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Report To:	Council		
Date of Meeting:	December 15, 2025	Report Number:	PDS-075-25
Authored By:	Amanda Crompton, Principal Planner; Lisa Backus, Manager		
Submitted By:	Darryl Lyons, Deputy CAO, Planning and Infrastructure		
Reviewed By:	Mary-Anne Dempster, CAO		
By-law Number:		Resolution Number:	C-279-25
File Number:	COPA2025-0005 (PLN 41.7)		
Report Subject:	Courtice Transit-Oriented Community Secondary Plan Recommendation Report Addendum		

Recommendations:

1. That Report PDS-066-25, and any related delegations or communication items, be received;
2. That Report PDS-075-25, and any related delegations or communication items, be received;
3. That Official Plan Amendment 144 attached to Report PDS-066-25 be amended by deleting policies 4.5.2, 4.5.4 and 4.5.5 and replacing them with the following policies:
 - 4.5.2 Where a district energy system is planned, new development within the Mixed Use Core, including transit facilities and municipal buildings, are strongly encouraged to be district energy ready, subject to the Municipality establishing district energy ready guidelines.
 - 4.5.4 New development outside the Mixed Use Core shall consider and may integrate, where feasible, the district energy system. Should connection to the district energy system not be feasible, new development shall consider the use of other low carbon thermal energy technologies such as geo-exchange, wastewater energy, and heat recovery from sources such as data centres and industry to reduce greenhouse gas emissions.
 - 4.5.5 New development is strongly encouraged to integrate:
 - a) Decentralized on-site renewable energy generation such as solar photovoltaic (PV) panels and energy storage, such as battery storage, to manage peak electricity demand, reduce emissions, and strengthen energy resilience; and

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- b) Backup power for protection from area-wide power outages, including in residential buildings, as informed by guidelines developed by the Municipality.
4. That Clarington Official Plan Amendment 144 and Durham Region Official Plan Amendment 1, attached to Report PDS-066-25 and as amended by Recommendation 2 in PDS-075-25, be adopted by Council;
 5. That Clarington Official Plan Amendment 144 and Durham Region Official Plan Amendment 1, attached to Report PDS-066-25 and as amended by Recommendation 2 in PDS-075-25, be forwarded to the Minister of Municipal Affairs and Housing for approval;
 6. That upon adoption by Council, the Courtice Transit-Oriented Community Secondary Plan be implemented by Staff as Council's policy on land use and planning matters and be implemented through the annual capital budgeting process;
 7. That the Urban Design and Sustainability Guidelines appended to the Courtice Transit-Oriented Secondary Plan be approved and be used by staff to guide development applications and public projects;
 8. That the Deputy CAO, Planning and Infrastructure Services be authorized to finalize the Transportation Impact Study in support of the Secondary Plan;
 9. That the Deputy CAO, Planning and Infrastructure Services be authorized to execute any agreements to implement the Secondary Plan once adopted by Council; and
 10. That all interested parties listed in Report PDS-066-25 and PDS-075-25, be advised of Council's decision.

Report Overview

Further to the Planning and Development Committee Meeting on December 8, 2025, this report outlines requests received from the Ministry of Municipal Affairs and Housing (MMAH) and the Landowner Group regarding Section 4.5 (Energy) of the Courtice Transit-Oriented Community Secondary Plan (Secondary Plan). These requests were submitted following release of the revised agenda on Wednesday, December 3, 2025.

This report summarizes the requests and outlines proposed modifications to Clarington Official Plan Amendment 144.

1. Summary of Requests

- 1.1 Following release of staff report [PDS-066-25](#) recommending the adoption of Official Plan Amendment 144 to the Clarington Official Plan and Amendment 1 to Clarington's Durham Region Official Plan staff received additional requests for policy modifications.
- 1.2 Correspondence dated December 3, 2025, from MMAH staff (Attachment 1), requests revisions to Secondary Plan Policies 4.5.2 and 4.5.5 to enhance clarity and ensure the application of appropriate construction standards.
- 1.3 A letter dated December 8, 2025, from the Landowner Group (Attachment 2), requests minor modifications to Secondary Plan Policies 4.5.4 and 4.5.5 to introduce greater flexibility and better reflect development feasibility considerations.

2. Staff Recommended Policy Modifications

- 2.1 As both MMAH staff and the Landowner Group requests pertain to Section 4.5 (Energy) of the Secondary Plan, the requested policy modification were reviewed together.
- 2.2 Staff recommend policy modifications to the following three policies (4.5.2, 4.5.4 and 4.5.5). New text is shown in **bold underline**, and deleted text is shown with a ~~strike through~~.

Policy 4.5.2

- 2.3 MMAH staff recommended a revision to Policy 4.5.2 to change the language from a potential requirement to encouragement. Staff do not object to the policy modification but have added the word "strongly".

4.5.2 Where a district energy system is planned, new development within the Mixed Use Core, including transit facilities and municipal buildings, **are strongly encouraged** ~~may~~

~~be required~~ to be district energy ready, subject to the Municipality establishing district energy ready guidelines.

- 2.4 Through recent discussions with the MMAH and the Region of Durham, it was concluded that Municipality may require new development to connect to an established district energy system, as outlined in Policy 4.5.1 of the Secondary Plan, but not to one that is only planned. Where the system is still in the planning phase, the Municipality will instead strongly encourage that new development be designed as district energy-ready, in accordance with forthcoming guidelines to be prepared by the Municipality. While the proposed revision softens the language, the policy's original intent is maintained.

Policy 4.5.4

- 2.5 The Landowner Group has requested the following policy modification. Staff do not object to the modification as the inclusion of "may" does not change the intent of the policy, which remains to encourage new development to consider and integrate the district energy system where feasible.

*4.5.4 New development outside the Mixed Use Core shall consider and **may** integrate, where feasible, the district energy system. Should connection to the district energy system not be feasible, new development shall consider the use of other low carbon thermal energy technologies such as geo-exchange, wastewater energy, and heat recovery from sources such as data centres and industry to reduce greenhouse gas emissions.*

Policy 4.5.5

- 2.6 Both the MMAH and the Landowner Group requested changes to Policy 4.5.5. The revision proposed by the MMAH meets the Landowner Group's objective by clarifying that the policy is intended to encourage, rather than mandate, integration of on-site renewable energy generation, energy storage and backup power. Staff do not object to the requested policy modification.

*4.5.5 New development ~~shall consider and~~ **is strongly encouraged to** integrate where feasible:*

- a) Decentralized on-site renewable energy generation such as solar photovoltaic (PV) panels and energy storage, such as battery storage, to manage peak electricity demand, reduce emissions, and strengthen energy resilience; and*
- b) Backup power for protection from area-wide power outages, including in residential buildings, as informed by guidelines developed by the Municipality.*

3. Financial Considerations

See Staff Report PDS-066-25.

4. Strategic Plan

See Staff Report PDS-066-25.

5. Climate Change

See Staff Report PDS-066-25.

6. Concurrence

Not Applicable.

7. Conclusion

It is recommended that the Secondary Plan, attached to staff report PDS-066-25, be amended as outlined in this report, reflecting feedback received from MMAH staff and the Landowners Group. These revisions aim to improve clarity, provide greater flexibility where appropriate, and ensure the application of construction standards.

Staff Contact: Amanda Crompton, Principal Planner, 905-623-3379 ext. 2444 or acrompton@clarington.net; Lisa Backus, Manager of Community Planning, 905-623-3379 ext. 2419 or lbackus@clarington.net.

Attachments:

Attachment 1 – MMAH Staff Comments

Attachment 2 – Landowner Group Comments

Interested Parties:

List of Interested Parties available from Department.

MMAH File: 18-OP-259206
Date: December 3, 2025

Revisions Suggested to Implement the Planning Act, Provincial Planning Statement. 2024 and Provincial Plans					
Item	OP Policy Number Or reference schedule	Comments/Concerns	Policy Basis/Rationale Reference to Planning Act, PPS or Provincial Plan Section or Policy	Related Provincial Ministries	Proposed Revision
1	4.5.2	This policy is unclear about how the municipality would determine if certain buildings are “required” to be district energy ready. Furthermore, it creates a construction standard for a building, which cannot be required of private development or non-municipal development.	Building Code Act 35(1)	MMAH	Where a district energy system is planned, new development within the Mixed Use Core, including transit facilities and municipal buildings, may be required <u>will be encouraged</u> to be district energy ready, subject to the Municipality establishing district energy ready guidelines
2	4.5.5	We note that this policy is unclear with respect to <i>who</i> would determine if decentralized on-site renewable energy is “feasible”, or what basis they would make this determination. The municipality cannot mandate standards for the construction/demolition of buildings, and the determination on feasibility seems subjective.	Building Code Act 35(1)	MMAH	New development shall consider and <u>is strongly encouraged to</u> integrate where feasible: a) Decentralized on-site renewable energy generation such as solar photovoltaic (PV) panels and energy storage, such as battery storage, to manage peak electricity demand, reduce emissions, and strengthen energy resilience.



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December 8th, 2025

SENT VIA EMAIL: "clerks@clarington.net"

Municipality of Clarington
40 Temperance St
Bowmanville, ON, L1C 3A6

Attention: Mayor Foster and Members of Council:

**RE: COURTICE TRANSIT-ORIENTED COMMUNITY SECONDARY PLAN (DECEMBER 2025) STAFF REPORT PDS-066-25
COURTICE TOC LANDOWNERS GROUP INC.**

Dear Mayor Foster and Members of Council,

We are writing in our capacity as Group Manager on behalf of the registered landowners within the Courtice Transit-Oriented Community Secondary Plan ("CTOCSP") area who comprise the Courtice TOC Landowners Group (the "Group"), being Tribute (King Street) Limited, Your Home Developments (1200 Trulls) Inc., Brookfield Residential (Ontario) Limited, and 2610144 Ontario Limited.

The Group has actively participated throughout the development of the Secondary Plan and has provided comments and supporting materials at several stages of the process. We appreciate the significant effort and collaboration demonstrated by Municipal staff and the consulting team, and we are generally satisfied with the direction of the current draft.

As the Secondary Plan proceeds to Committee, the Group respectfully requests the incorporation of wording adjustments to policies 4.5.4 and 4.5.5, to more accurately reflect development feasibility considerations. The proposed revisions are outlined below.

Current Wording

Policy 4.5.4 and 4.5.5 currently state:

4.5.4 - "New development outside the Mixed Use Core shall consider and integrate, where feasible, the district energy system. Should connection to the district energy system not be feasible, new development shall consider the use of other low carbon thermal energy technologies such as geo-exchange, wastewater energy, and heat recovery from sources such as data centres and industry to reduce greenhouse gas emissions."

4.5.5 - "New development shall consider and integrate where feasible:

- a. Decentralized on-site renewable energy generation such as solar photovoltaic (PV) panels and energy storage, such as battery storage, to manage peak electricity demand, reduce emissions, and strengthen energy resilience; and*
- b. Backup power for protection from area-wide power outages, including in residential buildings, as informed by guidelines developed by the Municipality."*

Proposed Wording Changes

Policy 4.5.4 and 4.5.5 with revised language:

4.5.4 - “New development outside the Mixed Use Core shall consider and **MAY** integrate, where feasible, the district energy system. Should connection to the district energy system not be feasible, new development shall consider the use of other low carbon thermal energy technologies such as geo-exchange, wastewater energy, and heat recovery from sources such as data centres and industry to reduce greenhouse gas emissions.”

4.5.5 - “New development shall consider and **MAY** integrate where feasible:

- a. Decentralized on-site renewable energy generation such as solar photovoltaic (PV) panels and energy storage, such as battery storage, to manage peak electricity demand, reduce emissions, and strengthen energy resilience; and
- b. Backup power for protection from area-wide power outages, including in residential buildings, as informed by guidelines developed by the Municipality.”

Upon incorporation of this change, we believe the majority of our concerns have been otherwise addressed and are generally supportive of the plan being recommended for approval. Further, while we are broadly supportive of the work undertaken to date, we respectfully reserve all rights to provide further submissions and to file an appeal under the Planning Act should Council’s decision give rise to matters requiring further review.

We acknowledge and sincerely appreciate the Municipality’s collaborative approach and the opportunity to participate in this important planning exercise. Should you have any questions or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

On Behalf of the Courtice TOC Landowners Group



Mustafa Ghassan, BES, M.Eng-CEM
Delta Urban Inc.

CC. Lisa Backus, MCIP, RPP Municipality of Clarington
Amanda Crompton, MCIP, RPP, Municipality of Clarington
Courtice TOC Landowners Group members