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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 2, 2020

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 2, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Joe Neal, Vice-Chair
Councillor Bath-Hadden left the meeting at 9:58 AM due to municipal business
Councillor Brenner
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
*** all members of Committee, except Councillor Joe Neal and Regional Chair Henry, participated electronically**

Also

Present: Councillor Dies attended for part of the meeting
Councillor Drew attended for part of the meeting
Councillor Foster attended for part of the meeting
Councillor Mulcahy attended for part of the meeting

Absent: Councillor Ryan, Chair, was absent due to illness

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
H. Finlay, Senior Planner
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
V. Hendry, Project Planner
R. Inacio, Systems Support Specialist, Corporate Services – IT
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism
L. Riviere-Doersam, Principal Planner

S. Salomone, Manager, Economic Development, Business Development and Investment
J. Severs, Manager, Economic Development, Marketing and Cluster Development
C. Tennisco, Committee Clerk, Corporate Services – Legislative Services
L. Trombino, Manager, Plan Implementation
T. Fraser, Committee Clerk, Corporate Services – Legislative Services

Councillor Joe Neal, Vice-Chair, chaired the meeting in the absence of Councillor Ryan, Chair.

2. **Declarations of Interest**

There were no declarations of interest.

3. **Adoption of Minutes**

Moved by Regional Chair Henry, Seconded by Councillor Lee,
(22) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, March 3, 2020, be adopted.
CARRIED

4. **Statutory Public Meetings**

4.1 Application to amend the Durham Regional Official Plan, submitted by Darmar Farms Inc. to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2020-001 (2020-P-7)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Lori Riviere-Doersam, Principal Planner, Planning Division, provided a presentation outlining the details of Report #2020-P-7 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services Ltd., on behalf of Darmar Farms Inc., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farms parcels in the Township of Brock. The subject site is municipally known as 396 Cameron Street East and is located immediately east of the Cannington urban area. She provided an overview of the application and land use policy considerations. She also advised that to date no public submissions have been received related to the proposed amendment.

L. Riviere-Doersam responded to questions regarding the farming operation and access to the agricultural parcel.

B) Delegations

The Chair advised that there were no delegations registered and no individuals in attendance at Regional Headquarters for this matter. He asked if any members were aware of an individual who wishes to speak to this matter.

There were no persons who requested to make a submission.

C) Report

Moved by Councillor Bath-Hadden, Seconded by Councillor Hight,
(23) A) That Report #2020-P-7 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

4.2 Application to amend the Durham Regional Official Plan, submitted by D.S. & B. Farms Inc. to permit a severance of a dwelling rendered surplus to a farming operation as a result of a consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2020-002 (2020-P-8)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Valerie Hendry, Project Planner, Planning Division, provided a presentation outlining the details of Report #2020-P-8 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by - Clark Consulting Services Ltd., on behalf of D.S. & B. Farms Inc., 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. The subject site is located at C1565 Concession Road 1. She provided an overview of the application and land use policy considerations. She also advised that to date no public submissions have been received related to the proposed amendment.

Staff responded to a question regarding the size of woodland on the subject site.

B) Delegations

The Chair advised that there were no delegations registered and no individuals in attendance at Regional Headquarters for this matter. He asked if any members were aware of an individual who wishes to speak to this matter.

There were no persons who requested to make a submission.

C) Report

V. Hendry responded to a question with respect to how the watercourse (the Beaver River) will be protected.

Moved by Councillor Bath-Hadden, Seconded by Councillor Brenner,

(24) A) That Report #2020-P-8 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

4.3 Proposed Amendment to the Durham Regional Official Plan for lands in the Municipality of Clarington, File: OPA 2020-003 (2020-P-9)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

Heather Finlay, Senior Planner, Planning Division, provided a presentation outlining the details of Report #2020-P-9 of the Commissioner of Planning and Economic Development. She advised that the Region of Durham has initiated an amendment to the Regional Official Plan to introduce a site-specific policy exemption to permit new uses on a small quadrant of land in the Courtice urban area. The subject lands are generally bounded by Bloor Street to the north, Courtice Road to the east, a future midblock collector road to the south, and an environmental feature to the west. She provided an overview of the proposed amendment and she explained that the Region of Durham approved Amendment Number 107 to the Clarington Official Plan (OPA 107) on June 19, 2017. She advised that a component of OPA 107 was the re-designation of the subject lands from Light Industrial to Urban Residential and from Light Industrial to Regional Corridor. She provided an overview of OPA 107 and the analysis undertaken. She also advised that to date three inquiries have been received from the public

related to the proposed amendment and no concerns have been raised towards the proposed amendment.

H. Finlay responded to questions regarding the stream in the northeast corner of the subject site; whether there are any wetlands on the west side of the subject site; and the land use designation request from the Municipality of Clarington.

B) Delegations

The Chair advised that there were no delegations registered and no individuals in attendance at Regional Headquarters for this matter. He asked if any members were aware of an individual who wishes to speak to this matter.

There were no persons who requested to make a submission.

C) Report

Moved by Councillor Lee, Seconded by Councillor Kerr,

(25) A) That Report #2020-P-9 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

5. Delegations

5.1 Rob Alexander, Chair, Durham Region Farm Fresh Marketing Association, re: Durham Farm Fresh Marketing Association 2019 Review and 2020 Workplan (2020-EDT-4)

Rob Alexander, participating electronically, appeared before the Committee with respect to the Durham Farm Fresh Marketing Association 2019 Review and 2020 Workplan. He highlighted the various activities and initiatives of the Durham Farm Fresh Marketing Association in 2019. He advised that most of their activities included in the 2020 workplan have been postponed indefinitely due to COVID-19. He also advised that they have been reaching out to their membership and many members have changed their delivery methods and businesses due to the pandemic. He provided an overview of their current marketing strategy and key messaging.

Mr. Alexander responded to questions from the Committee.

6. Presentations

There were no presentations.

7. Planning

7.1 Correspondence

- A) Correspondence from Alexander Harras, Manager of Legislative Services/Deputy Clerk, Town of Ajax, re: Ministerial Rezoning Order to Permit a new Long-Term Care (LTC) Facility in the Town of Ajax, Region of Durham
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Councillor Lee provided information regarding the request from the Town of Ajax.

Staff responded to questions with respect to potential changes by the provincial government related to long-term care; and the ability to endorse with a holding provision subject to regulations from the Province.

Discussion ensued with respect to the correspondence from the Town of Ajax.

Moved by Councillor Lee, Seconded by Councillor Yamada,
(26) That we recommend to Council:

That the correspondence from Alexander Harras, Manager of Legislative Services/Deputy Clerk, Town of Ajax, re: Ministerial Rezoning Order to permit a new Long-Term Care (LTC) Facility in the Town of Ajax, Region of Durham, be endorsed.

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Regional Chair Henry
Councillor Hight
Councillor Lee
Councillor Yamada

No

Councillor Brenner
Councillor Kerr
Councillor Joe Neal, Vice-Chair

Members Absent: Councillor Bath-Hadden

Declarations of Interest: None

7.2 Reports

- A) Smart Commute Program Transition and Execution of a Memorandum of Understanding between the Region of Durham and other GTHA Regional Partners (2020-P-10)
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Report #2020-P-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to how the Smart Commute program services and tools are used during the pandemic.

Moved by Councillor Highet, Seconded by Councillor Brenner,
(27) That we recommend to Council:

That the Commissioner of Planning and Economic Development be authorized to enter into a Memorandum of Understanding (MOU) with other GTHA municipalities for the purpose of continuing the Smart Commute Durham program; and which MOU will impose no financial commitment on the Region and will be in a form acceptable to the Commissioner and the Director of Legal Services.

CARRIED

B) Proposed Employment Area Conversion Criteria and Submission Review Process (2020-P-11)

Report #2020-P-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the wording in section 3.1 c. regarding Pickering nuclear generating station; updating the servicing status of Seaton lands shown on Attachment #12 – Employment Land Inventory – Pickering; updating the Employment Area table to include 370 hectares of employment land in Seaton; the employment forecast of 430,000 jobs by 2041 in the Growth Plan; the proposed evaluation criteria; Conversion Request ID CNR-06 on Attachment #3; if recommendations will be presented to Planning & Economic Development Committee; if the proposed criteria and process will become part of the Regional Official Plan; if outstanding requests for Employment Area Conversion are subject to the proposed evaluation criteria; if this is part of the Municipal Comprehensive Review process; if a fee is charged for employment area conversion requests; when recommendations on conversion requests are anticipated; and if Council's decision can be appealed to the Local Planning Appeal Tribunal.

Moved by Councillor Brenner, Seconded by Councillor Lee,
(28) That we recommend to Council:

- A) That the principles and criteria for assessing requests for Employment Area conversion contained in Section 5 and the submission review process contained in Section 6 of Report #2020-P-11 of the Commissioner of Planning and Economic Development be endorsed; and
- B) That a copy of Report #2020-P-11 be forwarded to all Envision Durham interested parties, the Area Municipalities, Building Industry and Land Development (BILD) – Durham Chapter, and the Ministry of Municipal Affairs and Housing.

CARRIED

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) Durham Farm Fresh Marketing Association 2020 Workplan (2020-EDT-4)

Report #2020-EDT-4 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(29) That Report #2020-EDT-4 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Bill 156, Security from Trespass and Protecting Food Safety Act, 2019 (2020-EDT-5)

Report #2020-EDT-5 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(30) That we recommend to Council:

A) That the Honourable Ernie Hardeman, Minister of Agriculture, Food and Rural Affairs, be advised that the Council of the Regional Municipality of Durham supports Bill 156, the Security from Trespass and Protecting Food Safety Act; and

B) That a copy of Report #2020-EDT-5 of the Commissioner of Planning and Economic Development be sent to Durham's Area Municipalities and the Durham Agricultural Advisory Committee for their information.

CARRIED

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

11.1 Introduction of New Staff

S. Salomone introduced Sarah Hickman, Policy Advisor, Diversity and Immigration Program.

B. Bridgeman advised that in 2008 Regional Council created the Local Diversity and Immigration Partnership Council, which has been administered and managed by the Social Services department. He explained that the main purpose of the Council is to act as a community advisory body lending direction to the development and execution of a diversity and immigration plan. He also explained that in early 2020 discussion ensued about moving the program to the Economic Development and Tourism Division and he noted that the transition took place in May 2020. He also advised that a report on this item will be presented to Committee and Council in the fall of 2020.

11.2 Economic Development Update

Councillor Yamada inquired as to when a report on the Economic Development Division's response and support for the re-opening of businesses due to the pandemic will be brought forward.

E. Baxter-Trahair advised that a report will be presented at the June 10, 2020 Committee of the Whole meeting.

11.3 High Frequency Rail Project

Councillor Brenner asked if the Region has taken a position regarding the High Frequency Rail project between Toronto and Quebec City along the CN Havelock rail line. He noted that the City of Pickering supports the inclusion of a station in Pickering as part of the project.

B. Bridgeman advised that staff will review and bring forward a report at a future Planning & Economic Development Committee meeting.

11.4 Support for Business Improvement Area Organizations

Councillor Kerr inquired about the status of the notice of motion referred to staff at the April 29, 2020 Council meeting re: providing financial assistance to Business Improvement Area (BIA) members. He also asked staff to provide an update on actions taken and the tourism marketing website.

E. Baxter-Trahair advised that the request for financial assistance to Business Improvement Area (BIA) members will be addressed in the report presented at the June 10, 2020 Committee of the Whole meeting.

S. Gill advised that the Region has launched a website in coordination with the Business Improvement Areas (BIAs), downtownsofdurham.ca. He also provided an overview of the business supports available and other initiatives that have been undertaken.

11.5 GO East Extension

Councillor Kerr inquired about the status of the Go East Extension and discussions with Metrolinx.

E. Baxter-Trahair advised that the project is proceeding and working groups have been established with Metrolinx. She also advised that the Region will be interviewing in the coming weeks for the Director of the Regional Transit Oriented Development office.

11.6 Province of Ontario Emergency Orders

Councillor Joe Neal inquired if Regional staff are aware of any pending announcements from the Province regarding changes to emergency orders.

E. Baxter-Trahair advised that the Region does not receive much advance notice and on June 2nd the Ontario legislature was to consider extending the state of emergency to June 30, 2020. She also advised that the opening of office buildings is included in Phase 3 and it is not clear if this includes government buildings.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, July 7, 2020 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

13. Adjournment

Moved by Councillor Kerr, Seconded by Councillor Lee,
(31) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:18 AM

Respectfully submitted,

Joe Neal, Vice-Chair

T. Fraser, Committee Clerk