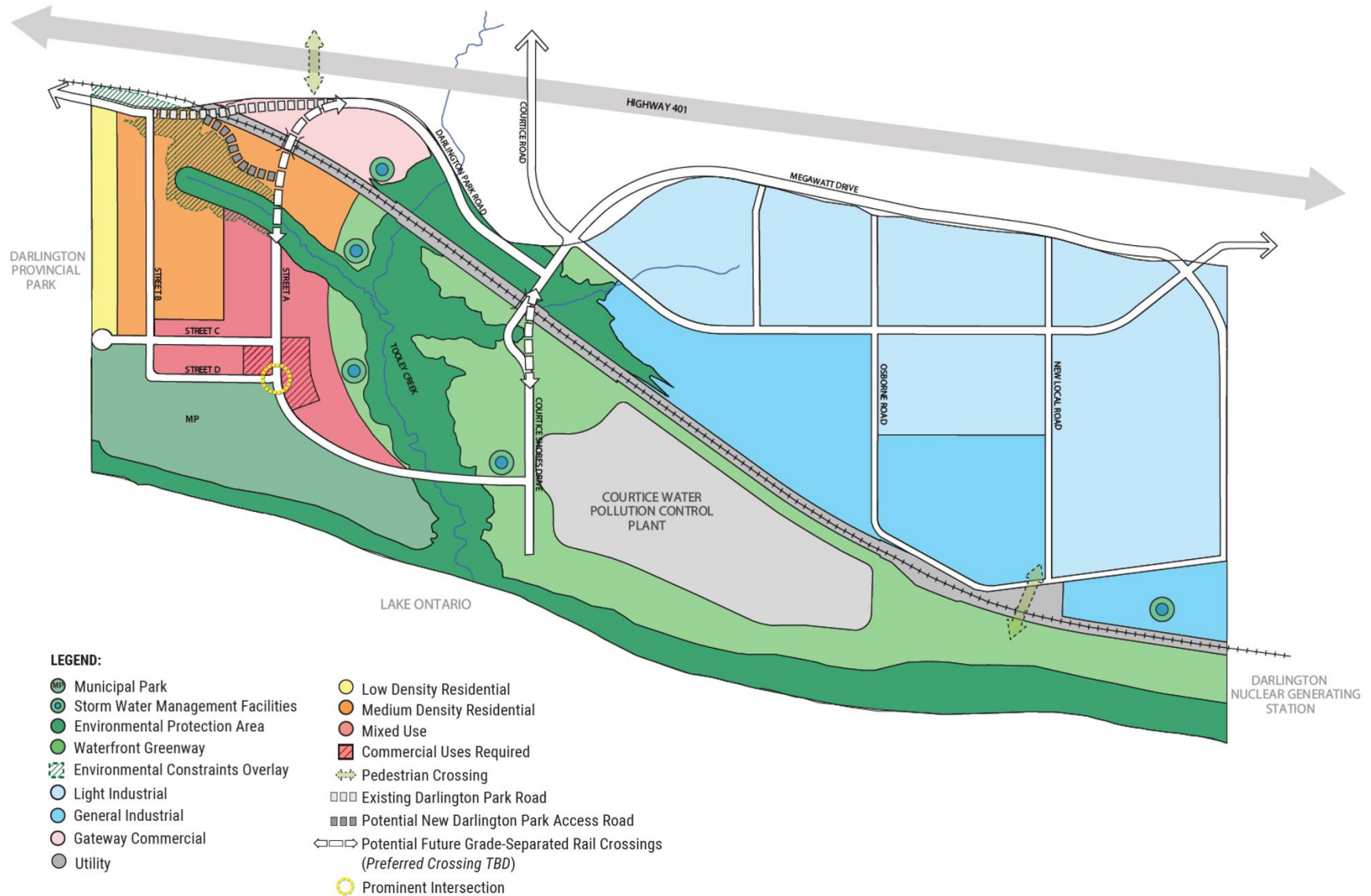
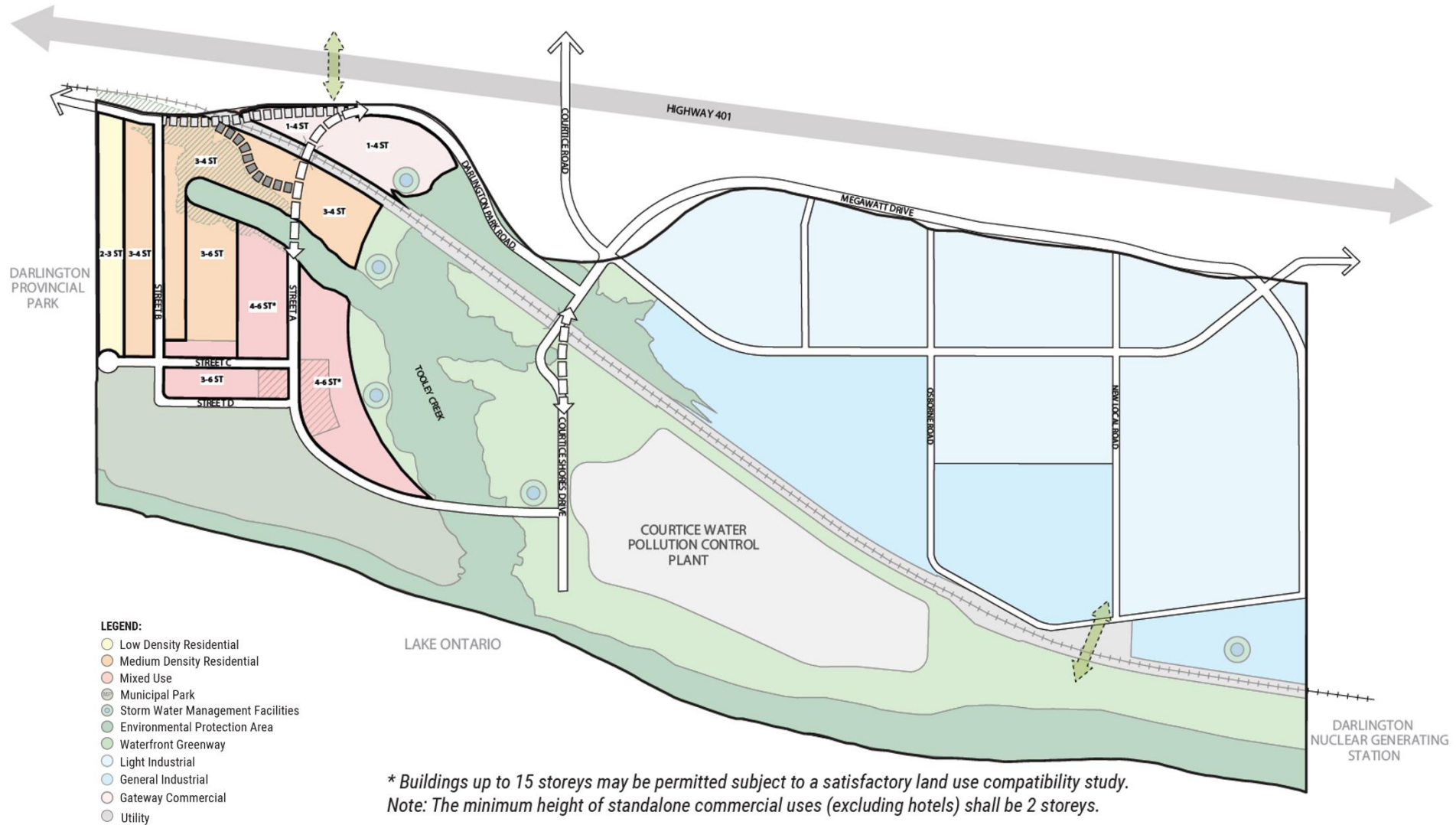


Figure 2: Schedule A – Land Use Plan

- 4.9 To complement the Land Use Plan, a Heights Plan (**Figure 3**) identifies appropriate minimum and maximum heights in different locations within the Courtice Waterfront portion of the Secondary Plan area.
- 4.10 The maximum heights range from 3-storeys to the west and up to 15-storeys to the east, adjacent the Tooley Creek. This range in height reflects efforts to mitigate impacts to Darlington Provincial Park and maintain and enhance views of the waterfront park and Lake Ontario.



4.11

Figure 3: Schedule B – Heights Plan

- 4.12 The Roads and Active Transportation Plan (**Figure 4**) identifies the road classification and multi-modal transportation network planned for the Secondary Plan area.
- 4.13 New and improved road and active transportation connections are established between the areas of Courtice to the north and within the Secondary Plan, including a direct connection for pedestrians and cyclists to the future Courtice GO Station and a grade-separated connection across the CN Rail Corridor.
- 4.14 Policies in the Secondary Plan facilitate an interconnected network of trails and other active transportation facilities throughout the Secondary Plan area, linked to the broader municipal network and the Waterfront Trail.

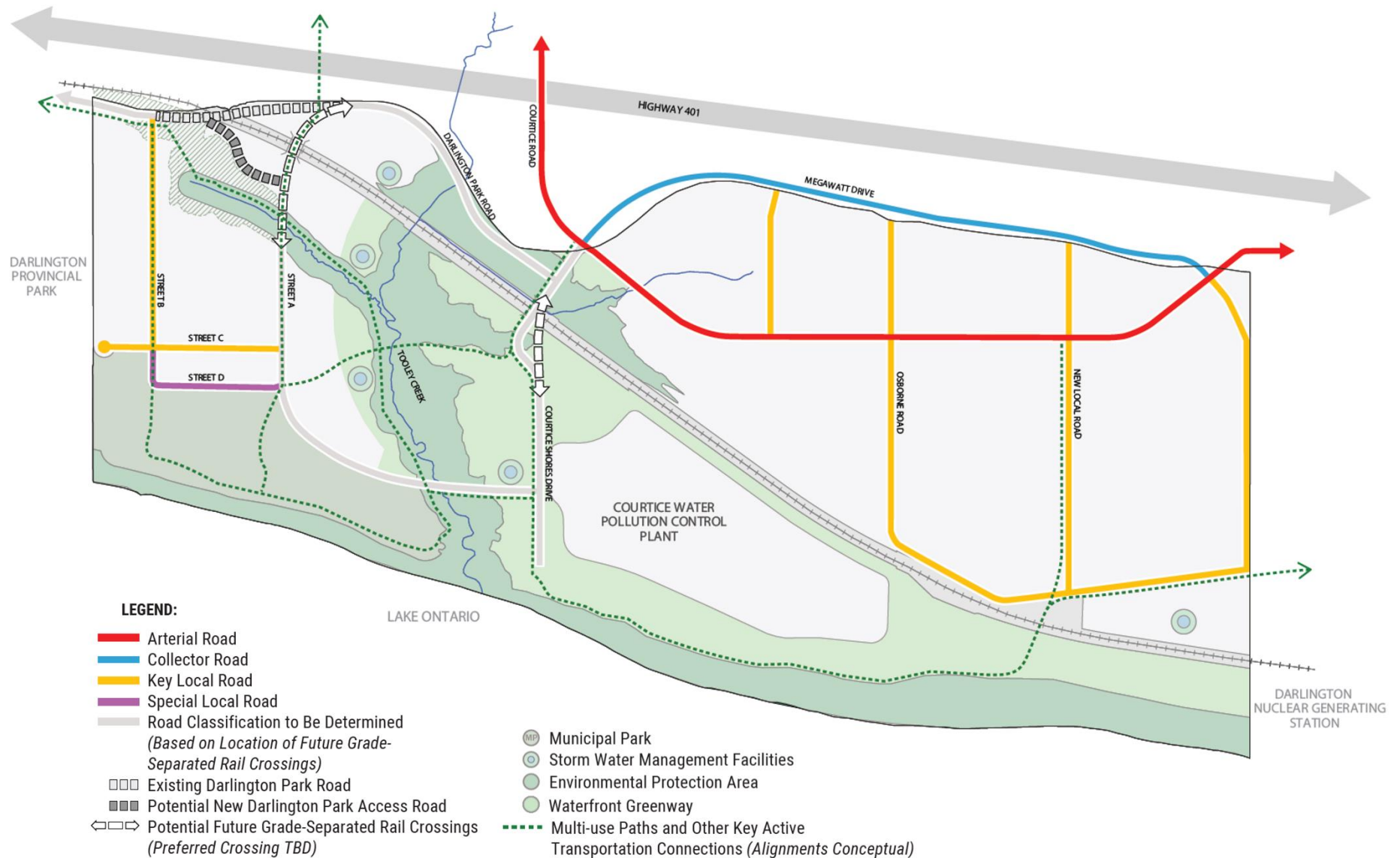


Figure 4: Schedule C – Roads and Active Transportation Plan

- 4.15 Urban Design and Sustainability Guidelines (UDSG) (**Attachment 3**) are intended to help implement the urban design and sustainability policies of the Clarington Official Plan and this Secondary Plan.
- 4.16 The UDSG provide further direction and guidance on policy intentions respecting urban design, streetscapes, built form and environmental sustainability.

5. Policy Directions

- 5.1 The Secondary Plan has been revised to respond to provincial policy changes, shifts in the local context and completion of technical studies as described in Section 3. Policy directions of interest and key changes to the Secondary Plan are detailed below.

More Housing Diversity and Density

- 5.2 The units targeted to be accommodated in the Courtice Waterfront portion of the Secondary Plan increased from 1,000 units to 2,500 units. This change in density reflects current provincial direction to unlock more housing, support transportation infrastructure with increased density and improve affordability by increasing housing supply.
- 5.3 Given the location of the Secondary Plan area just south of the proposed future Courtice GO Station, the increase in density is supported by future higher-order transit.
- 5.4 The Secondary Plan facilitates and promotes an inclusive community by permitting a range of housing types, including affordable housing. A variety of building types and heights are supported throughout the Secondary Plan, ranging from detached dwellings and townhouses to mid-rise apartment and mixed-use buildings.
- 5.5 In addition, the Secondary Plan allows up to 15-storey buildings in certain locations to further increase housing options. This additional height is contingent on the completion of several studies/assessments to the satisfaction of the Municipality, including a housing assessment to monitor and encourage the implementation of a diverse and affordable housing stock.

Courtice Waterfront Park

- 5.6 The Secondary Plan is anchored by the Courtice Waterfront Park, which is a new 16-hectare (minimum) park that is envisioned as a regional destination designed and programmed to serve Courtice Waterfront residents and Energy Park employees, as well as the broader Clarington community.
- 5.7 A preliminary Master Plan for the park was presented to Planning and Development Committee in June 2022.

- 5.8 Staff are coordinating collaboration between the consulting teams working on the Courtice Waterfront Park Master Plan and the ongoing Waterfront Strategy to ensure seamless integration.
- 5.9 The configuration and intended uses of the Courtice Waterfront Park, as well as the connected network of trails provided for in the Secondary Plan, align with the recommendations from the Parks, Recreation and Culture Master Plan.

Transition from a Main Street to Key Commercial Node

- 5.10 The Courtice Waterfront portion of the Secondary Plan will be comprised of a mix of housing types at varying densities centred at a key commercial node adjacent the Municipal Wide Park.
- 5.11 The Secondary Plan provides a flexible approach to commercial uses. As shown in **Figure 2**, much of the Courtice Waterfront is designated “Mixed Use” and permitted to accommodate commercial uses; however, commercial uses are only required at the intersection of Street A and Street D, adjacent to the Courtice Waterfront Park.
- 5.12 This key commercial node, which will offer a full range of commercial uses, including restaurants, retail and personal services, will give the park a lively edge that draws visitors year-round.

Affordable Housing Framework

- 5.13 The Secondary Plan includes a collection of policies intended to support the Municipality’s affordable housing objectives. The Secondary Plan proposes a range of housing forms, sizes and tenures to meet the needs of a diverse population and households of various sizes, incomes and age compositions.
- 5.14 There are limited tools available to the Municipality to require the delivery of affordable housing units; however, policies in the Secondary Plan strongly encourage the integration of affordable housing, including purpose-built rental and subsidized non-market housing units, within the Courtice Waterfront.
- 5.15 As mentioned above, the Secondary Plan includes a policy allowing up to 15-storey buildings in certain locations, provided a housing assessment, among other studies/assessments, is completed which monitors and encourages the implementation of a diverse and affordable housing stock.
- 5.16 To support the provision of affordable housing, the Municipality will explore potential incentives such as reduced application fees and fast-tracked application approvals. One incentive included within the Secondary Plan is the opportunity to reduce the minimum

parking requirements. This incentive would be explored on a site-by-site basis where affordable housing is provided as part of a development application.

- 5.17 Staff will use the affordable housing policies included within the Clarington Official Plan and Secondary Plan to negotiate the delivery of affordable housing at the development application stage.

Introduction of an Environmental Constraints Overlay

- 5.18 Consistent with the Clarington Official Plan, lands designated Environmental Protection Area do not permit development besides low intensity recreation and uses related to conservation, flood or erosion control projects.
- 5.19 An Environmental Constraints Overlay was introduced to reflect the limits of the Tooley Creek flood plain, which was recently updated as directed by the Robinson Creek and Tooley Creek Subwatershed Study. The overlay indicates that there may be an opportunity to further refine the limits of the flood plain through a development application. Policies in the Secondary Plan specify that the underlying designation may only apply if an accepted Environmental Impact Study and Flood Plain Analysis determines that development can proceed.

Introduction of a Special Local Road adjacent the Municipal Wide Park

- 5.20 A Special Local Road, labelled as Street D in **Figure 4**, is intended to be a unique and flexible public right-of-way that complements the Courtice Waterfront Park on one side and future land uses on the north side. It will be designed to function at times as a car-free promenade for pedestrians and cyclists and as a shared street with vehicular access at other times.

Flexible Grade Separated Crossing

- 5.21 Based on preliminary technical studies, a new grade-separated rail crossing is required in one of the approximate locations identified in **Figure 4**. An environmental assessment (EA) will be initiated for a future crossing that considers both potential locations and variations of each (for example, a bridge versus a tunnel). The EA will also consider if the existing at-grade rail crossing at Darlington Park Road should be retained and modified or removed.
- 5.22 Once a preferred location for the new rail crossing has been selected and approved, Schedule C (**Figure 4**) will be amended to classify Darlington Park Road, Courtice Shores Drive and Street A based on their intended function as determined by the rail crossing.

Protection of Energy Park as Employment Area

- 5.23 As outlined in Section 3, the new definition of employment area in the PPS, 2024 and the Planning Act only includes industrial, manufacturing, and warehousing uses. Institutional and commercial uses, including office and retail, are intentionally excluded.
- 5.24 Prior to these changes, all of Clarington's Employment Area designations in the Official Plan were considered protected and requests to convert lands to another land use designation had to be done through a MCR of Clarington's employment needs over the long term and the decision by Council on conversion requests was final (protected from appeal).
- 5.25 For Clarington's employment areas to continue to benefit from the current employment protection provisions, land use permissions for these areas need to align with the new definitions. For this reason, the land use permissions in the "Light Industrial" and "General Industrial" designations have been narrowed to only include manufacturing facilities, warehousing and distribution facilities and ancillary office and retail.
- 5.26 Lands that were previously designated "Prestige Employment" due to their exposure along Highway 401, are now designated "Light Industrial". Urban Design policies within the Secondary Plan require higher standards of building design and landscaping to screen views of rear service areas from Highways 401 and 418.
- 5.27 As part of the Official Plan Review an Employment Study will be undertaken to comprehensively assess employment areas and lands to ensure Clarington is able to accommodate the 2051 employment forecasts assigned in the Durham Region Official Plan.
- 5.28 Until this comprehensive Employment Study is complete, staff believe it is appropriate to protect the lands as employment area by amending the list of permitted uses in the employment designations to align with the narrowed definition described in paragraph 5.22. Council's decision on requests to convert lands within employment areas are protected from appeal to the Ontario Land Tribunal (OLT).

Planning Act

- 5.29 The Planning Act sets out the framework and rules for land use planning in Ontario. Section 2 of the Planning Act outlines matters of Provincial Interest, including: the protection of ecological systems, the provision of a full range of housing, including affordable housing, the provision of employment opportunities and the promotion of public spaces that are of high quality, safe, accessible, attractive and vibrant.
- 5.30 The Secondary Plan has been designed to align with these matters of Provincial Interest by protecting the natural heritage system, promoting housing diversity, encouraging affordable housing, protecting the Energy Park as an employment area and planning for a new accessible waterfront park.

Provincial Planning Statement, 2024

- 5.31 The Provincial Planning Statement (PPS, 2024) lays out the Province's overarching direction on matters related to land use planning and development. It directs municipalities to plan healthy, livable, and safe communities by accommodating an appropriate range and mix of housing types.
- 5.32 The PPS, 2024 directs growth to settlement areas and promotes compact urban forms that efficiently use land and existing infrastructure. Complete communities with a range and mix of land uses, housing options, and transportation options should be planned to support accessibility for people of all ages, abilities, and incomes. These communities should be healthy, active, and inclusive. The Courtice Waterfront has been planned with a variety of housing types at densities that can support walkability, transit, and local amenities. The Secondary Plan provides trails, and parkland, and will accommodate a range of activities that will attract a broad variety of people.
- 5.33 The PPS, 2024 also directs municipalities to support the economy by protecting for employment uses and identifying strategic sites for employment. The PPS, 2024 definition of "Employment Area" includes manufacturing, warehousing, goods movement, and associated ancillary uses. The Energy Park land use designations will protect the area for employment. In addition, a Land Use Compatibility Study has been completed to ensure the long-term function of these employment uses can continue.
- 5.34 While the PPS, 2024 allows private requests to remove lands from an Employment Area at any time (i.e., outside of a Municipal Comprehensive Review), Council's decision on employment area conversion requests continue to be protected from appeal to the OLT.

6. Conformity with Official Plans

Durham Region Official Plan

- 6.1 The Durham Region Official Plan (ROP) guides growth and change within the Region. It sets out a framework for managing growth in an orderly fashion and creating healthy and complete, sustainable communities. As of January 1, 2025, the Municipality is responsible for implementing the ROP.
- 6.2 The ROP designates the Energy Park lands as "Employment Areas" and the Courtice Waterfront lands as "Special Study Area #2."
- 6.3 Employment Areas in the ROP are intended for uses such as manufacturing, warehousing, storage, major facilities, and other uses that require access to highway, rail, shipping facilities, and separation from sensitive land uses. The ROP requires that designated Employment Areas adjacent major highway interchanges be protected and preserved.

- 6.4 As described in this Report, the Secondary Plan includes land use designations and policies intended to protect lands within the Energy Park as employment for the long-term. Uses are restricted to industrial, manufacturing and warehousing in an effort to protect and preserve the area for employment. In addition, sensitive uses (residential) are located an appropriate distance from the Energy Park lands as determined through a Land Use Compatibility Study.
- 6.5 Special Study Area #2 of the ROP requires that the following conditions be satisfied before a mixed-use neighbourhood is permitted in the Courtice Waterfront:
- Land use compatibility considerations, due to the proximity of existing Regional facilities including future expansions, planned Regional facilities, railways, transportation and related infrastructure has been addressed to the satisfaction of the Region;
 - Transportation connections and access/egress has been addressed to the satisfaction of the Region, the Municipality of Clarington and CN Rail; and
 - An agreement has been executed for the conveyance of land for a public Waterfront Park with the Municipality of Clarington.
- 6.6 Work has been undertaken to satisfy these conditions as part of the Secondary Plan process. These conditions will be satisfied before the Secondary Plan is adopted to conform with the Durham Region Official Plan. To date, the Land Use Compatibility Study has been approved and accepted by the Region, and the Traffic Impact Study has been initiated. The Municipality of Clarington is in ongoing negotiations for conveyance of land for the Municipal Wide Park.

Clarington Official Plan

- 6.7 The Clarington Official Plan (OP) provides a vision for future growth and development of the Municipality to the year 2031. The current OP focuses on the principles of sustainable development, healthy communities, and growth management. New neighbourhoods will be walkable, provide a variety of uses, and create a sense of place. Economic vitality will be supported by a diverse economy.
- 6.8 The Energy Park portion of the Secondary Plan is an Employment Area and is designated “Business Park” in the OP. With prime exposure to Highway 401 and 418, this area is intended for employment intensive uses that exhibit high standards of design. The Secondary Plan aligns with the policies for Employment Areas and continues to protect the area as employment.
- 6.9 The OP seeks to create compact, connected communities with efficient land use, a diverse built form, a mix of uses, and active transportation connections. The Courtice

Waterfront portion of the Secondary Plan conforms by planning for a broad variety of housing types and amenities, and a grid-like network of streets with sidewalks and bike lanes to support multi-modal transportation.

- 6.10 The Secondary Plan includes a Municipal Wide Park in Courtice Waterfront, which has been planned for in the OP. The Secondary Plan advances the Official Plan's definition of a municipal-wide park by supporting recreational and cultural facilities and takes advantage of the natural features and attributes of Lake Ontario and Tooley Creek. It will create a sense of place and identity for the new neighbourhood and a new tourism node that attracts visitors from across the Municipality.

7. Comments

Public Comments

- 7.1 The Secondary Plan was developed based on the extensive public engagement that occurred throughout the process. A summary of the key themes from the engagement are available in [Staff Report PDS-029-22](#). Since the June 2022 Statutory Public Meeting, there have been comments from the public regarding protecting the natural environment and how the proposed road network would affect a landowner. A description of how all comments were addressed will be included in an upcoming recommendation report.
- 7.2 Since June 2022, staff have been working closely with the landowners and have made revisions, as appropriate, to address their comments.
- 7.3 Comments were submitted by various agencies on the previous version of the Secondary Plan.
- 7.4 Comments submitted by Central Lake Ontario Conservation Authority were generally supportive of the Secondary Plan. They were supportive of the greenspace and active transportation connections that are included. Specific policy changes were suggested to tighten requirements, and policies were revised accordingly. Comments requested clarification on policies that would support a low-carbon community.
- 7.5 Comments from Ontario Parks were primarily concerned with mitigating impacts between park users and development in the Courtice Waterfront. Changes were made to the Secondary Plan in response to clarify that trails and roads would not be directly adjacent to the park, and policies were added to limit park access in locations other than the current controlled access gate. Backyards of low density housing is planned along the park boundary, which is expected to minimally impact park users.

- 7.6 Comments from the Region of Durham were mostly concerned with the status of various technical studies at the time of the previous Statutory Public meeting. The Land Use Compatibility Study has now established the limits of development.

Steering Committee

- 7.7 The Steering Committee for this Secondary Plan consists of major landowners and commenting agencies. A Steering Committee meeting was held on March 6, 2025 to present the revised Secondary Plan. Feedback from the Steering Committee members will be incorporated into the revised version of the Secondary Plan that will be recommended to Council. At the time of writing this report, no comments have been received on the new Secondary Plan.

8. Next Steps

- 8.1 Following the Statutory Public Meeting, staff will review comments received and propose revisions, as appropriate, for inclusion in the recommended Secondary Plan. Technical studies, including the Environmental Impact Study and Functional Servicing Report will be updated and finalized as appropriate. In addition, the draft TIS will be reviewed and finalized. Staff anticipate an agreement for conveyance of land for a Municipal Wide Park will also be executed. This work will satisfy the requirements needed to amend the Durham Region Official Plan to permit the mixed-use community in the Courtice Waterfront.
- 8.2 A report will be prepared that presents the recommended Secondary Plan that will address the Clarington and Durham Region Official Plans. Upon approval, the Secondary Plan will be incorporated into the Official Plan.

9. Financial Considerations

- 9.1 The Courtice Waterfront and Energy Park Secondary Plan is funded by the Municipality (Energy Park) and by the Landowner's Group (Courtice Waterfront).
- 9.2 The Clarington Official Plan requires that a Fiscal Impact Analysis (FIA) be undertaken for Secondary Plans to understand the long-term financial impacts of proposed development. The FIA will be completed in advance of staff reporting back to Council with a Recommendation Report.

10. Strategic Plan

- 10.1 The preparation of the Courtice Waterfront and Energy Park Secondary Plan directly addresses the following actions in the [2024-2027 Clarington Strategic Plan](#):

- C.1.1.2: Update Secondary Plan policies to include connectivity considerations and work to address gaps
- C.2.2.1 Identify the range of housing needed
- G.2.1.3 Update and complete identified Secondary Plans

11. Climate Change

- 11.1 The Courtice Waterfront and Energy Park Secondary Plan has been planned with sustainability as a key priority. The Secondary Plan contains policies that encourage high standards for energy efficiency and high-performance building envelopes. It plans for a dense built form that supports transit use, efficiently uses land, and preserves natural areas.

12. Concurrence

Not applicable.

13. Conclusion

- 13.1 The purpose of this staff report is to provide an overview of the planning approach and process undertaken to develop the Secondary Plan. The report also details policy directions of interest and key changes to the Secondary Plan since it was last presented at a Statutory Public Meeting in June 2022.
- 13.2 The Secondary Plan lays out a framework to develop a vibrant mixed-use neighbourhood with a variety of housing types, a network of trails, destination-oriented amenities, and a prestigious waterfront park that will provide an opportunity for residents across Clarington to enjoy Lake Ontario. As well, this Secondary Plan ensures our employment lands are protected and industrial buildings along Highway 401 feature high-quality design.
- 13.3 Staff request that the recommendations be approved and the process towards completion of the Secondary Plan continue.

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Attachments:

- Attachment 1 – Draft Official Plan Amendment
- Attachment 2 – Draft Courtice Waterfront and Energy Park Secondary Plan
- Attachment 3 – Urban Design and Sustainability Guidelines
- Attachment 4 – Engagement Summary
- Attachment 5 – Summary of Technical Studies

Interested Parties:

List of Interested Parties available from Department.