



Addendum to the Planning & Economic Development Committee Agenda

Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby

Tuesday, June 1, 2021

9:30 AM

Note: Additional agenda items are shown in bold

1. Roll Call
2. Declarations of Interest
3. Adoption of Minutes
 - A) Planning & Economic Development Committee meeting – May 4, 2021
 - B) Special Planning & Economic Development Committee meeting – May 7, 2021
4. Statutory Public Meetings
 - 4.1 Application to Amend the Durham Regional Official Plan, submitted by 1725596 Ontario Limited 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 Municipality of Clarington, File: OPA 2021-001 (2021-P-10)
 - A) Presentation
 1. Lori Riviere-Doersam, Principal Planner
 - B) Public Input
 1. Jacqueline Mann, Clark Consulting Services
 - C) Report
 - 4.2 Application to Amend the Durham Regional Official Plan, submitted by Johnston Litavski Ltd. for Sunrise International Investments Inc. to permit the redevelopment of Bunker Hill Golf Course (formerly Kinsale Golf Course), in the City of Pickering, File: OPA 2021-002 (2021-P-11)

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

- A) Presentation
 - 1. Heather Finlay, Senior Planner
- B) Public Input
 - 1. Adrian Litavski, Brandon Stevens, Jun Li and Mengdi Zhen, on behalf of Sunrise International Investments Inc.
- C) Correspondence
 - 1. Stefan Woloszczuk
 - 2. Barbara Woloszczuk
- D) Report

4.3 Application to Amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc. to permit the development of a dry grain processing facility in the Township of Uxbridge, File: OPA 2021-004 (2021-P-15)

- A) Presentation
 - 1. David Perkins, Planner
- B) Public Input
 - 1. Kyle Petrovich and Steve Edwards, on behalf of Grainboys Holdings Inc.

New

- C) Correspondence**
 - 1. William Pearce**

9 - 10

- D) Report

5. Delegations

- 5.1 Rob Alexander and Tracey Werry, Durham Farm Fresh Marketing Association, re: Annual Update on Durham Farm Fresh Marketing Association Activities and 2021 Workplan (2021-EDT-4) [Item 8.2 A]
- 5.2 Phil Pothen, Ontario Environment Program Manager, Environmental Defence, re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A]
- 5.3 Andrew McCammon, Executive Director, Ontario Headwaters, re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A]
- 5.4 Helen Brenner re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A]

5.5 Aidan Dahlin Nolan, Ajax resident, re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A)]

New 5.6 Mark Flowers, North East Pickering Landowners Group Inc., re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A)]

6. Presentations

6.1 Brad Anderson, Principal Planner, re: Carruthers Creek Watershed Plan Update (2021-P-16) [Item 7.2 A)]

7. Planning

7.1 Correspondence

- A) Correspondence from Eleanor Nash, Pickering resident, regarding the Carruthers Creek Watershed and expressing concern that Durham Region may be expanding settlement into areas not included in Scenario 2 of the Watershed Plan and in so doing compromising the health and viability of the Carruthers Creek Watershed.

Recommendation: Refer to consideration of Report #2021-P-16

- B) Correspondence from Donna Bell, Pickering resident, regarding the Carruthers Creek Watershed and expressing support of settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking that the Committee reject any settlement area boundary expansion.

Recommendation: Refer to consideration of Report #2021-P-16

- C) Correspondence from Michael Mossman requesting to stop the sprawl and expressing the need to protect the environment and save our watersheds.

Recommendation: Refer to consideration of Report #2021-P-16

- D) Correspondence from Peter Voth, Ajax resident, regarding the Carruthers Creek Watershed and opposing expansion of the settlement areas in the Carruthers Creek Watershed.

Recommendation: Refer to consideration of Report #2021-P-16

- E) Correspondence from Susie Healy, Ajax resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking that any discussion of settlement area boundary expansion be rejected.

Recommendation: Refer to consideration of Report #2021-P-16

- F) Correspondence from Ayelen Barrios, Ajax resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking that the Committee reject any settlement area boundary expansion.

Recommendation: Refer to consideration of Report #2021-P-16

- G) Correspondence from George Olson asking "which part of leave the wet lands alone do you not understand?".

Recommendation: Refer to consideration of Report #2021-P-16

- H) Correspondence from David Baxter, Ajax resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and rejection of any settlement area boundary expansion.

Recommendation: Refer to consideration of Report #2021-P-16

- I) Correspondence from Lynn Taylor, Durham resident, expressing disbelief that there are plans to alter the Carruthers Creek Watershed and requesting the Committee stop considering this ill fated plan.

Recommendation: Refer to consideration of Report #2021-P-16

- J) Correspondence from Doug Moffatt, Uxbridge resident, requesting the Committee not pass the resolution to adjust the boundaries and to preserve the river system.

Recommendation: Refer to consideration of Report #2021-P-16

- K) Correspondence from Helen Brenner regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking the Committee to reject any settlement area boundary expansion.

Recommendation: Refer to consideration of Report #2021-P-16

- L) Correspondence from Edward Tait, Pickering resident, regarding the Carruthers Creek Watershed and expressing concerns regarding the proposed inclusion of the Carruthers Creek headwaters and eco system into the Pickering city limits.

Recommendation: Refer to consideration of Report #2021-P-16

- M) Correspondence from Van Saberton, Pickering resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 and asking the Committee not to allow plans to build more urban areas into Carruthers Creek.

Recommendation: Refer to consideration of Report #2021-P-16

- N) Correspondence from Tony Pinto requesting the stop of developments whose purpose is exclusively motivated by financial profits while ignoring the safety of the environment.

Recommendation: Refer to consideration of Report #2021-P-16

- O) Correspondence from Carmen Huber, Pickering resident, regarding the Carruthers Creek Watershed and expressing the need to take the consequences for Carruthers Creek very seriously and stating that it is critical that we protect Carruthers Creek to protect our waterways, farmland and endangered species' habitats.

Recommendation: Refer to consideration of Report #2021-P-16

- P) Correspondence from Manjit Binning, Pickering resident, regarding the Carruthers Creek Watershed and expressing concern that there may be a plan in the works to eradicate the Carruthers Creek Watershed area and replace it with a concrete built up area.

Recommendation: Refer to consideration of Report #2021-P-16

- Q) Correspondence from Jennifer Longo, Ajax resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the watershed plan and asking the Region to reject any expansion of the settlement boundaries.

Recommendation: Refer to consideration of Report #2021-P-16

New

- R) Correspondence from Mary Ibbott-Stone, Ajax resident, regarding the Carruthers Creek Watershed Plan and expressing support for keeping the settlement area boundaries in Scenario 2.**

Recommendation: Refer to consideration of Report #2021-P-16

- New** **S)** **Correspondence from Carol Pryce, Ajax resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking the Committee to reject any settlement area boundary expansion.**
- Recommendation: Refer to consideration of Report #2021-P-16**
- New** **T)** **Correspondence from Tammy Atkinson, Durham resident, regarding the Carruthers Creek Watershed and asking the Committee to advocate for Scenario 2 in the Watershed Plan and reject and settlement area boundary expansion.**
- Recommendation: Refer to consideration of Report #2021-P-16**
- New** **U)** **Correspondence from Darlene Bahlmann-Huber, Pickering resident, regarding the Carruthers Creek Watershed and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking the Committee to reject any settlement area boundary expansion.**
- Recommendation: Refer to consideration of Report #2021-P-16**
- New** **V)** **Correspondence from Norman Mole, Pickering resident, writing to say no to more urban sprawl and yes to protecting watershed, waterways, endangered species, habitat and farmland.**
- Recommendation: Refer to consideration of Report #2021-P-16**
- New** **W)** **Correspondence from Michelle Pace, Ajax/Pickering resident, regarding the Carruthers Creek Watershed Plan and expressing support of the settlement area boundaries that are in keeping with Scenario 2 set out in the Watershed Plan and asking the Committee to reject any settlement area boundary expansion.**
- Recommendation: Refer to consideration of Report #2021-P-16**
- New** **X)** **Correspondence from Bonnie Thomson, Pickering resident, regarding the Carruthers Creek Watershed Plan and asking the Committee to support the settlement area boundaries that are in keeping with Scenario 2 and to reject any boundary expansion.**

Recommendation: Refer to consideration of Report #2021-P-16

- New** Y) **Correspondence from Land Over Landings, providing a summary of their March 19, 2021 submission to the TRCA Planning Team for the Carruthers Creek Watershed Plan, which expresses support for the vision and goals in the Watershed Plan and their opinion that only Scenario 2 supports achievement of the Watershed Plan's vision and goals.**

Recommendation: Refer to consideration of Report #2021-P-16

- New** Z) **Correspondence from Russel White, Vice President, Fieldgate Developments, regarding the Carruthers Creek Watershed Plan and providing comments from TFP Pickering Developments Limited regarding the Natural Heritage System and referencing background section 2.4 of Report #2021-P-16.**

Recommendation: Refer to consideration of Report #2021-P-16

Correspondence is available from the Office of the Regional Clerk, upon request

7.2 Reports

- A) Carruthers Creek Watershed Plan Update (2021-P-16)
- B) Planning Application Processing Fees and Charges (2021-P-17)

8. Economic Development

8.1 Correspondence

8.2 Reports

- A) Local Food in Durham Region: Durham Farm Fresh Marketing Association 2021 Workplan and Ontario Local Food Week (2021-EDT-4)

9. Advisory Committee Resolutions

There are no advisory committee resolutions to be considered

10. Confidential Matters

There are no confidential matters to be considered

11. Other Business

11.1 Presentation by Simon Gill, Director, Economic Development and Tourism, re: Reopening Update: Update on the Provincial Reopening Framework and Activities to Support Business Reopening

12. Date of Next Meeting

Tuesday, September 7, 2021 at 9:30 AM

13. 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.

Saturday, May 29th 2021

To: Members of Durham Council

From: William Pearce

Re: Regional file number OPA 2021 and Public Meeting June 1st 2021

My brother Frank and I own a property which abuts the Grainboys property which has been in our family the past 70 years. I appealed the ZBA on the Grainboy property which is presently before the LPAT.

On May 24th it came to my attention that Grainboys had made an application for an OPA. We had not been notified of that application even though we were on a list of people to be notified and even though throughout the ZBA process thereafter I received notice from Uxbridge of all filings/notices/decisions at my mailing address and/or email address in Victoria. I made a request for the notice and on May 25th I was provided with a copy of the public meeting notice of Uxbridge and was advised that on May 14th a copy of this notice of this had been mailed to my brother at his Iqaluit address where he resides for the 6mths of the year he is not residing at our Uxbridge property, which also happens to be the mailing address for our taxes. That notice of the public meeting still hasn't been received by my brother as I write this.

Similarly, I never received notice of the application or of the Durham June 1st public meeting until I made enquiries respecting the OPA and the supporting material on May 25th and received a copy of the notice of public meeting on May 26th together with a copy of the Early Release Report (ERR) . When I read the notice which encourages interested parties to submit "*written correspondence and questions prior to the meeting*" the deadline for submitting Qs of 12 pm on Wednesday May 26th had already passed and when I wrote to enquire whether I could ask Qs at the meeting I was told by David Perkins that I would "*not be connected to the meeting to ask questions*" although if I wished to make oral submissions as part of a delegation I was free to ask permission as set out in the notice.

I do not speak as a delegation but as an interested person who would simply like the opportunity to ask Qs of witnesses who give evidence at the meeting. I do not know who will be called or what they will say or what Qs I might wish to ask until I hear what they say but it strikes me that such a right goes hand in hand with the

open transparent process this is supposed to be. In contrast Uxbridge township which holds a virtual meeting provides interested parties such as myself to ask questions of witnesses. I would ask you to reconsider that ruling to permit questions of attending witnesses.

My second question is related. After I read the ERR dated June 1st 2021 on May 26th I asked David Perkins for a copy of the Planning Justification Report prepared by GHD dated March 2021 which is referenced in the ERR. I was told by an email dated May 27th that *“since it was a third party who wrote the Planning Justification Report”* they couldn’t provide me with a copy but he would *“look into the possible alternatives so that I could view it”*. I responded to Mr. Perkins email by observing that the report was provided to the Region in the knowledge it was to be used in the OPA process and there would be no need to withhold such a document from the public especially since it appears to have been prepared with a view of justifying the proposed amendment.

To this I would add that such a document would form part of a record to be sent to the approving authority or LPAT in the circumstances set out in the regulations. Mr. Perkins in his reply to me on May 28th has informed me he is still *“making internal inquiries regarding what accommodations can be made since it appears it will not be possible for you to view it”*.

I make the request of Durham Council to make a ruling that this document like every other document you consider before arriving at your decision ought to be disclosed in the normal fashion and emailed upon the request of an interested person (as other documents I have received such as the application itself and the ERR). To require me to make arrangements in these covid times to attend your offices in person or to arrange for somebody else to attend on my behalf to make notes of what the report says would be perverse.

I also make the request that if after reading this report which has been withheld from me I have questions to ask I should be afforded the opportunity to ask such Qs in writing and expect written answers since it would appear that I am being denied that opportunity at the upcoming public meeting. Alternatively, you could schedule a follow up public meeting when the covid fear subsides and after full disclosure has been made of material facts which would permit questions to be asked of witnesses.