



## The Regional Municipality of Durham

### Planning & Economic Development Committee Agenda

Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

**Tuesday, September 3, 2019**

**9:30 AM**

---

**1. Declarations of Interest**

**2. Adoption of Minutes**

- A) Planning & Economic Development Committee meeting  
– [June 4, 2019](#)

Pages 4 - 16

**3. Statutory Public Meetings**

- 3.1 Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-003 ([2019-P-32](#))

17 - 23

A) Presentation

1. Heather Finlay, Senior Planner

B) Public Input

C) Report

**4. Delegations**

- 4.1 Johanna Downey, Chair, and Janet Horner, Executive Director, Golden Horseshoe Food and Farming Alliance, re: Update on the activities of the Golden Horseshoe Food and Farming Alliance

**5. Presentations**

- 5.1 Jonah Kelly, Principal Planner, re: Envision Durham – Engagement and Outreach – Public Opinion Survey Summary (2019-P-35) [Item 6.2 C]

- 5.2 Kristy Kilbourne, Senior Planner, re: Envision Durham – Environment/Greenlands System Discussion Paper (2019-P-36) [Item 6.2 D)]
- 5.3 Simon Gill, Director, Economic Development & Tourism, re: Durham Region Economic Development & Tourism Update

## 6. Planning

### 6.1 Correspondence

### 6.2 Reports

- A) Application to Amend the Durham Regional Official Plan, submitted by Beverley Turf Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2019-002 ([2019-P-33](#)) 24 - 31
- B) Durham Regional Official Plan Amendment #175 to permit water and sewer service connections in certain circumstances for properties abutting municipal services outside of the Urban Area, File: OPA 2019-001 ([2019-P-34](#)) 32 - 50
- C) Envision Durham – Engagement and Outreach – Public Opinion Survey Summary ([2019-P-35](#)) 51 - 55  
[Link to Engagement and Outreach – Public Opinion Survey Summary](#)
- D) Envision Durham – Environment and Greenlands System Discussion Paper ([2019-P-36](#)) 56 - 60  
[Link to Environment and Greenlands System Discussion Paper](#)
- E) Durham Environmental Advisory Committee (DEAC) Membership Appointments ([2019-P-37](#)) 61 - 63

## 7. Economic Development

### 7.1 Correspondence

### 7.2 Reports

- A) North Durham Tourism Pilot Project Outcome and New Tourism Program Coordinator ([2019-EDT-13](#)) 64 - 68

- 
- |    |   |         |
|----|---|---------|
| B) | Golden Horseshoe Food and Farming Alliance Funding<br>Renewal Request ( <a href="#">2019-EDT-14</a> ) | 69 - 76 |
| C) | Employment Lands Servicing Project Status ( <a href="#">2019-EDT-15</a> )                             | 77 - 83 |

**8. Advisory Committee Resolutions**

There are no advisory committee resolutions to be considered

**9. Confidential Matters**

There are no confidential matters to be considered

**10. Other Business**

**11. Date of Next Meeting**

Tuesday, October 1, 2019 at 9:30 AM

**12. Adjournment**

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

## **The Regional Municipality of Durham**

### **MINUTES**

#### **PLANNING & ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, June 4, 2019**

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 4, 2019 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM

Present: Councillor Ryan, Chair  
Councillor Joe Neal, Vice-Chair  
Councillor Bath-Hadden  
Councillor Highet  
Councillor Kerr attended the meeting at 9:31 AM  
Councillor Lee  
Councillor Yamada  
Regional Chair Henry left the meeting at 11:43 AM

Also

Present: Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer, attended for part of the meeting  
B. Bridgeman, Commissioner of Planning and Economic Development  
B. Anderson, Principal Planner  
M. Blake, Senior Planner  
A. Caruso, Senior Planner  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
K. Kilbourne, Senior Planner  
A. Luqman, Project Planner  
G. Muller, Director of Planning  
B. Pickard, Manager, Tourism  
N. Rutherford, Manager, Economic Development, Agriculture and Rural Affairs  
K. Ryan, Senior Solicitor, Corporate Services – Legal Services  
L. Trombino, Manager, Plan Implementation  
T. Fraser, Committee Clerk, Corporate Services – Legislative Services, attended for part of the meeting  
C. Tennisco, Committee Clerk, Corporate Services – Legislative Services, attended for part of the meeting

**1. Declarations of Interest**

There were no declarations of interest.

**2. Adoption of Minutes**

Moved by Councillor Lee, Seconded by Councillor Bath-Hadden,  
(56) That the minutes of the regular Planning & Economic Development  
Committee meeting held on Tuesday, May 7, 2019, be adopted.

CARRIED

**3. Statutory Public Meetings**

There were no statutory public meetings.

**4. Delegations**

4.1 Johan van 't Hof, GTAA Board Member, and Lorrie McKee, Director, Public  
Affairs and Stakeholder Relations, Greater Toronto Airports Authority, Re: Update  
on the activities at Toronto Pearson International Airport

J. van 't Hof and L. McKee appeared before the Committee to provide an update on the activities at Toronto Pearson International Airport. A copy of their presentation and the GTAA Nominators Report were provided as handouts.

L. McKee advised that in 2018 Toronto Pearson served almost 50 million passengers and she stated that their new Master Plan shows Toronto Pearson will be expected to accommodate 85 million passengers by 2037. She provided an overview of the passenger growth from 1997-2017 and the forecast passenger growth from 2017-2037.

L. McKee also advised that they believe Toronto Pearson is on the cusp of becoming a Mega Hub airport and she outlined Mega Hub airports of the world. She highlighted the economic benefits to Durham Region and she noted that 1,000 Durham Region residents work at Toronto Pearson, approximately 13,000 jobs in Durham are facilitated by Toronto Pearson, and \$850,000 of goods and services are purchased from businesses in Durham Region. L. McKee also outlined Toronto Pearson's community involvement.

Moved by Councillor Yamada, Seconded by Councillor Lee,  
(57) That Mr. van 't Hof and Ms. McKee be granted a 2-minute extension in order to finish their delegation.

CARRIED

L. McKee displayed a map of the Toronto Pearson area and the proposed transit services to Toronto Pearson. She also outlined the Southern Ontario Airport Network and she explained the Regional demand by 2043 is expected to reach

110 million passengers. She concluded by outlining members of the new Municipal Aerospace Council established in May 2019 and she noted that the Council includes Regional Chair Henry and Councillors Ryan and Carter.

J. van 't Hof and L. McKee responded to questions from the Committee.

4.2 Zac Cohoon, Chair, Durham Agricultural Advisory Committee, re: Durham Agricultural Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-28)

---

Z. Cohoon, Chair, Durham Agricultural Advisory Committee (DAAC), appeared before the Committee with respect to the DAAC 2018 Annual Report and 2019 Workplan. He highlighted the various activities of DAAC in 2018 and outlined some of the proposed activities in the 2019 Workplan, including:

- participating in Envision Durham, the Regional Cycling Plan Update, Regional Agricultural Strategy Update, and Vibrant North Durham Plan Update;
- providing advice on the implementation of the Durham Agricultural Sector Climate Adaptation Strategy; and
- hosting the annual DAAC Farm Tour.

Z. Cohoon advised that the 2019 DAAC Farm Tour will be held on September 12, 2019 at Willowtree Farms in the Township of Scugog.

Z. Cohoon responded to questions from the Committee.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-28 at this time.

6.2 Reports

A) Durham Agricultural Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-28)

---

Report #2019-P-28 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Bath-Hadden, Seconded by Councillor Hight,  
(58) That we recommend to Council:

- A) That Report #2019-P-28 of the Commissioner of Planning and Economic Development be received as the Durham Agricultural Advisory Committee's 2018 Annual Report;
- B) That the Durham Agricultural Advisory Committee's 2019 Workplan be approved, as outlined in Attachment #1 to Report #2019-P-28;

- C) That the Durham Agricultural Advisory Committee's Terms of Reference be approved, as outlined in Attachment #2 to Report #2019-P-28; and
- D) That a copy of Report #2019-P-28 be forwarded to the Durham Agricultural Advisory Committee, the Durham Federation of Agriculture, the Golden Horseshoe Food and Farming Alliance and the Area Municipalities.

CARRIED

4.3 Geoff Carpentier, Chair, Durham Environmental Advisory Committee, re: Durham Environmental Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-29)

---

G. Carpentier, Chair, Durham Environmental Advisory Committee (DEAC), appeared before the Committee with respect to the DEAC 2018 Annual Report and 2019 Workplan. He highlighted the various activities DEAC was involved with during 2018.

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (59) That Mr. Carpentier be granted a 2-minute extension in order to finish his delegation.

CARRIED

G. Carpentier outlined some of the proposed activities in the 2019 Workplan, including:

- providing input and advice on proposed amendments to the Regional Official Plan and on the municipal comprehensive review through Envision Durham;
- supporting community environmental awareness by developing a homeowner's guide to climate change and refreshing the Environmental Achievement Awards Program to hold a combined 2019/2020 awards program; and
- continuing to provide representation on public and stakeholder advisory groups.

G. Carpentier responded to questions from the Committee.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-29 at this time.

6.2 Reports

B) Durham Environmental Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-29)

---

Report #2019-P-29 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

B. Bridgeman responded to questions with respect to the possibility of broadening the scope of activities in the DEAC Terms of Reference; and the process for changing Advisory Committee Terms of Reference.

Moved by Councillor Yamada, Seconded by Councillor Kerr,  
(60) That we recommend to Council:

- A) That Report #2019-P-29 of the Commissioner of Planning and Economic Development be received as the Durham Environmental Advisory Committee's 2018 Annual Report;
- B) That the Durham Environmental Advisory Committee's 2019 Workplan be approved, as outlined in Attachment #1 to Report #2019-P-29; and
- C) That a copy of Report #2019-P-29 be forwarded to the Durham Environmental Advisory Committee and the Area Municipalities.

CARRIED

Moved by Councillor Highet, Seconded by Councillor Lee,  
(61) That the agenda be altered in order to hear the presentation from Margret Hastings, re: Region of Durham Local Food Business Retention and Expansion Project Report and Action Plan, at this time.

CARRIED

## 5. Presentations

### 5.2 Margaret Hastings, Clear Impact, re: Region of Durham Local Food Business Retention & Expansion Project Report and Action Plan (2019-EDT-11)

M. Hastings, Clear Impact, and N. Rutherford, Manager, Agriculture and Rural Affairs, provided a PowerPoint presentation regarding the Region of Durham Local Food Business Retention & Expansion Project Report and Action Plan. Highlights of their presentation included:

- Why local food?
- The benefits of local food
- Local Food BR+E Project background
- Local Food BR+E Project overview
- Project Implementation
- Findings
- Key Learnings
  - Regulations & Approvals
  - Engagement & Education
  - Infrastructure Support
- Recommendations and Actions



M. Hastings and N. Rutherford responded to questions with respect to the business retention survey findings; recommendations and action plan items; opportunities to promote local food; the development of a distribution strategy; workforce challenges; changing production practices; and local challenges with policies, regulations and approvals.

It was requested that Regional staff discuss with area municipal staff the possibility of standardizing area municipal interpretation of the building code for barn permits and standardizing area municipal rules and regulations for items such as the issuance of burn permits.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-EDT-11 at this time.

## 7.2 Reports

### B) Region of Durham Local Food Business Retention & Expansion Project Report and Action Plan (2019-EDT-11)

---

Report #2019-EDT-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Bath-Hadden, Seconded by Councillor Hight,  
(62) That Report #2019-EDT-11 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

## 4. **Delegations**

### 4.4 Anthony Caruso, Staff Liaison, Durham Active Transportation Committee, re: Durham Trail Coordinating Committee 2018 Annual Report and Durham Active Transportation Committee 2019 Workplan (2019-P-30)

---

A. Caruso, Staff Liaison, Durham Active Transportation Committee, appeared before the Committee with respect to the 2018 Annual Report and 2019 Workplan. He advised that following a review of the Committee's original mandate, the Durham Trail Coordinating Committee (DTCC) has transitioned to the Durham Active Transportation Committee (DATC) with a focus on walking and cycling, inclusive of trails. He provided highlights from the DTCC's activities in 2018 and he outlined some of the proposed activities in the 2019 Workplan, including:

- work towards helping the Region achieve bronze-level Bike-Friendly status, as well as any area municipalities not yet designated in Durham;
- continuing to advance the Regional Trail Network as a key transportation and tourism component of the Active Transportation network;

- working to advance multi-modal transportation options in the Region with a focus on providing input on the Regional Cycling Plan; and
- providing an advisory role in the Region's work to advance active and safe school travel.

A. Caruso responded to questions from the Committee.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-30 at this time.

## 6.2 Reports

### C) Durham Trail Coordinating Committee 2018 Annual Report and Durham Active Transportation Committee 2019 Workplan (2019-P-30)

Report #2019-P-30 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(63) That we recommend to Council:

- A) That Report #2019-P-30 of the Commissioner of Planning and Economic Development be received as the Durham Trail Coordinating Committee's 2018 Annual Report;
- B) That the Durham Active Transportation Committee 2019 Workplan be approved, as outlined in Attachment 1 to Report #2019-P-30; and
- C) That a copy of Report #2019-P-30 be forwarded to the Durham Active Transportation Advisory Committee, Conservation Authorities and the Area Municipalities.

CARRIED

### 4.5 Simon Gill, Durham Region; Kyle Benham, City of Oshawa; Sheila McGrory, Town of Whitby; and Bonnie Wrightman, Clarington Board of Trade and Office of Economic Development, re: Durham Economic Development Partnership (DEDP) Four-Year Strategic Priorities (2019-EDT-10)

S. Gill, K. Benham, S. McGrory and B. Wrightman appeared before the Committee with respect to the Durham Economic Development Partnership (DEDP) Four-Year Strategic Priorities.

S. Gill advised that Regional and Area Municipal Economic Development staff have been working collaboratively and meeting formally since about 2006. He stated that this group is the Durham Economic Development Partnership and he noted in March 2019 the DEDP met with the Regional Chair, Area Municipal

Mayors, and the Chief Administrative Officers, to present the DEDP's draft strategic priorities for the next four years.

S. Gill, S. McGrory, B. Wrightman and K. Benham provided an overview of the following 2019 to 2022 DEDP Action Plan Goals:

- Culture Shift/Customer Service
- Employment Lands Servicing
- Marketing Initiatives
- Innovation and Entrepreneur Support
- Investment Attraction to support Business Retention & Expansion (BR&E)
- Broadband
- Workforce
- Transit Service Gaps Identification for Workforce
- Grow Competitiveness

Staff responded to questions from the Committee.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-EDT-10 at this time.

## 7.2 Reports

### A) Durham Economic Development Partnership (DEDP) Four-Year Strategic Priorities (2019-EDT-10)

---

Report #2019-EDT-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Lee,  
(64) That we recommend to Council:

That Report #2019-EDT-10 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

## 5. **Presentations**

### 5.1 Brad Anderson, Principal Planner, re: Envision Durham – Growth Management – Urban System Discussion Paper (2019-P-31)

---

B. Anderson, Principal Planner, provided a PowerPoint presentation outlining the details of Report #2019-P-31 of the Commissioner of Planning and Economic Development. Highlights of his presentation included:

- The Urban System: Context
- Durham's Urban System

- Provincial Plan Conformity
- Report on Residential Trends
- Report on Employment Trends
- Strategic Growth Areas
- Strategic Growth Areas: Proposed Approach
- Major Transit Station Areas
- Major Transit Station Areas: Proposed Approach
- Study Process
- Next Steps: Land Needs Assessment
- Growth Management and Policy Considerations

Staff responded to questions with respect to growth management considerations; future population and employment growth forecasts; Durham's large employers (Table 5); job distribution by area municipality (Figure 27); the Land Needs Assessment; potential future growth areas; the intensification target and current intensification rates; employment trends; the servicing status of Urban Employment Areas (Table 7); the possibility of identifying employment land along Highways 407, 412 and 418 as Provincially Significant Employment Zones; the possibility of servicing Employment Areas along Highways 412 and 418; and land uses within Urban Growth Centres.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-31 at this time.

## 6.2 Reports

### D) Envision Durham – Growth Management – Urban System Discussion Paper (2019-P-31)

---

Report #2019-P-31 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Highet,  
(65) That we recommend to Council:

- A) That Report #2019-P-31 of the Commissioner of Planning and Economic Development be received for information; and
- B) That a copy of Report #2019-P-31 be forwarded to Durham's area municipalities; conservation authorities; and the Ministry of Municipal Affairs and Housing for review and comment.

CARRIED

5.2 Margaret Hastings, Clear Impact, re: Region of Durham Local Food Business Retention & Expansion Project Report and Action Plan (2019-EDT-11)

This item was considered earlier in the meeting. Refer to pages 5 and 6 of these minutes.

**6. Planning**

6.1 Correspondence

There were no communications to consider.

6.2 Reports

A) Durham Agricultural Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-28)

This item was considered earlier in the meeting. Refer to pages 3 and 4 of these minutes.

B) Durham Environmental Advisory Committee 2018 Annual Report and 2019 Workplan (2019-P-29)

This item was considered earlier in the meeting. Refer to pages 4 and 5 of these minutes.

C) Durham Trail Coordinating Committee 2018 Annual Report and Durham Active Transportation Committee 2019 Workplan (2019-P-30)

This item was considered earlier in the meeting. Refer to page 7 of these minutes.

D) Envision Durham – Growth Management – Urban System Discussion Paper (2019-P-31)

This item was considered earlier in the meeting. Refer to page 9 of these minutes.

**7. Economic Development**

7.1 Correspondence

There were no communications to consider.

7.2 Reports

A) Durham Economic Development Partnership (DEDP) Four-Year Strategic Priorities (2019-EDT-10)

This item was considered earlier in the meeting. Refer to page 8 of these minutes.

B) Region of Durham Local Food Business Retention & Expansion Project Report and Action Plan (2019-EDT-11)

This item was considered earlier in the meeting. Refer to page 6 of these minutes.

C) Funding Reallocation for Support and Creation of D-Hive Innovation Network (2019-EDT-12)

Report #2019-EDT-12 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Yamada, Seconded by Councillor Kerr,  
(66) That we recommend to Council:

- A) That, to support the FedDev funding application, up to \$100,000 of the approved one-time 2019 funding for the Spark Centre for the Pilot Launch Phase of the Innovation Station Project be retained by the Region of Durham to engage the appropriate professional services to:
  - i) develop a detailed plan outlining the programming or support needed from a central hub through a D-Hive innovation network for the Region's existing accelerators and innovation spaces; and
  - ii) develop business cases and project execution plans for the creation of various industry-specific or stage-specific innovation spaces within the Region of Durham to support the FedDev funding application;
- B) That Council endorse and support-in-principle the Spark Centre and Idea Summit funding application to FedDev for the D-Hive Network; and
- C) That staff report back to the Planning and Economic Development Committee on the progress of this initiative at the appropriate time.

CARRIED

**8. Advisory Committee Resolutions**

8.1 Durham Environmental Advisory Committee

A) Resolution regarding Potential Excess Inventory of Trees on Conservation Authority Lands

Councillor Kerr inquired about the cost to move a tree versus the cost of a nursery equivalent; and the rationale for re-planting trees. Staff provided an overview of the discussion at DEAC and advised they would discuss DEAC's resolution with Conservation Authority staff prior to sending correspondence.

Moved by Councillor Kerr, Seconded by Councillor Lee,  
(67) That we recommend to Council:

That the Durham Environmental Advisory Committee (DEAC) requests Regional Chair Henry's support in contacting the Conservation Authorities (CA) in Durham Region regarding a potential excess inventory of trees on CA lands and the possibility of these trees being re-planted in Durham Region.

CARRIED

## 8.2 Durham Active Transportation Committee

### A) Resolution regarding Regional Trail Network – Endorsement of Meadoway-Durham Linkage

---

Moved by Councillor Kerr, Seconded by Councillor Lee,  
(68) That we recommend to Council:

That the concept for a Meadoway-Durham trail network system, to promote active transportation in The Regional Municipality of Durham be endorsed, in principle.

CARRIED

## 9. **Confidential Matters**

There were no confidential matters to be considered.

## 10. **Other Business**

### 10.1 Update from Toronto Global

Councillor Lee inquired about the process for requesting a mid-year update from Toronto Global.

The Chair requested that S. Gill contact Toby Lennox, Chief Executive Officer, Toronto Global, to request that an update be provided at a future Planning & Economic Development Committee meeting.

## 11. **Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, September 3, 2019 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

## 12. **Adjournment**

Moved by Councillor Yamada, Seconded by Councillor Bath Hadden,  
(69) That the meeting be adjourned.

CARRIED

The meeting adjourned at 1:03 PM

Respectfully submitted,

---

D. Ryan, Chair

---

T. Fraser, Committee Clerk





# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-32](#)  
Date: September 3, 2019

---

**Subject:**

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-003.

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Commissioner's Report #2019-P-32 be received for information; and
  - B) That all submissions received be referred to the Planning Division for consideration.
- 

**Report:**

**1. Purpose**

- 1.1 On July 10, 2019, Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington.

**2. Site Description**

- 2.1 The subject site is located on the south side of Regional Road 20, west of Middle

Road, just northeast of the Hamlet of Haydon. The parcel is municipally known as 8800 Middle Road, Part of Lot 13, Concession 8, in the Municipality of Clarington (refer to Attachment #1).

- 2.2 The agricultural parcel is primarily flat and rectangular in shape and contains an existing dwelling. A woodlot and hydro corridor are located on the proposed retained property, as well as a stream and woodlot located just west of the proposed severance.
- 2.3 Werrcroft Farms Ltd. is a private corporation owned by Diane and Kevin Werry. The farm was purchased on May 23, 2017 as part of an expansion to their farming operation. The applicant presently owns a total of approximately 230 ha (569 acres) of agricultural land, and actively farms approximately 246 ha (607 acres).
- 2.4 The surrounding uses located adjacent to the subject land include:
  - a. North – Regional Road 20, woodlands, wetlands and agricultural lands;
  - b. East – Middle Road, agricultural lands, woodlands and wetlands;
  - c. South – agricultural lands; and
  - d. West – agricultural lands, woodlands and wetlands.
- 2.5 The proposed amendment to the ROP would permit the severance of approximately 0.39 ha (0.98 acre) parcel of land containing a farm dwelling from a 22 ha (55 acre) agricultural parcel. The dwelling is not utilized by a farm employee and is currently being rented. The retained farm will continue to be used for corn and feed grain crops that support the owners' dairy operation.

### **3. Reports Submitted in Support of the Application**

- 3.1 A Planning Justification Report prepared by Clark Consulting Services Ltd., has been submitted in support of the application. The report concludes that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Greenbelt Plan and the Regional Official Plan.
- 3.2 A Farm Holdings Inventory Report prepared by Clark Consulting Services Ltd., indicates that Werrcroft Farms Ltd. presently owns a total of eight farms in the Municipality of Clarington and the City of Oshawa (refer to Attachment 2). Five of the properties contain six existing dwellings. The owners live in one house, three of the houses are occupied by family or tenants and two are vacant.

3.3 A Phase One Environmental Site Assessment completed by GHD indicated that there are no significant environmental site contamination concerns on the subject property.

#### **4. Provincial Plans and Policies**

4.1 The subject site is located within the “Protected Countryside” designation of the Greenbelt Plan and the “Countryside Areas” designation of the Oak Ridges Moraine Conservation Plan (ORMCP). In addition, the southwestern portion of the proposed retained lands is designated ORMCP “Natural Linkage Area”.

4.2 The Provincial Policy Statement, as well as the Greenbelt Plan and the “Countryside Areas” designation of the Oak Ridges Moraine Conservation Plan (ORMCP) permit the severance of a residence surplus to a farming operation as a result of farm consultation. Severances of surplus farm dwellings are allowed provided the planning authority ensures that a residential dwelling is not permitted in the future on the proposed retained farm lot created by the severance.

#### **5. Durham Regional Official Plan Context**

5.1 The subject site is located within the limits of the Oak Ridges Moraine and is designated as “Countryside Area” and “Prime Agriculture” on Schedule ‘B’ – Map ‘B3’ of the Regional Official Plan. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.

5.2 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:

- a. The dwelling is not needed for a farm employee;
- b. The farm parcel is a size which is viable for farm operations;
- c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
- d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling.

#### **6. Consultation**

6.1 The ROP Amendment has been circulated to a variety of agencies, including the Ministry of Municipal Affairs and Housing; the Municipality of Clarington; the Regional Health Department; the Central Lake Ontario Conservation Authority; and

the Durham Agricultural Advisory Committee.

## **7. Public Consultation**

- 7.1 Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.
- 7.2 If a person or public body does not make oral submissions at a public meeting, or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:
- a. Is not entitled to appeal the decision of the Region of Durham to the Local Area Planning Tribunal (LPAT) (formerly the Ontario Municipal Board); and
  - b. May not be added as a party to the hearing of an appeal before the LPAT, as appropriate, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- 7.3 Anyone who wants to be notified of Regional Council's decision on the proposed ROP Amendment must 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

## **8. Future Regional Council Decision**

- 8.1 The Planning and Economic Development Committee will consider the proposed ROP Amendment at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 8.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

**9. Attachments**

Attachment #1: Location Sketch

Attachment #2: Werrcroft Farms Ltd. Agricultural Land Holdings

Respectfully submitted,

Original signed by

---

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

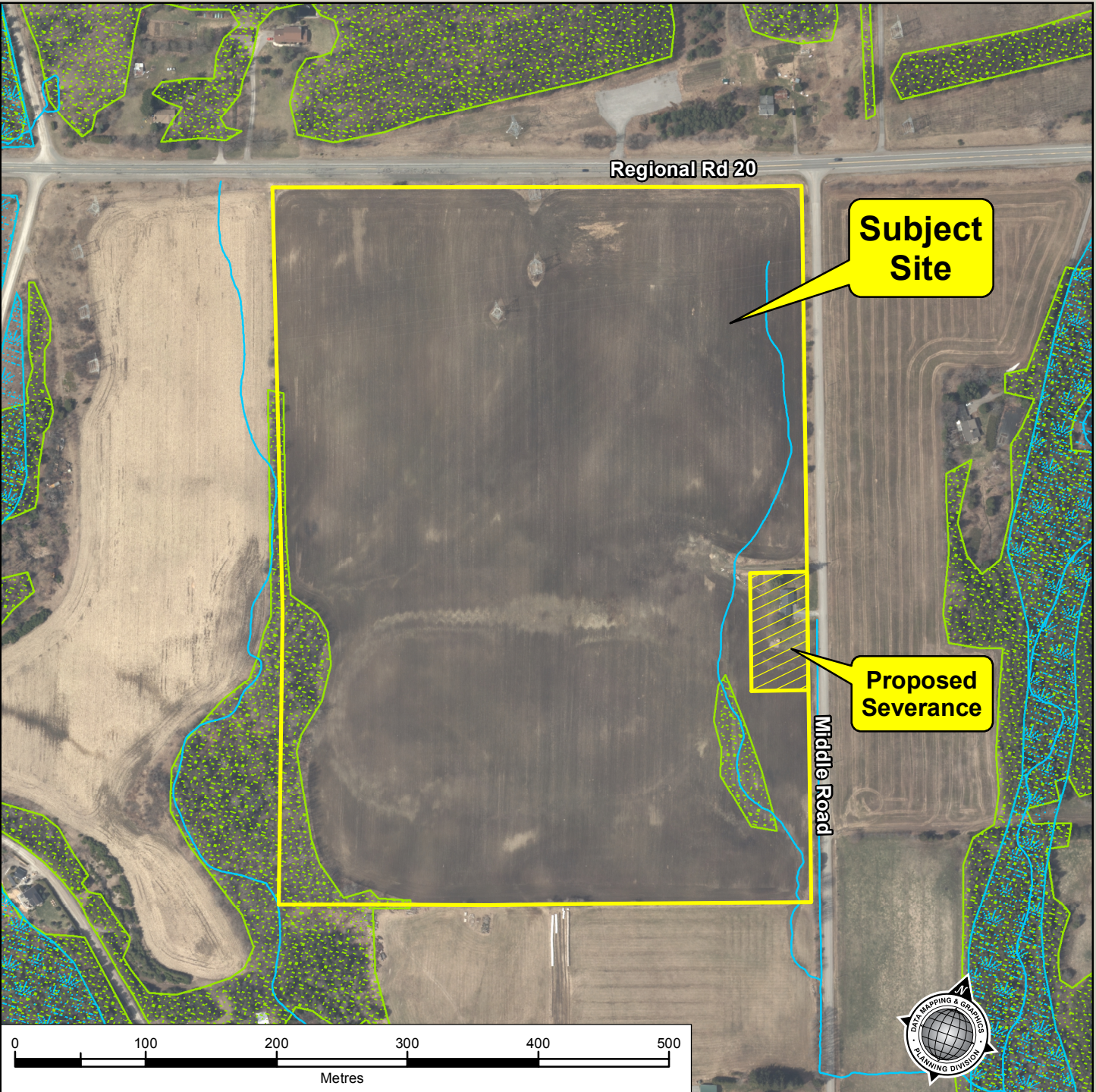
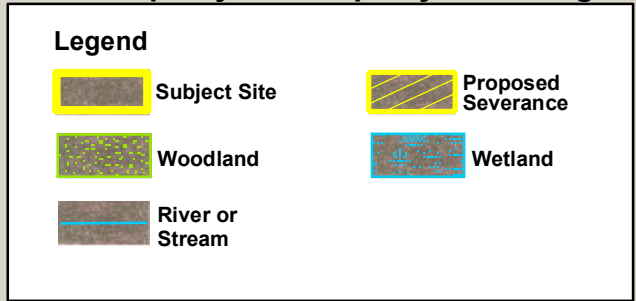
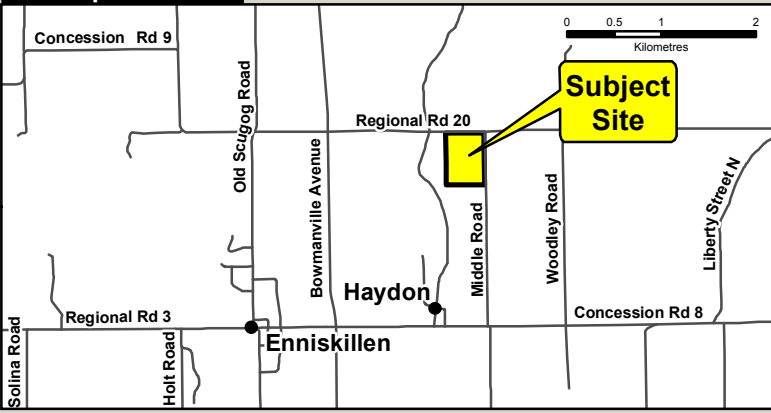
Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

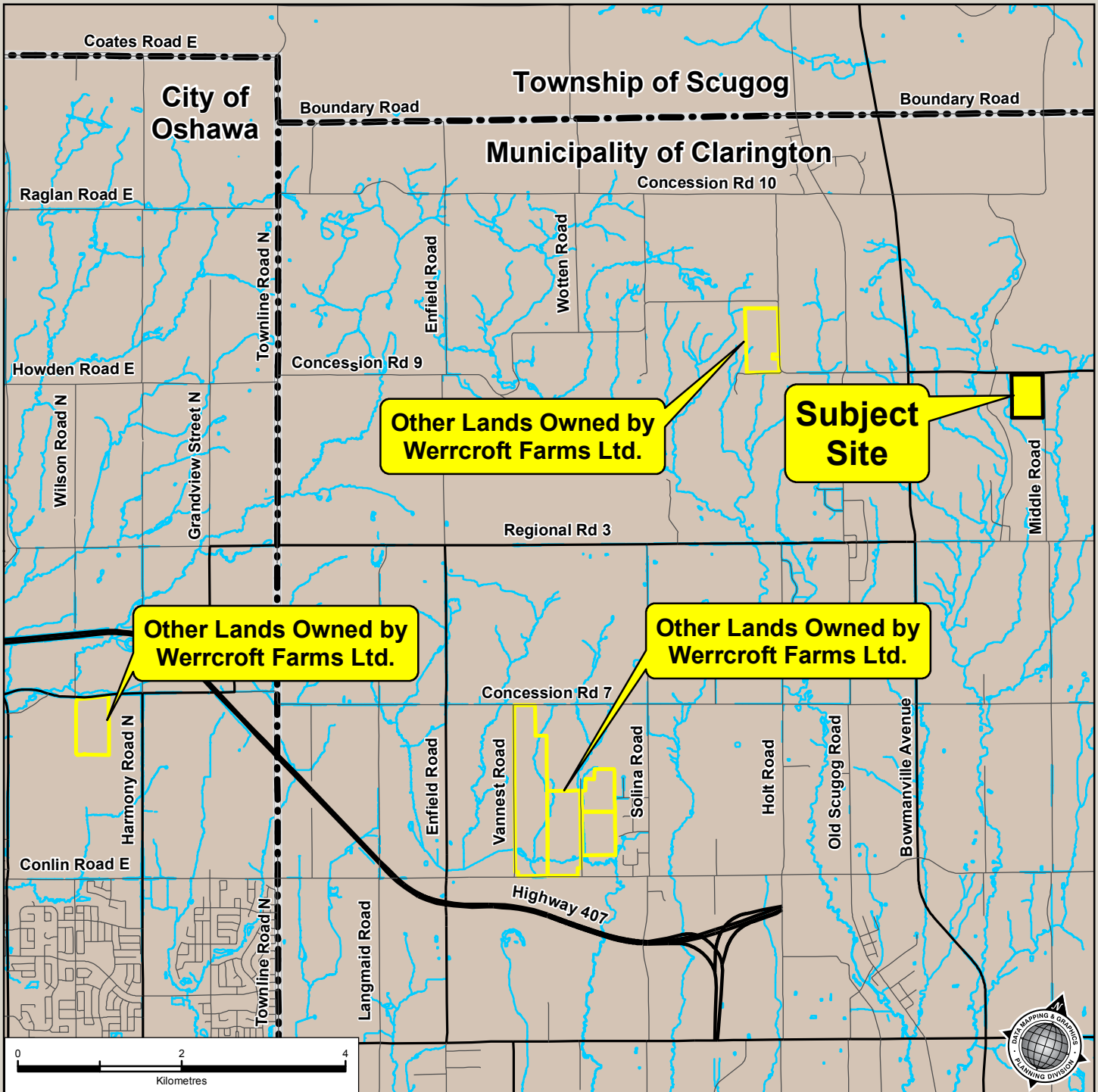
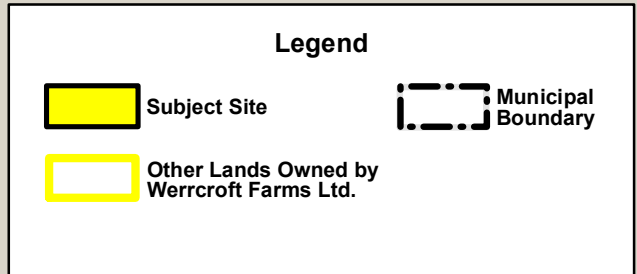
**Municipal Context**



Data Sources:  
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2018 MPAC and its suppliers.  
 ORTHOPHOTO: © 2018 First Base Solutions. All rights reserved. May not be reproduced without permission. This is not a plan of survey.

This map has been produced from a variety of sources.  
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.  
 The Region hereby disclaims all representations and warranties.

**Municipal Context**



Data Sources:  
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2018 MPAC and its suppliers.  
 All rights reserved. May not be reproduced without permission. This is not a plan of survey.

This map has been produced from a variety of sources.  
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.  
 The Region hereby disclaims all representations and warranties.





# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-33](#)  
Date: September 3, 2019

---

**Subject:**

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Beverley Turf Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2019-002.

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Amendment #174 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #3 to Commissioner's Report #2019-P-33; and
  - B) "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Brock, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.
- 

**Report:**

**1. Purpose**

- 1.1 On March 8, 2019, Clark Consulting Services Ltd., on behalf of Beverley Turf Farms Ltd., submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a 0.66 ha (1.63 acres) rural residential parcel with an existing



dwelling, from an 80 ha (197 acres) agricultural parcel.

## **2. Site Location/Description**

- 2.1 The subject site is located on the north side of Regional Road 50, approximately 1 kilometre east of the Hamlet of Gamebridge, south of Talbot River, municipally known as B1625 Regional Road 50, Part of Lot 8, Concession 11, in the Township of Brock (Refer to Attachment #1).
- 2.2 The agricultural parcel is primarily flat, generally rectangular shape and is approximately 80 hectares (197 acres) in size. Approximately 79.34 hectares (196 acres) of the property is used to farm sod. The northerly portion of the site contains a woodland. A house and a small frame shed are located at the southern portion of the site. Vehicular accesses have been provided for both the proposed severed residential parcel and the retained farm parcel to Regional Road 50.
- 2.3 Beverley Turf Farms Ltd. is a private corporation owned by Peter McCuaig. The company began its sod operation in 1984 and now has approximately 12 full-time seasonal employees. The business markets and sells sod to clients across most of Ontario. The applicant presently owns a total of approximately 310.79 ha (768 acres) of agricultural land and farms on a total of 337.91 ha (835 acres).
- 2.4 The surrounding uses located adjacent to the subject site include:
  - a) North - a woodland, the Talbot River, and the Brock/Ramara municipal boundary;
  - b) East - agricultural lands and rural residences;
  - c) South - Regional Road 50, rural residences, and agricultural lands; and
  - d) West - rural residences and agricultural lands.

## **3. Background**

- 3.1 A Planning Justification Report prepared by Clark Consulting Services has been submitted in support of the application. The Planning Justification Report concluded that the proposed amendment complies with the Provincial Policy Statement (PPS), the Greenbelt Plan, and the ROP. The Site Screening Questionnaire completed by GHD identified no environmental concerns on the subject site.

#### **4. Provincial Plans**

- 4.1 The PPS and the Greenbelt Plan permit lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of a farm consolidation, provided that the planning authority ensures that no new residential dwellings are permitted on the retained farm parcel created by the severance.

#### **5. Durham Regional Official Plan**

- 5.1 The subject site is designated “Prime Agricultural Areas” in the ROP. The northerly portion of the site contains Key Natural Heritage and/or Hydrologic Features. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 5.2 Policy 9.A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
- a) the dwelling is not needed for a farm employee;
  - b) the farm parcel is a size which is viable for farm operations;
  - c) for sites within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and
  - d) the farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling.

No further severances shall be permitted from the acquired farm parcel.

#### **6. Planning Analysis**

- 6.1 Beverley Turf Farms Ltd. owns a total of six sod farm properties in the Township of Brock and in the Township of Ramara (Refer to Attachment #2). Four of the farm properties contain existing residences. The subject site contains an existing dwelling not utilized by a farm employee and a dwelling that is surplus to the needs of the farm operation. The proposed retained agricultural parcel is of a size that will remain viable for sod farming.
- 6.2 The surplus farm dwelling located on the subject site was built in the 1850s. The proposed amendment complies with the provisions of the PPS, the Greenbelt Plan, and the ROP. The severed rural residential parcel is limited to a size needed to accommodate the surplus farm dwelling and existing private well and septic system.

6.3 The subject site will be appropriately rezoned to prohibit the development of a new residential dwelling on the proposed retained agricultural parcel, and livestock to be housed within the existing shed located on the severed rural residential parcel. Any further severances of the site will be prohibited in accordance with Provincial and Regional policies.

## **7. Public Meeting and Submissions**

7.1 In accordance with the Planning Act, a notice of public meeting regarding the application was published in the appropriate newspapers, mailed to those who own land within 120 metres (400 feet) of the subject site, and a public meeting was held on May 7, 2019. Commissioner's Report #2019-P-23 provides information on the application.

7.2 The Region did not receive any written submissions from the public concerning the application.

## **8. Consultation**

8.1 On May 27, 2019, the Council of the Township of Brock adopted a resolution supporting the approval of the application to amend the ROP and the related Zoning By-law Amendment application. The proposed Zoning By-law Amendment prohibits the development of a residential dwelling on the retained agricultural parcel, and livestock to be housed within the existing shed located on the proposed rural residential parcel.

8.2 The Ministry of Municipal Affairs and Housing, the Lake Simcoe Region Conservation Authority, the Regional Health Department, and the Regional Works Department have no concerns to the approval of the amendment application.

## **9. Notice of Meeting**

9.1 Written notification of the meeting time and location of the Planning and Economic Development Committee meeting was sent to all that requested notification, in accordance with Regional Council procedure.

9.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on September 25, 2019. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Local Planning Appeal Tribunal (LPAT).

**10. Conclusion**

10.1 The proposed amendment complies with the requirements of the PPS, the Greenbelt Plan, and the ROP. It has been demonstrated that the dwelling is surplus to the needs of the farming operation. The proposed Zoning By-law Amendment sets restrictions, and the proposal maintains the intent of the ROP in protecting agricultural lands for agricultural purposes. Accordingly, it is recommended that Amendment #174 to the ROP, as shown in Attachment #3, be adopted.

**11. Attachments**

Attachment #1: Location Sketch

Attachment #2: Beverley Turf Farms Ltd. Agricultural Land Holdings

Attachment #3: Amendment #174 to the Regional Official Plan

Respectfully submitted,

Original signed by

---

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

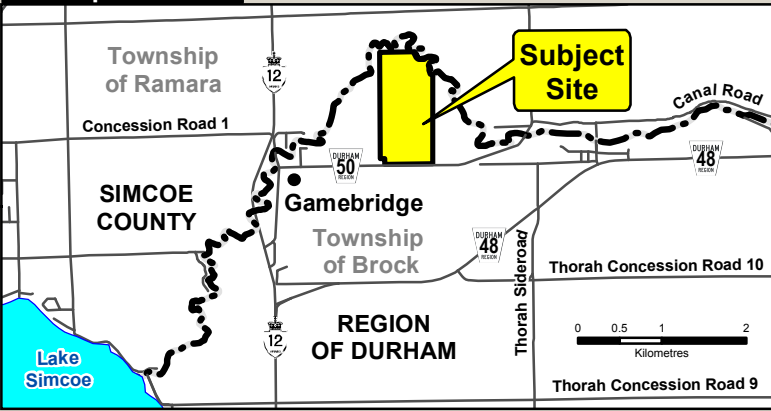
Recommended for Presentation to Committee

Original signed by

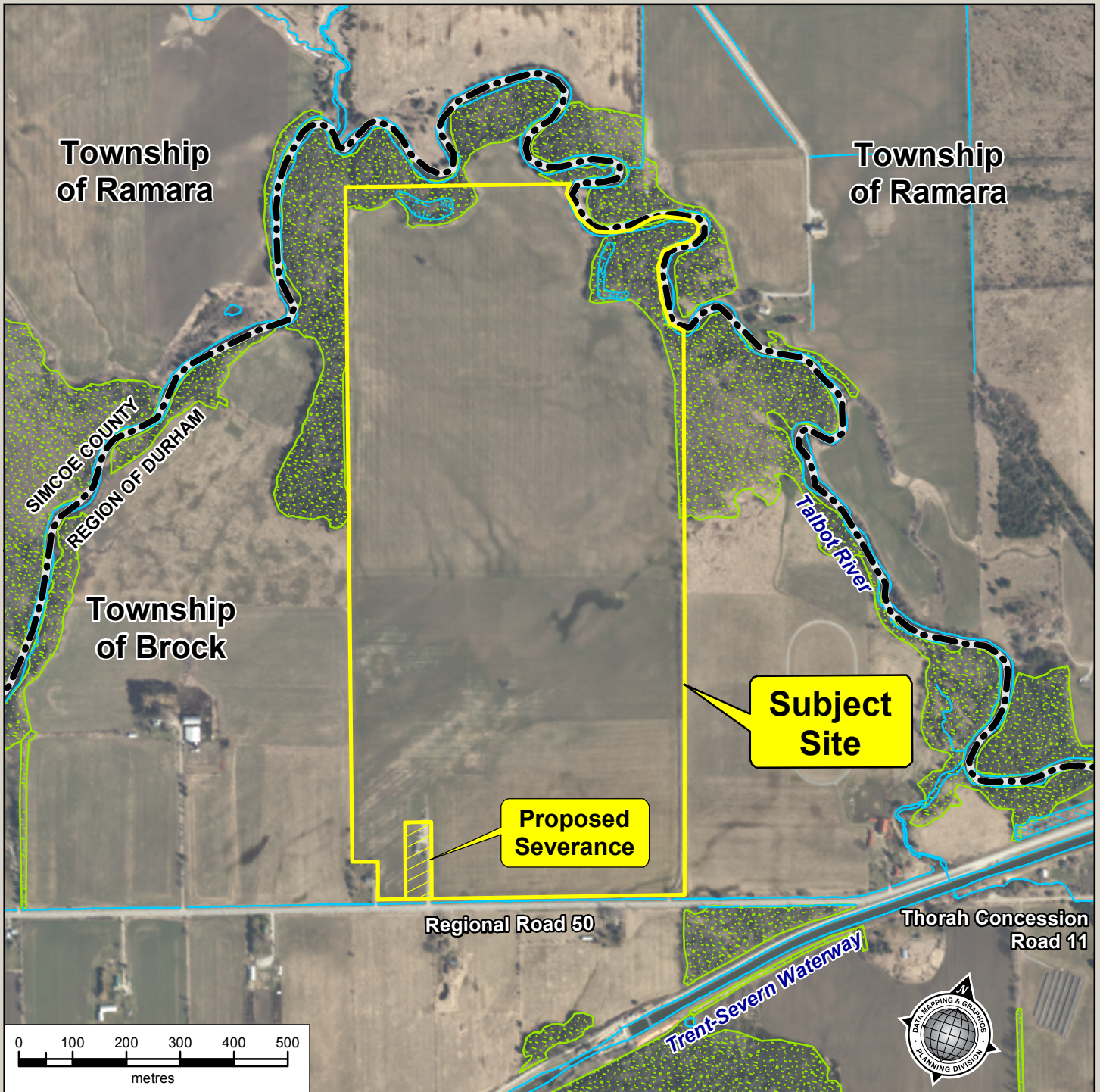
---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

**Municipal Context**



**Attachment #1**  
**Commissioner's Report: #2019-P-33**  
**File: OPA 2019-002**  
**Municipality: Township of Brock**



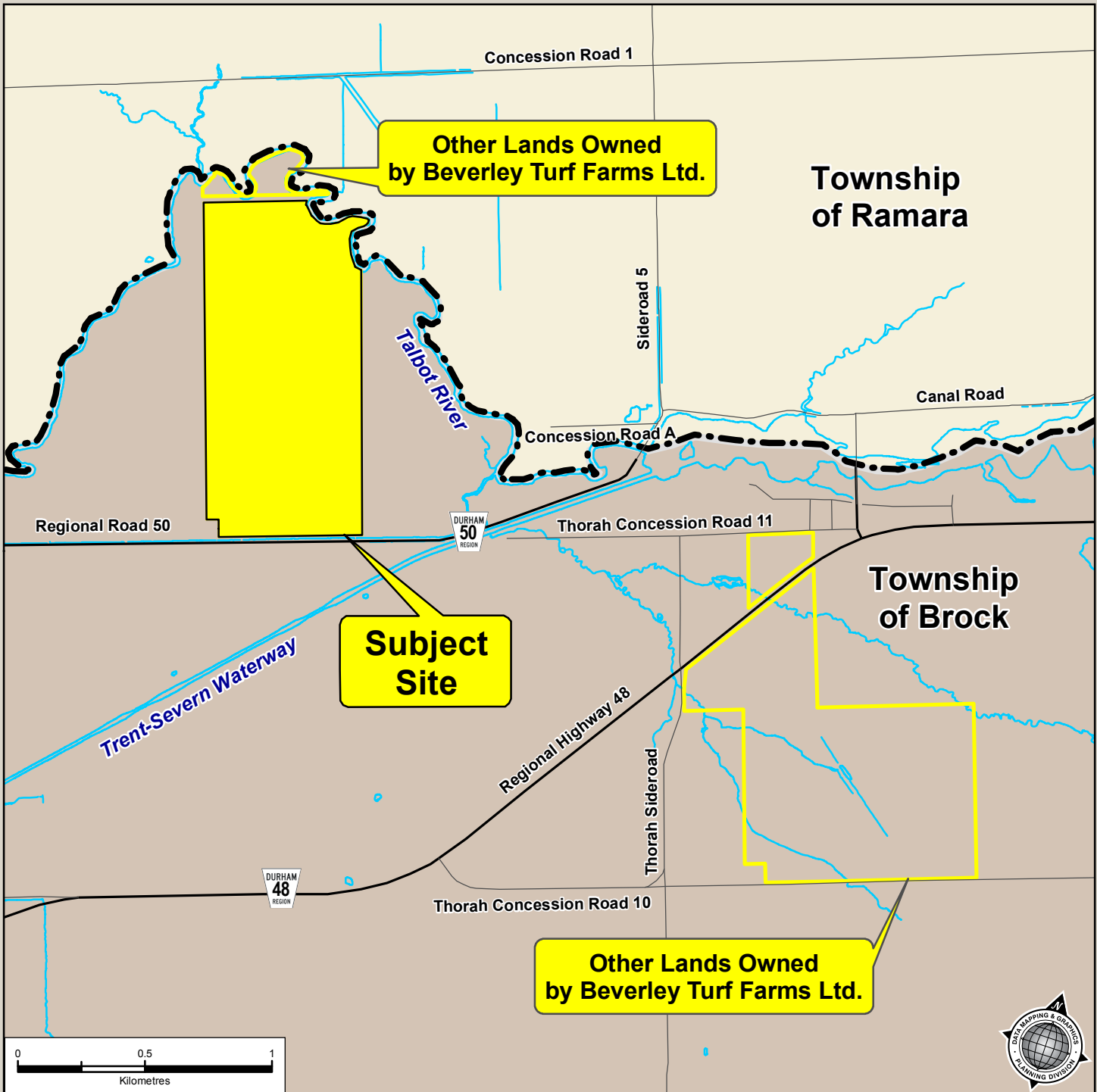
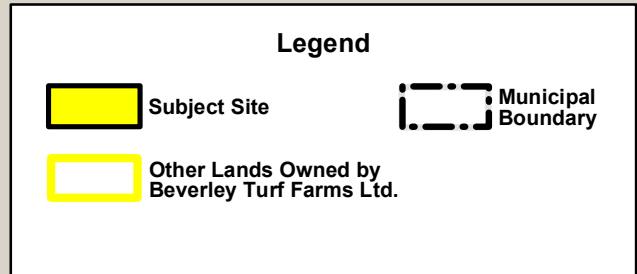
Data Sources:  
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2017 MPAC and its suppliers.  
 ORTHOPHOTO: © 2017 First Base Solutions. All rights reserved. May not be reproduced without permission. This is not a plan of survey.

This map has been produced from a variety of sources.  
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.  
 The Region hereby disclaims all representations and warranties.

**Municipal Context**



**Attachment #2**  
**Commissioner's Report: #2019-P-33**  
**File: OPA 2019-002**  
**Municipality: Township of Brock**



Data Sources:  
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2018 MPAC and its suppliers.  
 All rights reserved. May not be reproduced without permission. This is not a plan of survey.

This map has been produced from a variety of sources.  
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.  
 The Region hereby disclaims all representations and warranties.



Amendment #174 to the Regional Official Plan

---

**Purpose and Effect:** The purpose of this Amendment is to permit the severance of a residential dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels on lands designated “Prime Agricultural Areas,” in the Township of Brock.

**Location:** The subject site is located on the north side of Regional Road 50, east of the Hamlet of Gamebridge, south of Talbot River, in the Township of Brock. The site is legally described as Part of Lot 8, Concession 11, in the Former Township of Thorah.

**Basis:** The subject site has been consolidated with other non-abutting farm parcels owned by the applicant. The residential dwelling on the subject site is not required by, and is surplus to, the farm operation. **This amendment conforms to the Durham Regional Official Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.**

**Amendment:** The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:

*“9A.3.2 uu) A surplus dwelling is severed from the parcel identified as Assessment No. 18-39-010-005-48100 located in Part of Lot 8, Concession 11, former Township of Thorah, in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit: the construction of any dwelling on the retained parcel; and the use of the existing shed for housing livestock. In accordance with Provincial and Regional policies, no further severances of the property are permitted.”*

**Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to the Amendment.

**Interpretation:** The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-34](#)  
Date: September 3, 2019

---

**Subject:**

Decision Meeting Report

Durham Regional Official Plan Amendment #175 to permit water and sewer service connections in certain circumstances for properties abutting municipal services outside of the Urban Area, File: OPA 2019-001.

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Amendment #175 to the Durham Regional Official Plan, to permit water and sanitary sewer service connections in prescribed circumstances for properties abutting municipal services outside of the Urban Area, be adopted as contained in Attachment #1 to Commissioner's Report #2019-P-34; and
  - B) That the "Notice of Adoption" be sent to the Ministry of Municipal Affairs and Housing, the area municipalities and all other persons or public bodies who requested notification of this decision.
- 

**Report:**

**1. Purpose**

- 1.1 On March 27, 2019, Regional Council directed staff to initiate a process to amend the ROP to enable consideration of requests for water and sanitary sewer service



connections for properties abutting municipal services outside the Urban Area (Commissioner's Report #2019-P-9).

- 1.2 The ROPA would enable properties which abut regional water and sanitary sewer infrastructure outside the Urban Area Boundary to connect to the Regional system if the connection is technically feasible, to the satisfaction of the Region. If a connection is permitted, payment would be in accordance with the Region of Durham Works Department Water Supply System Bylaw (89-2003) and Sewer System (90-2003) By-law related to frontage and connection fees. Any new lot created would need to be in accordance with the policies of the Regional Official Plan related to lot creation in the rural area, including the Region's Lot Sizing Policy. Attachment #1 includes Amendment #175 to the Durham Regional Official Plan.

## 2. Public Meeting and Submissions

- 2.1 In accordance with the *Planning Act*, a notice of public meeting regarding the application was published in the newspapers that are circulated locally in Durham Region, and a public meeting was held on May 7, 2019. Commissioner's Report #2019-P-22 (Attachment #2) provides information on the Amendment, including the policy context and planning analysis.
- 2.2 The Region received one general telephone inquiry in response to the consultation process from a member of the public.
- 2.3 Two individuals spoke at the public meeting in support of the Amendment following the staff presentation. One individual was requesting the extension of services in the Rural Area, which is not the subject of this Amendment. The Amendment is intended to address **connections** to regional water and sanitary sewer services.

## 3. Consultation

- 3.1 The proposed Amendment and Public Meeting Report were circulated on April 17, 2019. Comments were requested by June 17. By the date of this report, the following comments were received:

### Ministry of Municipal Affairs

- 3.2 Comments were received from the Ministry of Municipal Affairs and Housing. Ministry staff confirmed that the Amendment is exempt from Minister's approval. Ministry staff noted that the consideration of potential service connections for existing lots of record or where new lots are permitted may be problematic when considering new land uses on vacant lots. To meet the intent of the Greenbelt Plan,

Ministry staff suggest that the Amendment be revised to permit service connections for existing lots of record (that are eligible for a building permit), where the connection would be to service a new single dwelling only.

- 3.3 Regional staff concur with the suggestion related to existing lots of record and have revised the Amendment accordingly.

### **Area Municipalities**

- 3.4 The Town of Ajax recommended that the issue of service connections in the Rural Area be deferred to the Region's ongoing municipal comprehensive review process, Envision Durham. The Town's position is that this would allow for a comprehensive review of the Rural Areas to ensure that other policy implications related to this Amendment are incorporated into the MCR process. Town staff also raised concerns that for new lots created after the Greenbelt Plan came into effect, that they would now be considered existing uses through this Amendment. The Town recommended alternative wording to remove this provision. The Town also recommended that wording be included in the amendment to ensure that any new lots, if permitted, continue to conform to the Regional lot sizing requirements.
- 3.5 The Region's municipal comprehensive review process, Envision Durham, is ongoing. This Amendment has been developed following a full review of the potential implications to permit water and/or sewer service connections in the Rural Area. Therefore, deferring consideration of the policy to the MCR is not necessary. Within the Greenbelt Plan, new lots can only be permitted in limited circumstances (e.g. Rural Clusters). The recommended Amendment addresses comments of the Ministry of Municipal Affairs and Housing and the conservation authorities regarding compliance with applicable law (see below). Therefore, it is Regional staff's opinion that this issue has been addressed.

### **Conservation Authorities**

- 3.6 Correspondence was received from both the Central Lake Ontario Conservation Authority (CLOCA) and the Toronto and Region Conservation Authority (TRCA). Both conservation authorities requested that the reference related to the eligibility of a building permit in the policy be clarified to "meets the requirements of applicable law for a building permit". The recommended Amendment has been updated to satisfy this comment.
- 3.7 CLOCA also requested that all other policies of the Plan be considered if lot creation was permitted. This has been clarified in the recommended Amendment.

3.8 TRCA requested that the ROPA be amended to include provisions for prohibiting the creation of service connections within hazardous lands. It is Regional staff's opinion that subject to any permits required under Section 28 of the Conservation Authorities Act that may be required, the creation of a service connection for either an existing use, or vacant lot, would potentially have less environmental impacts than the construction of an individual well or private waste disposal system, such as a septic bed. No changes have been made to the recommended Amendment.

### **Neighbouring Municipalities**

3.9 York Region reviewed the proposed amendment and had no objections. The Infrastructure Asset Management branch of York Region's Environmental Services Department suggested that Durham may want to consider adding wording to the Amendment to allow the service connections to existing systems be subject to an engineering assessment of potential impacts to the service levels being provided by the service.

3.10 It is staff's opinion that an "engineering assessment" is what is undertaken through a review of "technical feasibility". However, the recommended Amendment has been revised slightly to improve clarity of wording related to technical feasibility.

### **Other Agencies**

3.11 The Durham Catholic District School Board reviewed the ROPA and had no objections to the Amendment as proposed.

### **Regional Departments/Committees**

3.12 The Regional Works Department and the Durham Agricultural Advisory Committee had no concerns with the Amendment.

3.13 The Durham Environmental Advisory Committee received the report at their May 2019 meeting. No comments were received.

3.14 The Regional Health Department asked for clarification related to the applicability of the Regional lot sizing policy. This has since been clarified in the wording of the recommended Amendment.

## **4. Notice of Meeting**

4.1 Written notification of the meeting time and location of this Planning and Economic Development Committee Meeting was sent to all that requested notification, in accordance with Regional Council procedure.

4.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on September 25, 2019. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Local Planning Appeal Tribunal (LPAT).

## **5. Conclusion**

5.1 The recommended Amendment takes into consideration the application of the Provincial Policy Statement, the Greenbelt Plan and the policies of the ROP. Accordingly, it is recommended that Amendment #175 to the ROP, as shown in Attachment #1, be adopted.

5.2 It is important to note that subsection 86 (1) of the Municipal Act, 2001 states that a municipality shall supply a building with water or sewage if:

- a. The building lies along a supply line of the municipality for the public utility;
- b. In the case of a water public utility, there is a sufficient supply of water for the building;
- c. In the case of a sewage public utility, there is sufficient capacity for handling sewage from the building; and
- d. The owner, occupant or other person in charge of the building requests the supply in writing.

5.3 An exception is provided in subsection (2), stating "Subsection (1) does not apply if the supply of the public utility to a building or the land on which the building is located would contravene an official plan under the Planning Act that applies to the building, land or public utility."

5.4 Amendment #175 to the Regional Official Plan if approved, could enable buildings to connect in accordance with Subsection 86 (1) of the Municipal Act, 2001, if technically feasible, to the satisfaction of the Region, and in conformity with the Regional Official Plan. If a connection is permitted, payment would be in accordance with the Region of Durham Works Department Water Supply System Bylaw (89-2003) and Sewer System (90-2003) By-law related to frontage and connection fees.

**6. Attachments**

Attachment #1: Amendment #175 to the Durham Regional Official Plan

Attachment #2: Commissioner's Report #2019-P-22

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

## Recommended Amendment

### Regional Official Plan Amendment Application 2019-001

#### Amendment #175 to the Durham Regional Official Plan

---

##### **Purpose and Effect:**

The purpose of this Amendment is to enable properties, in certain circumstances, which abut regional water and sanitary sewer infrastructure outside the Urban Area Boundary to connect to the Regional system if the connection is technically feasible, to the satisfaction of the Region.

##### **Location:**

The Regional Municipality of Durham

##### **Basis:**

This Amendment will enable properties which abut regional water and sanitary sewer infrastructure outside of Urban Areas to connect to the Regional system if the connection is technically feasible, to the satisfaction of the Region. If a connection is permitted, payment would be in accordance with the Region of Durham Works Department Water Supply System Bylaw (89-2003) and Sewer System (90-2003) By-law related to frontage and connection fees. Any new lot created would need to be in accordance with the policies of the Regional Official Plan related to lot creation in the rural area, including the Region's Lot Sizing Policy. This would remove the necessity to construct, operate and/or maintain a private water supply and/or sewage disposal system, if applicable.

This Amendment conforms to the Durham Regional Official Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.

##### **Amendment:**

The Durham Regional Official Plan is hereby amended by adding the following policy to Section 5.4:

*"5.4.8 Notwithstanding Section 5.3, or any other policy of this Plan to the contrary, a municipal water and/or sanitary sewer connection may be permitted outside the Urban Area Boundary:*

- a. *To a legally existing use;*
- b. *For a vacant lot of record that meets the requirements of applicable law for a building permit;*
- c. *Within the Greenbelt Plan area, for a vacant lot of record that meets the requirements of applicable law for a building permit for a single dwelling only; or*
- d. *Where lot creation is permitted by this Plan, subject to conforming to the applicable Regional lot sizing policies related to private services.*

*For a property to be considered under this policy, it shall directly abut a municipal watermain or sanitary sewer service within a public right-of-way or easement, and the connection shall be technically feasible, to the satisfaction of the Region.”*

**Implementation:**

The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



## The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
 From: Commissioner of Planning and Economic Development  
 Report: #2019-P-22  
 Date: May 7, 2019

---

**Subject:**

Public Meeting Report

Proposed Regional Official Plan Amendment - Rural Water and Sanitary Sewer Service Connections, File: OPA 2019-001

---

**Recommendation:**

- A) That Commissioner's Report #2019-P-22 be received for information; and
  - B) That all submissions received be referred to the Planning Division for consideration.
- 

**Report:**

**1. Purpose**

- 1.1 This report provides information on a proposed amendment to the Durham Regional Official Plan (ROP) to consider future connections to existing municipal water and sanitary sewer services outside the Urban Area, in prescribed circumstances.
- 1.2 A "Notice of Public Meeting" has been advertised in the appropriate newspapers and posted on the Region's website. This report was made available to the public prior to the meeting.

**2. Background**

- 2.1 On March 27, 2019, Regional Council directed staff to initiate a process to amend the ROP to enable consideration of requests for service connections for properties abutting existing municipal services outside the Urban Area (Commissioner's Report



#2019-P-9).

- 2.2 Over the past several years, Regional staff have received requests from property owners outside the Urban Area to connect to existing municipal services that abut their property. These properties are currently on private services (well and/or private sewage disposal), and front a municipal watermain or sanitary sewer, within a public right of way or easement. These properties are typically at the edge of the Urban Area boundary.
- 2.3 In this report, service “extensions” or “expansions” refer to new sanitary sewers and watermains, whereas service “connections” refer to the individual pipes from the sanitary sewers and watermains to the property line of each individual property.
- 2.4 With a few exceptions, development in the Rural Area is intended to be on private water and sewage services. Provincial policy limits growth in the Rural Area by prioritizing municipal water and sanitary sewer services to Urban Areas. The policy intent is to maintain the distinction between Urban Areas and Rural Areas by preventing new development or redevelopment to be supplied with municipal services. This controls lot sizing, and the character, scale and density of development within the Rural Area.
- 2.5 The ROP includes detailed policies that limit the extension of municipal water and sanitary sewer services to the Rural Area, and specifies that onsite private water and sewage disposal services is the preferred method of servicing.
- 2.6 The Region’s current practice is to not allow rural municipal service connections outside Urban Areas, or outside of rural settlement areas (i.e. Hamlets), that have municipal services. Part of the rationale behind this approach has been to maintain the distinction between urban and rural areas, and ensure that lots abutting municipal services within the Rural Area are not subject to urban development pressures, or are developed to urban lotting standards.

### **3. Policy Context**

- 3.1 A policy context for this matter is included as Attachment #1.
- 3.2 For properties within the Greenbelt, Section 4.2.2.2 of the Greenbelt Plan indicates that the extension of municipal or private communal sewage or water services outside of a settlement area boundary shall only be permitted in the case of health issues, or to service existing uses and the expansion thereof, adjacent to the settlement area. It also states that where municipal water services exist outside of a

settlement area, **existing uses** within the service area boundary as defined by the environmental assessment **may be connected** [emphasis added] to such a service. There is not a similar statement related to sanitary sewer service connections.

- 3.3 The ROP contains detailed policies related to the provision of services outside the Urban Area Boundary. The ROP also limits the “extension” of municipal services in the Rural Area, as per the Greenbelt Plan. However, the ROP is silent on municipal water and sanitary sewer service “connections” along existing infrastructure.

#### **4. Analysis**

- 4.1 There are approximately 20 geographic areas across the Region where there is an existing municipal water service running adjacent to, or through, a Rural Area. There are approximately 300 properties with existing uses and vacant lots of record that could connect to an existing water service.
- 4.2 There are three geographic areas across the Region where there are existing sanitary sewer services running adjacent to or through the Rural Area. The largest concentration of potentially serviceable existing uses or vacant lots of record are along Townline Road in Clarington, along the municipal boundary with Oshawa. Other areas are along Taunton Road in Ajax and Whitby.

#### **5. Policies in Other Regions**

- 5.1 Inquiries were made of the Regional Municipalities of York, Peel, Halton, and Niagara regarding policies and approaches to municipal service connections in rural areas.
- 5.2 York and Halton Regions do not allow rural service connections. Halton Region had the most restrictive and clear policies that prohibit private connections outside of the Urban Area. A companion document, entitled “Urban Services Guidelines” provides additional details on when and where a connection may be considered, and is limited to addressing a large-scale failure of private water or wastewater services or to provide municipal services to public uses. York Region also operates in a two-tiered system for water and sanitary sewer services. The York Region Official Plan is silent on municipal service connections but includes policies that direct municipal services to Urban Areas, and thereby restricts connections within the rural area.
- 5.3 In Peel Region, municipal service connections in the rural area have been permitted on rare occasions. Such connections are limited to situations where an on-site well has failed. In such circumstances, Peel Region staff have relied on the partial

servicing provisions of the PPS as contained in Policy 1.6.6.5, and similar provisions contained in the Peel Region Official Plan.

- 5.4 In Niagara Region, the water system is two-tiered, with the Region responsible for the larger transmission mains and area municipalities having jurisdiction over local distribution lines. Niagara does not allow service connections to Region owned watermains outside of Urban Areas. This is in part because the Regionally owned transmission lines are large concrete mains, which are not desirable or appropriate for direct service connections. Niagara Region is not involved in connection requests to existing buildings where the local distribution line is under the jurisdiction of the area municipality.

## 6. Proposed Amendment

- 6.1 Attachment #2 is a proposed Regional Official Plan Amendment that has been drafted for consideration by Council, agencies and the public. While no formal input has been received on this process to date, the Planning Act requires a draft of the amendment to be made available to the public prior to the public meeting.
- 6.2 This draft ROPA would enable properties which **abut** regional water and sanitary sewer infrastructure outside the Urban Area Boundary to connect to the Regional system if the connection is **technically feasible**, to the satisfaction of the Region. If a connection is permitted, payment would be in accordance with the Region of Durham Works Department policies and Water Supply and Sanitary Sewer By-laws related to frontage and connection fees.
- 6.3 For further clarification, this proposed ROPA would **not** allow **extensions** of watermains and sanitary sewer services to existing or proposed development in the rural area.
- 6.4 The ROPA proposes to permit a municipal water and/or sanitary sewer connection outside the Urban Area Boundary to: an existing use; a vacant lot of record that is eligible for a building permit; or where a lot can be created, so long as it conforms to the applicable Regional lot sizing policies related to private services.
- 6.5 Examples where connections would not be technically feasible include: large water feeder mains leading to/from a reservoir with inappropriate pressure for a connection, or a large concrete feeder main that does not allow for individual connections. Similarly, connections to large diameter trunk sanitary sewers are inappropriate due to the importance of maintaining maximum structural integrity of these critical pieces of infrastructure, and to allow for surcharging of these pipes in the event of high

flows.

## **7. Consultation**

7.1 The proposed Amendment has been circulated to a variety of agencies for review and comment, including: the Ministry of Municipal Affairs and Housing, Durham Region area municipalities, neighbouring upper and lower-tier municipalities, and conservation authorities.

## **8. Public Participation**

8.1 Anyone who attends the Region's public meeting may present an oral submission, and/or provide a written submission to Planning and Economic Development Committee and Regional Council on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.

8.2 If a person or public body does not make oral submissions at a public meeting, or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:

- Is not entitled to appeal the decision of Regional Council to the Land Use Planning Appeal Tribunal; and
- May not be added as a party to an appeal before the Land Use Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

8.3 Anyone wishing to be notified of Regional Council's decision on the subject amendment must 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 Region Headquarters  
605 Rossland Road East  
Whitby, ON L1N 6A3  
planning@durham.ca

## **9. Future Regional Council Decision**

- 9.1 The Planning and Economic Development Committee will consider the subject application at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 9.2 All persons who made oral or written submissions, or have requested notification in writing, will be given written notice of the future meetings of Planning and Economic Development Committee and Regional Council at which the proposed Regional Official Plan Amendment will be considered.

## **10. Attachments**

Attachment #1: Policy Context

Attachment #2: Proposed Amendment

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

## Policy Context

### 1. Provincial Policy Context

- 1.1 The Provincial Policy Statement (PPS) focuses growth and development within settlement areas, while supporting the viability of rural areas. It also directs that growth and development be accommodated in a manner that promotes the optimization of existing municipal water and sewage services (1.6.6.1 a). Further, these systems are to be provided in a manner that can be sustained by the water resources upon which such services rely, are financial viable, comply with regulatory requirements, and protect human health and the natural environment (1.6.6.1 b).
- 1.2 The PPS outlines a servicing hierarchy in policies 1.6.6.2, 1.6.6.3, 1.6.6.4, and 1.6.6.5. Municipal sewage and water services are the preferred form of servicing within settlement areas. Where municipal services are not available, private communal sewage and water services may be considered. Where municipal and communal systems are not viable, individual on-site water and sewage services may be used. The PPS states in Policy 1.6.6.5 that partial services are only to be permitted in the following circumstances:
- a. Where they are necessary to address failed individual on-site sewage services and individual on-site water services in existing development;
  - b. Within settlement areas, to allow for infilling and minor rounding out of existing development on partial services, provided the site conditions are suitable for the long-term provision of such services with no negative impacts.
- 1.3 The sewage and water infrastructure policies of the PPS primarily address services within settlement areas and the associated servicing hierarchy.

### 2. Greenbelt Plan

- 2.1 For properties within the Greenbelt, Section 4.2.2.2 of the Greenbelt Plan indicates that the extension of municipal or private communal sewage or water services outside of a settlement area boundary shall only be permitted in the case of health issues, or to service existing uses and the expansion thereof, adjacent to the settlement area. It also states that where municipal water services exist outside of a settlement area, **existing uses** within the service area boundary as defined by the environmental assessment **may be connected** [emphasis added] to such a service. Most, but not all, the land in the Region outside the Urban Area is within the Greenbelt Plan Area. The Greenbelt Plan does not include a similar statement

related to sanitary sewer connections.

- 2.2 Section 4.2.2.2 of the Greenbelt Plan is one of the policies intended to discourage urban-type development or intensification within the Greenbelt Plan Area.

### **3. Durham Regional Official Plan**

- 3.1 A review was undertaken of the current Regional Official Plan policies related to water and sanitary sewer servicing outside of the Urban Area.

*Cultural, Health and Communities Facilities, and Infrastructure – Water and Sewerage Services Policies (Section 5)*

- 3.2 Policy 5.3.22 states that Rural Settlements are to develop on individual on-site private services, however, the extension of full or partial municipal services to Rural Settlements or the consideration of new Regionally owned and operated water and/or sewerage facilities in Rural Settlements may be considered where it is deemed necessary to address a serious health or environmental concern as per the policies of the Greenbelt Plan.

*Rural System Policies (Section 9)*

- 3.3 Policy 9.2.1 states that development in the Rural System is to be on individual private drilled wells and private sewage disposal systems, unless otherwise specified elsewhere in the ROP.

*Rural Settlement Policies (Section 9B)*

- 3.4 If private wells in Rural Settlements become contaminated, Policy 9B.1.5 places emphasis on addressing the contamination and mitigation measures, rather than the provision of new and/or extended municipal water services. This policy also refers to municipal water service extension proposals, and the requirement for a study to identify impacts arising from a water service extension, as well as establishing any implications for further development on private sewage disposal systems.
- 3.5 Principles for development within Hamlets is provided through Policy 9B.2.4 of the ROP. One of these principles is to guide the preservation, cultural attributes and historic heritage of the Hamlet by providing larger lots to accommodate private services.
- 3.6 Development within Hamlets is to be individually serviced with private drilled wells and private sewage disposal systems where groundwater quantity and quality

permits, as per Policy 9B.2.6. Municipal services may be extended to a Hamlet, provided a detailed study has been undertaken. If municipal services are extended to a Hamlet, the capacity of the service is to be for the delineated Hamlet area only.

- 3.7 Section 9B also contains policies related to infilling within Hamlets and development within Hamlets. The policies emphasize the importance of ensuring that the development has an adequate supply of potable water and satisfactory soil conditions for the effective operation of a private waste sewage system on each proposed residential lot. If a Hamlet is serviced by municipal water supply, a report is required to demonstrate that development on partial municipal services is feasible and sustainable.
- 3.8 Development within Hamlets is only permitted if the required technical studies conclude that the development on individual private services is sustainable, in accordance with Policy 9B.2.13.
- 3.9 Policy 9B.2.14 states that the provision of new and/or expanded municipal services in a Hamlet shall take into consideration, a series of criteria, including but not limited to the following:
- the availability of municipal water and/or sewerage facilities;
  - the feasibility of providing municipal water and/or sewerage facilities;
  - the prohibition of connections to municipal water and/or sewerage facilities outside the Hamlet boundary;
  - sufficient system capacity to service any existing or proposed development, including provision for a reserve capacity to maintain long-term security of the water supply;
  - the soil and groundwater conditions that would enable the effective operation of private sewage disposal systems and justify the lot sizes of the proposed development; and
  - a monitoring program to determine the cumulative effect of the various stages of development on adjacent wells, the capacity of the municipal water supply system and the soil and groundwater conditions.
- 3.10 The ROP also recognizes that there are distinct clusters of non-farm residential development that exist, that have been identified in area municipal official plans and/or zoning by-laws. These are referred to as Rural Clusters. Infill development within the boundary of such clusters may be permitted, provided the infill development is privately serviced and meets the standards of the Region and the Province, as per Policy 9B.2.15.



3.11 Country residential subdivisions are to be individually serviced with drilled wells and private sewage disposal systems, unless otherwise specified.

3.12 Shoreline Residential Areas are to be individually serviced with a private drilled well and a private sewage disposal system which complies with the requisite standards as per Policy 9B.2.23 and implement efficient sewage disposal facilities to reduce nutrient inputs to groundwater and the lake.

*Major Open Space Policies (Section 10A)*

3.13 The development of non-agricultural uses in Major Open Space Areas are to be serviced with an individual private waste disposal system, and an individual private drilled well, which meet Provincial and Regional standards as per Policy 10A.2.5.

*Severances (Section 14.8)*

3.14 Policy 14.8.7 states that all parcels of land are to be an adequate size for the use proposed, and where municipal services do not exist and are not to be provided for the development, regard shall be had to the suitability of the soil conditions to provide for an adequate potable private water supply, and for the installation of a satisfactory private sewage disposal system which complies with the requisite standards.

#### **4. Conclusion**

4.1 As demonstrated, the ROP contains detailed policies that limit the “extension” of municipal services. However, the ROP is silent on municipal water and sanitary sewer service “connections” along existing infrastructure. As described earlier, the Greenbelt Plan delineates the difference between a municipal service extension and a municipal service connection. While service extensions are explicitly restricted, connections are enabled, subject to meeting certain criteria.

4.2 The Greenbelt Plan permits municipal water service **connections**, subject to meeting specific criteria. There are no conflicting or contrary policies in the Municipal Act, PPS or ROP that would preclude the implementation of Policy 4.2.2.2 of the Greenbelt Plan to permit rural municipal water service connections. There is no similar provision for sanitary sewer connections included in the Greenbelt Plan.

**Proposed Amendment**  
**Regional Official Plan Amendment Application 2019-001**

---

**Introductory Statement:**

The following text constitutes this amendment.

**Basis:**

This Amendment will enable properties which abut regional water and sanitary sewer infrastructure outside of Urban Areas to connect to the Regional system, removing the necessity to construct, operate and/or maintain a private water supply and/or sewage disposal system.

**Details of the Amendment:**

The Official Plan of The Regional Municipality of Durham is hereby amended as follows:

- 1) Adding Policy language to Section 5.4 of the Durham Regional Official Plan as per Table 1 attached hereto and forming part of this amendment.

**Table 1**  
**Policy Amendment**

Item	New Section Number	Details of Policy Amendment
1.	5.4.8	Add a new policy that states:  “Notwithstanding Section 5.3.22, or any other policy of this Plan to the contrary, a municipal water and/or sanitary sewer connection may be permitted outside the Urban Area Boundary to an existing use, a vacant lot of record that is eligible for a building permit, or where lot creation is permitted subject to conforming to the applicable Regional lot sizing policies related to private services. The property shall abut a municipal watermain or sanitary sewer service within a public right-of-way or easement, and the connection shall be technically feasible, to the satisfaction of the Region.”



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-35](#)  
Date: September 3, 2019

---

**Subject:**

Envision Durham – Engagement and Outreach – Public Opinion Survey Summary, File D12-01

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That a copy of Report #2019-P-35 be received for information; and
  - B) That a copy of Report #2019-P-35 be forwarded to Durham’s area municipalities; conservation authorities; and the Ministry of Municipal Affairs and Housing for information.
- 

**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to present the introductory Public Opinion Survey Summary results and to outline the related activities undertaken during the launch of Envision Durham – the Municipal Comprehensive Review (MCR) of the Regional Official Plan (ROP) (see Attachment #1).

**2. Background**

- 2.1 On May 2, 2018, Regional Council authorized staff to proceed with Envision Durham, as detailed in [Commissioner’s Report #2018-COW-93](#).

- 2.2 On February 5, 2019, the Planning Division launched the first stage (“Discover”) of the public engagement program for Envision Durham by publishing a project web page and public opinion survey, as detailed in [Commissioner's Report #2019-P-4](#).
- 2.3 During the initial stage, the Envision Durham project and its scope were first introduced to the public. The purpose of this early “Discovery” stage was three-fold:
- a. To reintroduce the purpose of the ROP. The Official Plan is Regional Council's core land use planning document, guiding Regional decision-making on long-term growth and development. It also provides policies to ensure an improved quality of life, securing the health, safety, convenience and well-being of present and future residents.
  - b. To explain that the Region is undertaking the MCR because under the Planning Act, the Region is required to review the ROP every five years, and to bring it in line with Provincial plans and policy statements.
  - c. To present Envision Durham as an opportunity to plan for change and establish a progressive and forward-looking planning vision for Durham Region to 2041.

### **3. Overview of Engagement from Stage 1**

- 3.1 The use of digital engagement tools, including a project web page, the use of social media, and an online survey, were instrumental during the “Discover” stage. During the launch, over 1,300 people visited the project web page ([durham.ca/EnvisionDurham](http://durham.ca/EnvisionDurham)) to learn more about the review, and to:
- a. Take the online public opinion survey (391 survey responses).
  - b. Watch a brief introductory video of the MCR process (435 video views on YouTube).
  - c. Opt-in for Envision Durham project updates (116 email subscribers).
- 3.2 This stage was promoted by way of:
- a. News releases and public service announcements.
  - b. Social media platforms, including Facebook, Twitter and LinkedIn.
  - c. Email notifications.
  - d. Publications in internal and external newsletters.
  - e. Materials published online.
- 3.3 In addition, there has been broad distribution of print materials, such as posters and postcards promoting Envision Durham within Regional Headquarters, area

municipal Town Halls, libraries and community centres.

- 3.4 The engagement program was also designed to take a “go to them” approach. For example, Regional staff hosted 16 “pop-up” information kiosks in various locations across the region to encourage broad participation.
- 3.5 The primary call-to-action during Stage 1 was to encourage interested parties to complete an introductory public opinion survey, available through the project web page, or via [durham.ca/EnvisionDurhamSurvey](http://durham.ca/EnvisionDurhamSurvey) (now redirected to the project web page).
- 3.6 The online survey tool was designed to be mobile-friendly; however, paper copies and accessible formats, including in alternate languages, were available upon request.
- 3.7 The survey went live on February 5<sup>th</sup>, and remained open for a 60-day period, closing at midnight on April 6, 2019. A total of 391 people completed the survey, which represented approximately 30% of the visitors to the project web page during that same period.
- 3.8 The survey included the following four main components:
  - a. Tell us about yourself. This component gathered basic demographic information about each individual survey respondent (five closed-ended questions).
  - b. What’s important to you? This component asked survey respondents to rate various land use planning issues on a scale of importance (25 rating questions).
  - c. Where are your preferred planning priorities? This component asked survey respondents to mark the location of planning priorities, and to leave comments, on an interactive map of the region (ten map-based questions).
  - d. Share any additional comments. This final component allowed survey respondents to elaborate on issues of their choosing, and to provide feedback on matters not already covered in the survey (three open-ended questions).
- 3.9 Between all four components, the survey contained a total 43 questions and was estimated to take 10 to 20 minutes to complete (dependent upon the individual user). As previously noted, 391 people completed the survey, which generated over 44,000 data points. Responses are anonymous.

- 3.10 The introductory Public Opinion Survey Summary (see Attachment #1) provides a robust summary of findings, including relevant quotes from survey participants, for each component of the survey.
- 3.11 The survey summary was prepared by Regional planning staff in consultation with Regional staff from the Office of the CAO, Corporate Communications Division.

#### **4. Conclusion**

- 4.1 Regional staff would like to thank everyone who took the time to complete the public opinion survey, and those who continue to participate in the MCR.
- 4.2 The Planning Division initiated Stage 2 (“Discuss”) of the public engagement program for Envision Durham on March 5, 2019, wherein participants are being asked to provide input on various theme-based Discussion Papers being released over the course of 2019. The Discussion Paper topics are as follows:
- a. Agriculture and Rural System ([Commissioner’s Report #2019-P-12](#), released March 5, 2019).
  - b. Climate Change and Sustainability ([Commissioner’s Report #2019-P-26](#), released May 7, 2019).
  - c. Growth Management, including but not limited to reports on:
    - The Urban System ([Commissioner’s Report #2019-P-31](#), released June 4, 2019).
    - Land Needs Assessment (LNA) and related technical studies, i.e. Employment Strategy, Intensification Strategy, Designated Greenfield Area Density Analysis, etc.
    - Additional feasibility studies, if required based on the results of the LNA.
  - d. Environment and Greenlands System (Commissioner’s Report #2019-P-36, released September 3, 2019).
  - e. Transportation System.
  - f. Housing.
- 4.3 These discussion papers provide an overview and background on theme-based land use planning matters and pose various questions to gather opinions and help shape future policy.
- 4.4 Regional staff will report to Committee on the results of the Discussion Papers through future reports during the next stage of the public engagement process.

4.5 It is recommended that a copy of this report be forwarded to Regional Council, as well as Durham's area municipalities, conservation authorities and the Ministry of Municipal Affairs and Housing for information.

**5. Attachments**

Attachment #1: Engagement and Outreach – Public Opinion Survey Summary  
(Enclosed Booklet)

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-36](#)  
Date: September 3, 2019

---

**Subject:**

Envision Durham – Environment and Greenlands System Discussion Paper, File D12-01

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That a copy of report #2019-P-36 be received for information; and
  - B) That a copy of report #2019-P-36 be forwarded to Durham’s area municipalities; conservation authorities; the Ministry of Municipal Affairs and Housing; the Ministry of Natural Resources and Forestry; the Ministry of Environment, Conservation and Parks; and the Durham Environmental Advisory Committee for review and comment.
- 

**Report:**

**1. Purpose**

1.1 The purpose of this report is to present the Environment and Greenlands Discussion Paper which is the fourth paper in a series being released as part of Envision Durham, the Municipal Comprehensive Review (MCR) of the Regional Official Plan (ROP) (see Attachment #1).

1.2 Comments on this Discussion Paper are requested by December 2, 2019 (90-day commenting period).



## 2. Background

2.1 On May 2, 2018, Regional Council authorized staff to proceed with Envision Durham, as detailed in [Commissioner's Report #2018-COW-93](#).

2.2 On February 5, 2019, the Planning Division initiated the first stage ("Discover") of the public engagement program for Envision Durham by launching a project web page and public opinion survey, as detailed in [Commissioner's Report #2019-P-4](#) and Commissioner's Report #2019-P-35 in the Planning and Economic Development Agenda for September 3, 2019. The Planning Division initiated the second stage ("Discuss") on March 5, 2019, wherein participants are being asked to provide input on various theme-based Discussion Papers as follows:

- a. Agriculture and Rural System ([Commissioner's Report #2019-P-12](#), released March 5, 2019);
- b. Climate Change and Sustainability ([Commissioner's Report #2019-P-26](#), released May 7, 2019);
- c. Growth Management, including but not limited to reports on:
  - The Urban System ([Commissioner's Report #2019-P-31](#), released June 4, 2019);
  - Land Needs Assessment (LNA) and related technical studies, i.e. Employment Strategy, Intensification Strategy, Designated Greenfield Area Density Analysis, etc.; and
  - Additional feasibility studies, if required based on the results of the LNA.
- d. Environment and Greenlands System, which is the subject of this report;
- e. Transportation System; and
- f. Housing.

2.3 Each Paper contains discussion questions, with a supplemental workbook, to help facilitate discussion and input.

## 3. Environment and Greenlands System Discussion Paper

3.1 The Greenlands System comprises approximately 40 per cent of Durham's land base. It includes Major Open Space Areas, Oak Ridges Moraine Areas, and Waterfront Areas as well as Tourist Activity/Recreational Nodes, Waterfront Places, Open Space Linkages, and Waterfront Links.

- 3.2 The Greenlands System supports environmental conservation, major recreational uses including golf courses and ski hills, and other rural and agricultural land uses.
- 3.3 This Paper provides an overview of the Regional Official Plan policy framework and many of the issues and requirements affecting the Environment and Greenlands System that the Region must consider, including:
- a. Provincial policies, plans, and requirements that the Region's Official Plan must be consistent with and conform to, including recent amendments such as recently proposed changes to the Provincial Policy Statement;
  - b. Relevant Regional strategies, programs, and initiatives;
  - c. The components and land use designations that comprise the Region's Greenlands System;
  - d. Key trends related to the Environment and Greenlands System occurring in the Region including climate change, the effects of invasive species, the management of excess soil and soil conservation, septage spreading, recognizing the socio-economic benefits associated with natural features and their functions, opportunities for green infrastructure, the potential for ecosystem compensation as a component of the application review process, considerations for traditional ecological knowledge, and opportunities for environmental stewardship;
  - e. Core environmental policy and mapping including: natural heritage and hydrologic features, water resources, watershed planning, source protection, natural hazards, waste, and cultural heritage and archaeological resources;
  - f. The manner by which identification and/or delineation of a Regional Natural Heritage System can be represented in the Regional Official Plan; and
  - g. Other Environment and Greenlands System policy topics that will be considered.
- 3.4 This Discussion Paper was prepared by Regional Planning staff in consultation with staff from the Office of the CAO, the Works Department, Envision Durham's Area Municipal Working Group, the Envision Durham Conservation Authority Working Group, and Provincial staff from the Ministry of Municipal Affairs and Housing.
- 3.5 The Discussion Papers do not present positions on potential changes that may be part of the ROP, but rather provide information and pose questions for consideration.

#### **4. Next Steps**

- 4.1 Each of the Discussion Papers will be posted to the project web page at [durham.ca/EnvisionDurham](http://durham.ca/EnvisionDurham) for public input. Interested parties are encouraged to subscribe for project updates and email notifications through this web page. The Discussion Papers will be announced by way of:
- a. News releases and public service announcements;
  - b. Social media platforms, including Facebook, Twitter and LinkedIn;
  - c. Email notifications;
  - d. Publications in internal and external newsletters; and
  - e. Materials published online.
- 4.2 Comments on the Environment and Greenlands System Discussion Paper are requested by December 2, 2019 (90-day commenting period). Regional staff will report to Committee on the results of the Discussion Papers through future reports during the next stage of the public engagement process.
- 4.3 It is recommended that a copy of this report be forwarded to Regional Council for information and be forwarded to Durham's area municipalities, conservation authorities, relevant provincial ministries and the Durham Environmental Advisory Committee for review and comment. In addition, environmental and other key stakeholders will be notified of this Discussion Paper's release. The Discussion Paper will also be provided to interested Indigenous communities and others who may have an interest in the Envision Durham study process.

#### **5. Attachments**

Attachment #1: Environment and Greenlands System Discussion Paper  
(Enclosed Booklet)

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-P-37](#)  
Date: September 3, 2019

---

**Subject:**

Durham Environmental Advisory Committee (DEAC) Membership Appointments, File:  
A01-37-02

---

**Recommendations:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Matt Thompson be appointed as the Town of Ajax's Area Municipal Representative to the Durham Environmental Advisory Committee;
  - B) That Brian Shipp be appointed as an "at large" member to the Durham Environmental Advisory Committee;
  - C) That the above-named citizen volunteers be advised of their appointment to the Durham Environmental Advisory Committee; and
  - D) That a copy of Commissioner's Report #2019-P-37 be forwarded to the area municipalities.
- 

**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to appoint citizen volunteers to serve vacancies on the Durham Environmental Advisory Committee (DEAC).

## **2. Membership Nominations/Appointments**

- 2.1 On March 30, 2019, Kim Sellers resigned from DEAC. Her resignation resulted in a vacancy for an Area Municipal Representative from Ajax.
- 2.2 On May 27, 2019, the Region received correspondence from the Town of Ajax (see Attachment 1) related to its citizen volunteer appointment for DEAC. Based on this correspondence, it is recommended that Matt Thompson be appointed as the Town of Ajax's "area municipal representative" to the Durham Environmental Advisory Committee. At present, Mr. Thompson serves on DEAC as an "at large" citizen volunteer.
- 2.3 In accordance with the DEAC Terms of Reference, the Planning and Economic Development Committee must recommend an "at large" member to fill the vacancy due to Mr. Thompson's above-noted appointment. Applications received at the start of the Council term were retained in the event of future vacancies. These applications were reviewed for this vacancy, and it is recommended that Brian Shipp be appointed as an "at large" member to the Durham Environmental Advisory Committee.

## **3. Attachments**

Attachment #1: Letter dated May 27<sup>th</sup>, 2019 from the Town of Ajax.

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9  
[www.ajax.ca](http://www.ajax.ca)

---

Colleen Goodchild  
Manager, Policy Planning & Special Studies  
Planning and Economic Development Department  
Region of Durham  
605 Rossland Rd. E  
Whitby, ON  
L1N 6A3

May 23 2019

**Re: Nomination to the Durham Environmental Advisory Committee**

Please be advised that the following resolution was passed by the General Government Committee at its meeting held May 13, 2019 and ratified by Ajax Town Council at its Meeting held May 21, 2019.

That Council nominate Matt Thompson for appointment to the Durham Environmental Advisory Committee.

I trust that this matter will receive your full consideration. If you require further information please contact me at 905-619-2529 ext. 3342 or [alexander.harras@ajax.ca](mailto:alexander.harras@ajax.ca)

Sincerely,

Alexander Harras  
Manager of Legislative Services/Acting Clerk

Copy: S. Moore, Committee & Accessibility Coordinator



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-EDT-13](#)  
Date: September 3, 2019

---

**Subject:**

North Durham Tourism Pilot Project Outcome and New Tourism Program Coordinator

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That a new full-time permanent Tourism Program Coordinator position be approved within the Region's Economic Development and Tourism Division, to deliver Regional tourism programming focused on the three northern Area Municipalities, and to support northern Area Municipal tourism projects; and
  - B) That this Report be circulated to the Township of Brock, Township of Scugog, and Township of Uxbridge.
- 

**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to provide a summary of the outcomes of the Pilot Project recently completed by Regional Economic Development & Tourism, to assess the effectiveness of dedicated tourism programming for northern Area Municipalities; and to recommend the creation of a new, full-time Tourism Program Coordinator position to be focused on the three northern Area Municipalities.



## **2. Background**

- 2.1 In 2018/19 the Region implemented a Pilot Project to evaluate the effectiveness and potential benefits of Regional Tourism staff delivering programming specific to the northern Area Municipalities. A part-time temporary Tourism Program Coordinator was hired and dedicated to the advancement of Tourism initiatives within the Township of Scugog. This part-time Tourism Program Coordinator was assigned three core projects from the Scugog Community Tourism Plan (CTP): website development, branding, and tourism wayfinding signage.
- 2.2 The 2018 and 2019 Regional budget included \$20,000 each year for temporary resources for this Pilot Project, and the part-time Tourism Program Coordinator was engaged for two days per week over an initial five-month term. The term was extended by one month to allow the completion of the core projects, resulting in a total Pilot Project term of six months.
- 2.3 The Township of Scugog committed up to \$9,000 of program funding toward the completion of activities in the Scugog CTP.
- 2.4 The part-time Tourism Program Coordinator applied for partnership funding from Central Counties Tourism (CCT), a program that awards up to 50% of eligible project costs, and was successful in securing matching funding of \$5,540 for content writing, website development, and brand development.
- 2.5 The Pilot Project was a success due in part to the clear and concise objectives that were defined within the Community Tourism Plan. In addition, the Region was successful in recruiting a semi-retired industry professional who had a strong background in tourism management and who was able to guide the projects efficiently and effectively towards successful completion.
- 2.6 The Township of Scugog, with Regional support through this Pilot Project, was able to successfully launch a new Tourism website, implement new Tourism branding, and generate a tremendous amount of valuable promotional content in the advancement of their CTP objectives, resulting in an increased ability to promote their tourism assets and attract visitors. The Regional Economic Development & Tourism Division and the Township of Scugog consider the Pilot Project a terrific success.

**3. Recommendation: New North Durham Tourism Program Coordinator**

- 3.1 Given the success of the Pilot Project it is believed that a full time, permanent Tourism Program Coordinator, providing programming and initiatives dedicated specifically to the northern Area Municipalities, would result in considerable growth of the tourism industry in Brock, Scugog, and Uxbridge Townships. For this reason, it is recommended that a new full-time permanent Tourism Program Coordinator position be approved immediately within the Economic Development and Tourism Division.
- 3.2 Regional Council normally approves new permanent full time positions through the annual Business Plan and Budget process; however, due to the momentum generated through the Pilot Project and the success achieved, this position is proposed to be created now to capitalize on this momentum. The recruiting process is proposed to begin immediately upon approval by Council.
- 3.3 The position would be based in Regional Headquarters but will occasionally be required to work in northern Area Municipal offices. Durham Region staff will coordinate with the northern Area Municipalities to develop a work location rotation schedule such that the Tourism Program Coordinator will be assigned to work at each Area Municipal office on an equal-time basis.
- 3.4 In consultation with the Area Municipalities, the Regional Manager of Tourism will establish the annual work plan and responsibilities for the Tourism Program Coordinator. The Regional Manager of Tourism will manage the work of the Tourism Program Coordinator, and the preliminary breakdown of activities is shown below:

Percentage of Time	Activity
50%	Support of the completion of Action Items identified in each of the Area Municipal CTPs. Activities may include: <ul style="list-style-type: none"> <li>• website creation, branding, and marketing strategies</li> <li>• the submission of grant applications and leveraging matching funding from external agencies</li> <li>• stakeholder consultation</li> <li>• identification of projects that support alignment of tourism experiences across each northern Area Municipality</li> <li>• acting as Regional representation on tourism advisory committees</li> </ul>

20%	Support Regional sales functions within the Sport Tourism, Travel Trade, Business Events and Leisure markets to increase visitation in North Durham. Support product development initiatives to create and enhance new or existing experiences within each northern Area Municipality.
20%	Provide marketing and communication support for Area Municipal and Regional tourism initiatives through: <ul style="list-style-type: none"> <li>• the creation and updating of content for tourism websites</li> <li>• article and itinerary writing</li> <li>• familiarization tour coordination and hosting</li> <li>• supporting the development of Area Municipal and Regional discovery guides</li> <li>• social media content creation</li> </ul>
10%	Administration and reporting on programs and success metrics.

#### 4. Financial Implications

- 4.1 The estimated annual cost for a new full-time permanent Tourism Program Coordinator position is estimated at \$96,000. Incremental annual program support costs of \$45,000 will be required for implementing the action items of each CTP, in roughly equal amounts for each of the three Northern Townships. The estimated annual total costs of \$141,000 will be included in the annual Business Plans and Budgets for Council's consideration.
- 4.2 The 2019 costs for the proposed new full-time permanent Tourism Program Coordinator position and associated program support costs, estimated at \$20,000, can be accommodated within the approved Economic Development and Tourism Business Plan and Budget.

#### 5. Conclusion

- 5.1 A Pilot Project was recently completed to evaluate the potential benefit of having Regional Tourism staff deliver programming specific to the Northern Area Municipalities. The Pilot Project involved the Region dedicating a part-time, temporary staff member to the Township of Scugog to advance the actions in their Community Tourism Plan, and the Pilot Project was a success across all metrics.
- 5.2 Given this success, it is proposed that a full-time, permanent Regional Tourism Program Coordinator position be approved immediately, and for this role to provide

tourism programming and advance initiatives that benefit specifically the northern Area Municipalities.

- 5.3 The 2019 costs associated with this proposed position can be accommodated within the 2019 approved Economic Development Business Plans and Budget. Ongoing costs associated with this position including program support costs will be included in future annual Business Plans and Budgets for Council's consideration and approval.

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-EDT-14](#)  
Date: September 3, 2019

---

**Subject:**

Golden Horseshoe Food and Farming Alliance Funding Renewal Request

---

**Recommendation:**

That the Planning and Economic Development Committee recommends to Regional Council:

- A. That contributions of \$30,000 to the Golden Horseshoe Food and Farming Alliance be included in the Business Plans and Budget submissions for the years 2020 to 2021, for consideration by Council through the annual Business Plans and Budgets process, and subject to approval of funding from the other six municipal partners; and
  - B. That a copy of this report be circulated to the Ontario Ministry of Agriculture, Food, and Rural Affairs, the Regional Municipalities of Halton, Peel, York, Niagara, Cities of Hamilton and Toronto, and the Golden Horseshoe Food and Farming Alliance.
- 

**Report:**

**1. Purpose**

- 1.1 The purposes of this report are to provide an update on the activities and initiatives of Golden Horseshoe Food and Farming Alliance (GHFFA), and to request support for annual funding from Durham Region of \$30,000 annually for a three year term, subject to approval by Council through the annual Business Plans and Budgets process. A funding request letter from the GHFFA is attached (Attachment #1).

- 1.2 The Executive Director and Chair of the GHFFA will be attending this Committee meeting as a delegation.

## **2. Background**

- 2.1 The GHFFA was formed in 2012, and is comprised of the Regional Municipalities of Durham, Halton, Peel, York and Niagara, the Cities of Toronto and Hamilton, Federations of Agriculture, the Province of Ontario, the Federal Department of Agriculture and Agri-Food Canada, non-profits and other agricultural industry stakeholders. Regional Councillor Debbie Bath-Hadden is Durham's Council-appointed representative on the GHFFA committee.
- 2.2 This multiple partner approach enables the Region to share resources and respond to agricultural issues with a common voice.
- 2.3 In 2013, the GHFFA developed the Golden Horseshoe Food and Farming Action Plan to support food and farming across the Golden Horseshoe. The Action Plan provides a blueprint for a more integrated and coordinated approach to food and farming viability, ensuring that the Golden Horseshoe retains, enhances, and expands its role as a leading food and farming cluster in North America.
- 2.4 It also focuses on removing barriers and enhancing the opportunities to promote a competitive and sustainable food and farming sector in the Golden Horseshoe. The Action Plan has the following objectives:
  - a. To respond to the common challenges and opportunities that arise from the large concentration of population; growth pressures; lack of compatibility between agricultural and urban land uses; a myriad of regulations; and a growing cluster of food and farming enterprises located in the Golden Horseshoe.
  - b. To enhance competitiveness, promote sustainability, and remove barriers that stand in the way of achieving these goals to support food and farming businesses in the Golden Horseshoe.

## **3. 2018-2019 Implementation and Support of the Action Plan**

- 3.1 The achievements of the GHFFA include projects, outreach and engagement initiatives and communications.

**Projects include:**

- a. Transitioning the GHFFA from a project under the auspices of the Toronto and Region Conservation Authority to an independent, not-for-profit organization.
- b. Food and Farming Asset Mapping: Leading an ongoing project to maintain a database and map agri-food supply chain assets across the Golden Horseshoe, which included the development of a business plan for sustainability with Queen's Business School and formation of the project module 'ConnectOn'.
- c. Local Food Procurement in Long-Term Care Homes: Following a successful pilot in Durham Region to increase local food procurement in Long Term Care homes, Durham continues to work with GHFFA and the University of Guelph in a three year study to determine the economic impact of offering local food in facilities to improve the nutritional health and well-being of residents.
- d. Engaging in a study with Holland Marsh Growers to map the value chain for Ontario Carrots used domestically, imported and exported.
- e. Commissioning a study by the Canadian Urban Institute with the City of Toronto to demonstrate the value of the Ontario Food Terminal.
- f. Continuing support to Durham Region to recognize Farm Families who have been farming for at least 150 years.

**Significant engagement initiatives include:**

- Municipal Agriculture Economic Development and Planning Forum;
- A workshop in Niagara Region focusing on Small Plot Farming;
- Food and Farming Asset Mapping Training Workshops; and
- Collaboration with Mohawk College to promote healthy local food choices by food service providers at colleges and universities.

**Engagement policy review and communication initiatives:**

- Continued consultation with the Province and municipal partners on Provincial Agricultural System mapping, implementation procedures and methodology;
- Consultation on Schedule 10 of Bill 66 – Restoring Ontario's Competitiveness Act 2018; and

- The publishing monthly of online e-newsletters and stories showcasing agriculture in the Golden Horseshoe, including activities and businesses within Durham Region.
- 3.2 The Action Plan was unanimously endorsed by all member municipalities, including Durham Region. Municipal contributions to the implementation of the Action Plan have been through in-kind contributions of staff time and resources, as well as annual funding in the amount of \$30,000 from each of the member municipalities since its inception in 2012.
- 3.3 The Action Plan is currently being refreshed to plan for opportunities and challenges over the next five years.

#### **4. Financial Implications**

- 4.1 The Region of Durham has been making annual funding contributions to the GHFFA in the amount of \$30,000 per year, which have been included annually in the Economic Development and Tourism Division Business Plan and Budget. Funding for this year was included in the approved 2019 Business Plan and Budget, and support is being requested for the continued annual contribution of \$30,000 in funding for the years 2020 to 2021, subject to Regional Council's approval of the annual Business Plans and Budget and funding from the other six municipal partners.
- 4.2 The seven funding member municipalities have also been requested to contribute \$30,000 per year for the next three years and these funds will be used to leverage additional funding from various Provincial government programs as well as Federal programs that may become available.

#### **5. Conclusion**

- 5.1 The Region's continued participation and support of the GHFFA is essential to ensuring a coordinated and effective approach to growing the food and farming sector in the Golden Horseshoe.
- 5.2 Continued annual funding of the GHFFA in the amount of \$30,000 annually for three years has been requested by the GHFFA. Funding for 2019 is included in the approved 2019 Business Plans and Budgets, and subsequently will be included in future Business Plans and Budgets submissions for the consideration of Council. It is expected the other member municipalities of Halton, Peel, York, Niagara, Toronto and Hamilton will also be making equal annual contributions. These funds will be



used to leverage additional Provincial and Federal funding programs to refresh and implement the Action Plan.

**6. Attachments**

Attachment #1: Letter from Golden Horseshoe Food and Farming Alliance

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer



***Please Note New Address!***

Golden Horseshoe Food and Farming Alliance  
P.O. Box 55  
Milton, Ontario  
L9T 2Y3

June 1, 2019

Dear Nancy,

I am sending you this letter on behalf of the Golden Horseshoe Food and Farming Alliance (the Alliance). In 2011, each of the Regional Councils within the Golden Horseshoe, and the Cities of Hamilton and Toronto, unanimously endorsed 'The Golden Horseshoe Agriculture & Agri-Food Strategy – Food & Farming: An Action Plan 2021' (the Action Plan) and the following vision for the future for the food and farming sectors:

*The Golden Horseshoe is globally renowned as a vibrant food and farming cluster, characterized by profitable farming operations, a thriving hub of food processing, food retail and food service businesses, extensive research capacity, innovative technology, and a wide range of healthy and safe products.*

The Action Plan is made up of a series of 62 actions that require a co-ordinated approach from the Alliance partners, including the Province, Municipal Councils, Farmers and the Food Industry, to ensure its successful implementation. To ensure the Action Plan's realization, in 2011 each Regional Council in the Golden Horseshoe and in the Cities of Hamilton and Toronto, appointed a representative to the Alliance and each municipality contributed \$30,000 a year to implement the Action Plan.

The Alliance has been successful in securing additional matching project support from the Province, the Friends of the Greenbelt Foundation, and other partners. These funds have enabled the Alliance to meet, and staff to implement the Action Plan.

A recent review showed that approximately 90% of the Action Plan has been accomplished by either the Golden Horseshoe Food and Farming Alliance or by the many organizations that have partnered with us to advance the plan. The many positive shared outcomes show that the Alliance collaborative approach to advocate and grow the Agri-Food economic cluster is a significant benefit for the industry, and provides each of our partner municipalities opportunity to leverage our Economic Development investments.

### **Accomplishments in 2018**

1. Consultation and significant contributions into the modernization of Provincial agricultural policy to the Provincial Growth Plan and the development of the Provincial Agricultural System for the Greater Golden Horseshoe, and draft Provincial Agricultural Impact Assessment Guidelines.
2. Developed and implemented a food and farming asset data base that identifies the Golden Horseshoe agri-food supply chain assets. This data is valuable to municipal planners and economic developers and is a branded database platform called "ConnectOn". In 2019 the database will be marketed to municipalities outside of the Greater Golden Horseshoe in an effort to compile agricultural production and food processing information in a consistent manner across the province.
3. In partnership with EDCO (Economic Developers Council of Ontario), Rural Economic Development Funding was secured. Seven municipal partners including Durham, Halton, Hamilton and Niagara added their manufacturing data to the ConnectOn database and now have current Agri-Food and Manufacturing data at their fingertips. This project was successfully completed on time and on budget on December 31, 2018.
4. Following the success of our "Serving Up Local" project which increased Local Food Procurement in 9 Long Term Care Homes in Durham, Halton and Hamilton by 23%, funding was received to begin a 3-year project to study the economic impact of increased local food procurement in LTC. Fifteen homes in Peel and Niagara Region will be added to the original cohort for the study.
5. Delivered and partnered with the Friends of the Greenbelt Council and Niagara Region to offer best practices in "Small Plot Farming" – a workshop geared for planners and economic developers.
6. Incorporation of the Golden Horseshoe Food and Farming Alliance to move to a stand-alone body from a project under the auspices of the Toronto and Region Conservation Authority. The Inaugural Annual Meeting of the Alliance was held on May 21, 2019 in Niagara. ***Please note our new address at the top of this letter.***

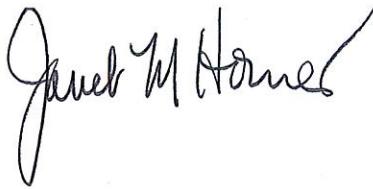
### **Financial Request**

In order to continue the work required to implement the Action Plan, each of the partner Regions and Cities are being asked to contribute \$30,000 per year to 2021, to complete this work and prepare a new

Action Plan. The contribution helps to pay core funding and leverage additional dollars for the projects and activities of the Action Plan. At this time, in-kind contributions are being made by the partner municipalities through the use of staff time allocated to the management of the various initiatives. Your 2019 Invoice is included with this letter.

On behalf of the Alliance, I would like to thank the Region of Durham for your ongoing support to advance food and farming in the Golden Horseshoe Region.

Yours truly,

A handwritten signature in black ink that reads "Janet M. Horner". The signature is written in a cursive style with a large initial 'J' and a long, sweeping underline.

Janet Horner  
Executive Director  
Golden Horseshoe Food and Farming Alliance

Cc. Debbie Bath-Hadden



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: [#2019-EDT-15](#)  
Date: September 3, 2019

---

**Subject:**

Employment Lands Servicing Project Status

---

**Recommendation:**

That the Planning & Economic Development Committee recommends to Regional Council:

- A) That the preliminary criteria as outlined in this report for the prioritization of pre-servicing of Employment Lands projects be endorsed; and
  - B) That a copy of this report be circulated to Durham Local Area Municipalities.
- 

**Report:**

**1. Purpose**

1.1 The servicing of employment lands has been identified as one of Council's highest priorities to stimulate economic growth and job creation in Durham Region. At present, the Region has less than 150 ha of serviced employment lands that are "Market-Ready", as defined below. In April of 2019, work commenced on the Employment Lands Servicing Project ("ELS Project") as a way to start the planning process to enhance the market readiness of identified employment areas across the Region. The purpose of this report is to provide an update on the status of this Project. This report also seeks Council's endorsement of the preliminary criteria to be used to prioritize specific employment areas that will

become the focus of this Project for Regional investment and resources (i.e. funding of infrastructure and staff time).

## **2. The Employment Lands Servicing Project**

- 2.1 For the purposes of this project, Market-Ready lands are defined as lands Regionally-designated for employment-type uses where water and sanitary services with sufficient capacity, as well as other utilities such as natural gas and electricity, are adjacent to the lands; and where arterial or internal roads and plans of subdivision (if required) have been completed; and where the owner is a willing seller or industrial/commercial developer.
- 2.2 Current Regional practice is to forecast growth, and to plan and construct DC-funded servicing infrastructure to align with the timing of this forecasted growth. The balance of the Regional services (as well as other local services, roads and utilities) would then be constructed by a developer or end-user. An alternative is currently being explored to pre-service employments lands in order to enable and activate more rapid office & industrial growth.
- 2.3 The main objective of the ELS Project is to identify and prioritize short, medium and longer-term servicing projects to further support new non-residential investment in the Region. Priority employment areas in need of servicing are in the process of being identified in cooperation with staff from the Local Area Municipalities (LAMs). Once established, Regional and LAM service requirements for each would be identified, costed and prioritized. For the purposes of this ELS Project, servicing may include:
- a. Regional DC Sanitary Sewer & Water Projects;
  - b. Regional DC Road Projects;
  - c. LAM Projects (e.g. LAM Roads, Storm Sewers, Sidewalks, Street Lighting, LAM traffic signals, and Storm Water Management Facilities);
  - d. Local (non-DC) Sanitary Sewer & Water Projects;
  - e. Regional Transit Service;
  - f. Utilities (e.g. Natural Gas, Electricity and Telecommunication);
  - g. Planning Approvals; and
  - h. Other Potential Regional/LAM Programs.
- 2.4 The ELS Project is intended to have the following outcomes:
- a. Recommendations on a proposed servicing approach and associated timing for identified employment areas;

- b. A program of proposed service improvements, broken down by location and responsible party (e.g. the Region, LAMs, utilities, or private landowners, as the case may be), and a proposed timeframe for the delivery of such improvements;
- c. An analysis and discussion of alternative financing/construction/cost recovery approaches to the delivery of local (non-DC) Regional Services and LAM services;
- d. Identification of implications for the Region's future capital and operating budgets, including potential funding sources for delivering identified improvements and potential reprioritization of planned capital projects;
- e. Identification of implications for ongoing resources and work, including future Economic Development coordination efforts and the unified marketing of Market-Ready land;
- f. Identification of implications for LAM infrastructure delivery that would need to coordinate, enable and align with Regional service improvements and anticipated development timelines;
- g. Identification of the opportunities within existing Regional programs (i.e. regional revitalization program, intensification servicing policy and regional share policy) that may support the servicing of priority employment areas;
- h. Identification of the challenges that may delay the servicing of certain priority employment areas; and
- i. A proposed monitoring and reporting program to evaluate project effectiveness once services are deployed.

### **3. Process & Current Status**

- 3.1 To-date, interdisciplinary working sessions have been held, or have been scheduled, with LAM staff. The ELS Project and technical sessions have been a broad collaborative team effort, including representation and involvement from Regional Economic Development; Planning; Works (Development Approvals, Water/Sanitary, Transportation, Real Estate); Finance; CS-Legal; and Transit. The sessions have also involved collaboration with LAM Economic Development, Planning, Engineering/Works, and Finance departments.
- 3.2 These interdisciplinary working sessions have explored each proposed project (i.e. priority employment areas) in detail to identify the scope and timing for each of the various servicing elements that will be required to bring the project land(s) to a Market-Ready state. Two streams of discussion are being explored:

- a. The 'Business As Usual' stream of discussion details which party would, under current practice, be responsible for each component, and the associated timeline for servicing if there were to be no change in Regional practice; and
  - b. The "Accelerated" stream which explores options for accelerating the completion of servicing activities, opportunities for Regional involvement in projects which would not otherwise fall within Regional responsibility, and the associated potential timing.
- 3.3 The working sessions have identified that many projects have various levels of complexity that must be managed and coordinated, including Provincial and regulatory approvals (such as Environmental Assessments), private easements or crossing agreements (such as rail crossings), private landowner interests or disinterest, and the extension of other utilities or LAM roads. Many servicing projects will require components such as an interior road network to be completed simultaneously by LAMs or developers/landowner groups, in order for a given project to result in Market-Readiness. Some projects have critical path components which are outside the control of the Region or LAMs.
- 3.4 Various instances have been identified where the permitting, engineering, procurement and construction of proposed Regional servicing projects are already underway and proceeding along the critical path.
- 3.5 For each identified servicing project which is not planned or currently underway, a business case will be developed in coordination between the Regional project team and LAM. The business case will consider:
  - a. Scope, cost, and timing of proposed Regional servicing components;
  - b. Scope, cost, and timing of LAM or private sector-led servicing components;
  - c. Criteria for project evaluation, including the amount of land (or square footage) that could become Market-Ready;
  - d. The availability of protective measures against potential conversion to residential or land-banking.
- 3.6 Establishing the scope, cost, and timing of the project activities, as well as the evaluation of business cases and prioritization criteria, may require the engagement of third party consulting services.
- 3.7 Alternative funding models will be developed and considered for both the Regional and local services. Funding options to be examined will include, for example, the use of reserve funds, the acceleration of Development Charge



funded projects, the potential use of federal gas tax revenues (if eligible) or other revenue sources. Prioritized projects and funding approaches would be identified in the next and future Regional annual business plans and budgets, and/or potentially reflected in future Development Charge background studies.

3.8 The critical path to completion of this ELS Project is outlined below:

Task	Target Date
a. Finalize servicing concepts & impacts for projects proposed by LAMs	Q4 2019
b. Map and identify the total hectares and square footage that could be made Market-Ready as a result of each project	Q4 2019
c. Develop a preliminary project scope, cost, and schedule for each proposed project (including the possible need to engage third party consulting services to perform this work)	Q1 2020
d. Develop a total cycle-time to Market-Readiness (inclusive of all other project components) for each project	Q1 2020
e. Identify sources of funding, and prioritize projects using the Prioritization Criteria	Q1 2020
f. Deliver a recommendation report to Council for consideration	Q2 2020

#### 4. Recommended Prioritization Criteria

4.1 It is recommended that the Planning & Economic Development Committee recommends to Regional Council that the conceptual prioritization criteria detailed below for the prioritization of projects through this ELS Project be endorsed:

- a. Ratio of project cost to Total Developable hectares (where the use is expected to be industrial)
- b. Ratio of project cost to Total Employment Square Footage of Total Developable Buildings (where the use is expected to be commercial / office, and where the square footage is expected to be used for employment)
- c. Development Cycle-Time to Market-Readiness (inclusive of all other project components led by LAMs, private land owners, or other utility providers), including financial commitments as required from LAMs; and
- d. The availability of protective measures against potential conversion to residential or land-banking.

4.2 The preliminary criteria are still conceptual and specific scoring formulas are still in development. The intent is for the formulas to be designed to incent the rapid

deployment of Market-Ready lands for new office and industrial development, with the goal of enabling the highest employment density possible for the lowest cost. It is also the intent that there be roughly equitable ELS Project focus across all LAMs.

## **5. Conclusion**

- 5.1 An inventory of fully-serviced, Market-Ready employment lands is required for the Region to be competitive and successful in attracting new investment, to create jobs and increase the office and industrial tax assessment base.
- 5.2 There is an inventory of serviced employment lands in the Region, but much of it has limitations such as environmental restrictions, or an unwillingness to sell. For existing unrestricted Market-Ready lands, the Region will be working with LAMs to address barriers to their deployment and to market the lands to prospective investors.
- 5.3 An interdepartmental team of Regional Staff, along with LAM Staff through the Durham Economic Development Partnership, have launched an Employment Land Servicing Project to identify servicing projects that could increase our inventory of Market-Ready employment lands. Working sessions have been held, or are scheduled, to clearly identify proposed servicing projects, and each project's scope, cost, and timing will now be developed.
- 5.4 Business cases for each proposed servicing project will be completed, and funding models will be developed, examining possibilities to accelerate existing projects where possible. The business cases will be evaluated against a set of criteria and prioritized to incent the rapid deployment of Market-Ready lands for new office and industrial development, with of the goal of enabling the highest employment density possible for the lowest cost. The target for completing the business cases and prioritization is Q1 2020, upon which a recommendation report will be prepared and delivered to Committee and Council for consideration.
- 5.5 This information has been reviewed by the Works and Finance Departments, Durham Region Transit and Corporate Services – Legal.

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer