



## The Regional Municipality of Durham

### Planning & Economic Development Committee Agenda

Council Chambers  
Regional Headquarters Building  
605 Rossland Road East, Whitby

**Tuesday, November 2, 2021**

**9:30 AM**

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Please note: In an effort to help mitigate the spread of COVID-19, and to generally comply with the directions from the Government of Ontario, it is requested in the strongest terms that Members participate in the meeting electronically. Regional Headquarters is closed to the public, all members of the public may [view the Committee meeting](#) via live streaming, instead of attending the meeting in person. If you wish to register as a delegate regarding an agenda item, you may register in advance of the meeting by noon on the day prior to the meeting by emailing [delegations@durham.ca](mailto:delegations@durham.ca) and will be provided with the details to delegate electronically.

**1. Roll Call**

**2. Declarations of Interest**

**3. Adoption of Minutes**

- A) Planning & Economic Development Committee meeting  
– **October 5, 2021**

Pages 4 - 12

**4. Statutory Public Meetings**

There are no statutory public meetings

**5. Delegations**

- 5.1 Johan van 't Hof, Board Member, and Deborah Flint, President and Chief Executive Officer, Greater Toronto Airports Authority, re: Annual Update from the Greater Toronto Airports Authority

**6. Presentations**

There are no presentations

**7. Planning**

7.1 Correspondence

7.2 Reports

A) Application to Amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc. to permit the development of a grain processing facility in the Township of Uxbridge, File: OPA 2021-004 (2021-P-24)

13 - 21

**8. Economic Development**

8.1 Correspondence

8.2 Reports

A) 2023 Ontario Parasport Games Bid (2021-EDT-8)

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**9. Advisory Committee Resolutions**

9.1 Durham Active Transportation Committee

A) Waterfront Trail at Corbett Creek Water Control Plant

30

Recommendation: Refer to staff

**10. Confidential Matters**

There are no confidential matters to be considered

**11. Other Business**

11.1 Introduction of Sheril Baldie Jagpat, Manager of Administrative Services

**12. Date of Next Meeting**

Tuesday, December 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.

**The Regional Municipality of Durham**

**MINUTES**

**PLANNING & ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, October 5, 2021**

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, October 5, 2021 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 Ryan, Chair  
Councillor Joe Neal, Vice-Chair  
Councillor Grant  
Councillor Highet attended the meeting at 9:34AM  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Regional Chair Henry  
**\* all members of Committee participated electronically**

Also

Present: Councillor Ashe attended for part of the meeting  
Councillor Collier  
Councillor Dies  
Councillor Drew attended for part of the meeting  
Councillor Foster  
Councillor Pickles  
Councillor Mulcahy attended for part of the meeting  
Councillor Smith  
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
B. Bridgeman, Commissioner of Planning and Economic Development  
S. Baldie Jagpat, Manager, Administrative Services  
D. Beaton, Commissioner of Corporate Services  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
W. Holmes, General Manager, Durham Region Transit  
L. Huinink, Director, Rapid Transit and Transit Oriented Development  
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  
L. Riviere-Doersam, Principal Planner  
K. Ryan, Senior Solicitor, Corporate Services – Legal Services  
S. Salomone, Manager, Economic Development, Business Development  
and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster  
Development  
M. Simpson, Director of Risk Management, Economic Studies and  
Procurement, Finance Department  
L. Trombino, Manager, Plan Implementation  
T. Fraser, Committee Clerk, Corporate Services – Legislative Services

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by Councillor Lee, Seconded by Regional Chair Henry,  
(78) That the minutes of the regular Planning & Economic Development  
Committee meeting held on Tuesday, September 7, 2021, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Delegations**

Moved by Regional Chair Henry, Seconded by Councillor Yamada,  
(79) That the rules of procedure be suspended in order to permit the  
delegation from Matthew Cory, Senior Advisor to BILD, Municipal  
Comprehensive Reviews.  
CARRIED ON A 2/3rds VOTE

**5.1 Teresa Shaver, Executive Director, Business Advisory Centre Durham,  
re: activities completed with small businesses of Durham Region**

T. Shaver, participating electronically, appeared before the Committee to provide  
an update on activities of the Business Advisory Centre Durham (BACD)  
completed with small businesses of Durham Region. Highlights of her  
presentation included:

- New Website August 2021
- What we offer you
- BACD Team
- Durham's Digital Main Street Squad

- BACD Services and Programs
- 2019 and 2020 Key Metrics
- Starter Company Plus Program
- Summer Company Student Program
- Summer Company Student Testimonials
- Women's Entrepreneurship Program
- She Means Business Event
- Digital Main Street
- Digital Main Street – Success Stories
- Digital Durham – Thrive Online

Moved by Councillor Kerr, Seconded by Councillor Lee,  
(80) That Teresa Shaver be granted a one-time two minute extension to finish her delegation.

CARRIED

- Do It In Durham 2020 – Virtual
- Do It In Durham 2021 – Riding the Waves
- Client Grand Openings 2020
- Pivot Profiles
- Clients Reviews
- Partnerships

The Committee thanked T. Shaver and the BACD for their work.

5.2 Tim Pauley, Director, Research & Academics, Ontario Shores Centre for Mental Health Sciences, re: Update on progress toward establishing the Ontario Shores Living Lab: Canada's First Mental Health Incubator

T. Pauley, participating electronically, appeared before the Committee with respect to an update on progress toward establishing the Ontario Shores Living Lab: Canada's First Mental Health Incubator.

T. Pauley advised that the Living Lab will connect private sector companies with clinicians and scientists to develop, scientifically evaluate and commercialize new and innovative health care and mental health care technologies across the Region, Canada and hopefully internationally. Highlights of his presentation included:

- Mental Health – Care gaps
- Mental Health – General and youth
- Mental Health – Visible Minorities and People with Pre-existing MH Challenges
- Mental Health – Suicide, Financial and Substance Abuse
- What is an Innovation Living Lab?

- The Innovation Living Lab in Action
- Measures of success
- What we learned from the environmental scan
- How the Region has helped advance the Living Lab

T. Pauley responded to questions of the Committee.

5.3 Don Given, Malone Given Parsons, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

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D. Given, participating electronically, appeared before the Committee with respect to Information Report #2021-INFO-97. He advised that his delegation is a continuation of his previous request to have lands in Port Perry converted to allow for a portion of the designated area to become residential. He stated that his previous delegation was in relation to a request for a Minister's Zoning Order to permit the development of a long-term care facility in the Port Perry Employment Area. He also stated that Regional Council supported this request with some conditions, and he noted that the engineering work has been completed.

D. Given also advised that the Minister has decided not to grant the zoning order and they are now asking the Region for an employment land conversion to allow this process to proceed. He explained that this request is a result of earlier discussions with Regional staff, and he stated that there needs to be a cooperative approach to opening up these lands because the servicing is very expensive. He stated that his client has agreed to open up a portion of the employment lands conditional on being able to get residential opportunities.

D. Given further advised that the conversion request has not been supported by the Region's Consultant Team and that he is appearing to renew his request. He stated that he will make further submissions in writing prior to Council's decision. He also stated that converting these employment lands will provide an opportunity for residential growth within Port Perry. He further stated that they hope their proposal is seen as a balanced approach to creating both jobs and residential opportunities.

D. Given responded to questions of the Committee.

5.4 Matthew Cory, Senior Advisor to BILD, Municipal Comprehensive Reviews, re: The overall Durham Region Municipal Comprehensive Review (Envision Durham)

M. Cory, participating electronically, appeared before the Committee on behalf of the BILD Durham Chapter and Durham Region Home Builders' Association, regarding the Durham Region Municipal Comprehensive Review – Envision Durham. He advised that Regional staff has recently released four reports in support of the Land Needs Assessment and that staff have met with them on a

number of occasions to discuss their ongoing work. He also advised that during these meeting they have expressed concern that the Envision Durham work is utilizing a housing mix that substantively deviates from a market-based approach and that there is only one option being prepared for the whole housing mix for growth for the next 30 years.

M. Cory stated that the Province hired Hemson Consulting to prepare background technical work for a Place to Grow which provides a baseline market demand forecast for housing by type for the Greater Golden Horseshoe and Durham Region. He also stated that the technical report forecasted that Durham Region's housing mix would be comprised of approximately 56% low density homes and 19% apartments. He further stated that in contrast, the Land Needs Assessment reports prepared for Envision Durham are forecasting 22% of all growth will be low density homes and 48% will be apartments.

M. Cory further advised that they feel very strongly that another option needs to be included in the Land Needs Assessment. He stated that the Province's land needs assessment states that the background forecasts prepared by Hemson Consulting reflect a baseline reference scenario to be used by municipalities and form the basis for establishing a market-based supply of housing. He also stated that it is anticipated that municipalities may adjust the housing mix to achieve conformity with the intensification and density targets of the plan, but they are still to ensure that the provision of a market-based supply of housing is met to the extent possible.

M. Cory also advised that they have requested that Durham Region include another housing option as part of the Envision Durham Land Needs Assessment that is based on the Durham Region housing forecast by type prepared by Hemson Consulting. He explained that he spoke with B. Bridgeman, Commissioner of Planning and Economic Development, on October 4<sup>th</sup> and he understands that the Region will be running another scenario as part of the Envision Durham Land Needs Assessment that is based on the Hemson background work as well as another option.

M. Cory concluded by thanking the Committee and Regional staff for listening to the comments of the Durham Region Home Builders' Association and BILD Durham Chapter. He advised that they value the partnership they have with the Region. He asked for confirmation as to the timing of the release of alternative scenarios.

B. Bridgeman advised that the Planning Division will complete an alternate growth scenario using the information prepared by Hemson Consulting and may complete another growth scenario (or scenarios) as well. He also advised that the results will likely be available by late December 2021 or January 2022.



**6. Presentations**

There were no presentations.

**7. Planning**

**7.1 Correspondence**

**A) Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report**

Staff responded to questions with respect to the Land Needs Assessment process; intensification and density targets; the employment forecast; proposed employment density target; proposed settlement area boundary expansion requirements; the possibility of a specific mixed use land use designation; recommendations related to Employment Area conversion requests; how the Land Needs Assessment technical reports will impact Employment Area conversion requests that were not supported; the timeline for proposing settlement area boundary expansion locations; late submissions for Employment Area conversion requests; the cost to expand the settlement area boundary versus intensification; whether intensification of lands located near the proposed Oshawa GO station would be included in the overall City of Oshawa density targets; proposed housing unit mix; consultation with area municipal councils and staff; and next steps.

Moved by Councillor Lee, Seconded by Councillor Yamada,  
(81) That Information Report #2021-INFO-97 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

**B) Correspondence from Paula Tenuta, SVP, Policy & Government Relations, BILD, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report and the Durham Region Municipal Comprehensive Review (Envision Durham)**

Moved by Regional Chair Henry, Seconded by Councillor Kerr,  
(82) That correspondence from Paul Tenuta, SVP, Policy & Government Relations, BILD, be referred to staff.

CARRIED

**C) Correspondence from Stacey Hawkins, Executive Officer, Durham Region Home Builders' Association, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report**

Moved by Regional Chair Henry, Seconded by Councillor Kerr,  
(83) That correspondence from Stacey Hawkins, Executive Officer, Durham  
Region Home Builders' Association, be referred to staff.

CARRIED

- D) Correspondence from Susan Cassel, City Clerk, City of Pickering, re: Information Report #2021-INFO-97: Envision Durham – Growth Management Study – Release of Employment Strategy Technical Report

Revised correspondence from the City of Pickering was circulated following the meeting.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,  
(84) That correspondence from Susan Cassel, City Clerk, City of Pickering, be referred to staff.

CARRIED

## 7.2 Reports

- A) 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-23)

Report #2021-P-23 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Joe Neal, Seconded by Councillor Hightet,  
(85) That we recommend to Council:

- A) That Amendment #184 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #3 to Report #2021-P-23 of the Commissioner of Planning and Economic Development; and
- B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Municipality of Clarington, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.

CARRIED

## 8. **Economic Development**

### 8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) Business Advisory Centre Durham Annual Update (2021-EDT-5)

Report #2021-EDT-5 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(86) That Report #2021-EDT-5 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Local Food Business Retention and Expansion Project: Annual Implementation Update (2021-EDT-6)

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Report #2021-EDT-6 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Grant,  
(87) That Report #2021-EDT-6 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

C) Durham Region – Music Sector Strategy Project (2021-EDT-7)

Report #2021-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

The Committee thanked the Economic Development Division for their support of the Oshawa Music Awards and promoting the Region's music industry.

Moved by Councillor Kerr, Seconded by Councillor Highet,  
(88) That Report #2021-EDT-7 of the Commissioner of Planning and Economic Development be received for 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 Proposed Regional Official Plan policies to permit Secondary Units in the Greenbelt

Councillor Joe Neal inquired as to whether the draft Regional Official Plan will include policies to permit additional dwelling units within the Greenbelt.

B. Bridgeman agreed to review and respond to Councillor Joe Neal directly.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, November 2, 2021 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 Yamada,  
(89) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:09 AM

Respectfully submitted,

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D. Ryan, Chair

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T. Fraser, Committee Clerk

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



# The Regional Municipality of Durham Report

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To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2021-P-24  
Date: November 2, 2021

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**Subject:**

Decision Meeting Report

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

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**Recommendation:**

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

- A) That Amendment #185 to the Durham Regional Official Plan, to permit the development of a grain processing, milling, blending and storage facility, be adopted as contained in Attachment #2 to Commissioner's Report #2021-P-24; and
  - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Uxbridge, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.
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**Report:**

**1. Purpose**

- 1.1 On March 30, 2021, Kyle Petrovich on behalf of Grainboys Holdings Inc. (Grainboys) submitted an application to amend the Regional Official Plan (ROP) to permit the development of a grain milling, blending and storage facility including the

accessory sales of finished products. The proposed facility would include the following uses:

- A building with a floor area of approximately 5,000 m<sup>2</sup> which would include an office, warehouse, shipping and receiving areas, blending and milling uses, along with 14 interior storage surge bins;
- 4 exterior surge bins on concrete pads (2 for receiving, 2 for animal feed); and
- A weigh scale.

## **2. Background**

2.1 On June 8, 2020, the Township of Uxbridge Council passed By-law 2020-069 to permit the proposed facility. This zoning by-law amendment was subsequently appealed to the Local Planning Appeal Tribunal (LPAT), now the Ontario Land Tribunal (OLT). The appellant is of the view that the by-law does not conform to the policies of the Township of Uxbridge and the Region of Durham Official Plans. To ensure that any potential questions of conformity are addressed as part of the appeal process, the proponent has decided to submit applications to amend the ROP and the Township of Uxbridge Official Plan.

## **3. Site Location/Description**

3.1 The subject site is located on the east side of York Durham Line (Regional Road 30), south of Regional Highway 47, in the Township of Uxbridge (see Attachment #1). The parcel is known as 3469 York Durham Line, Part of Lot 12, Concession 1, Township of Uxbridge.

3.2 The subject site is mostly rectangular in shape and contains an existing dwelling and two accessory buildings, which are accessed by a driveway which extends approximately 550 metres east from the York Durham Line. There are small, wooded areas on the site including immediately north of the existing dwelling and in the southeast corner of the site, adjacent to the York Durham Heritage Railway corridor. A small seasonally flooded area is located immediately north of the wooded area in the southeast portion of the site.

3.3 The surrounding uses located adjacent to the subject site include:

- a. North – future Terra View driving range, Regional Highway 47, and lands designated as Rural Employment Area 2 in the ROP.
- b. East – rural residential and the York Durham Heritage Railway.

- c. South – St. Lawrence Grains and Farm Supply and Granite Golf Club.
- d. West – rural residential, York Durham Line (Regional Road 30).

#### **4. Previous Reports and Decisions**

- 4.1 On June 1, 2021 the Planning and Economic Development Committee received the related Public Meeting Report [#2021-P-15](#) which includes the details of the subject grain processing facility.

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

- 5.1 A Planning Justification Report dated March 2021 was prepared by GHD in support of the application. The report concludes that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Growth Plan for the Greater Golden Horseshoe, the Oak Ridges Moraine Conservation Plan (ORMCP), and the ROP. A Regional Reliance Letter and Certificate of Insurance completed by GHD supported earlier environmental work indicating that there are no environmental concerns on the property.

#### **6. Provincial Policies**

- 6.1 Most of the subject site is designated “Natural Linkage Areas” with a small section designated Natural Core Areas in the ORMCP. The subject site is also located within the “Protected Countryside” designation of the Greenbelt Plan; however, the policies of the ORMCP prevail when a site is subject to both plans.
- 6.2 The Agricultural Land Base for the Greater Golden Horseshoe designates the subject site as being within a Prime Agricultural Area, as part of the Agricultural System. Within Natural Linkage Areas, agriculture-related uses may be permitted, but only in designated Prime Agricultural Areas.
- 6.3 The 2020 PPS indicates that agricultural uses, agricultural-related uses, and on-farm diversified uses are permitted within Prime Agricultural Areas.
- 6.4 The ORMCP defines agriculture-related uses as farm-related commercial and industrial uses that:
- a. are directly related to, and compatible with, farm operations in the surrounding area and do not hinder those farm operations;
  - b. support agriculture;
  - c. benefit from being in close proximity to farm operations; and

- d. provide products or services, or both, directly to farm operations as a primary activity.
- 6.5 The ORMCP also designates the subject site as being located within a Category 2 Landform Conservation Area which requires proposed development or site alteration to identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:
- a. Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form.
  - b. Limiting the portion of the net developable area of the site that is disturbed to not more than 50 per cent of the total area of the site.
  - c. Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 20 per cent of the total area of the site.

## **7. Durham Regional Official Plan**

- 7.1 The subject site is designated “Oak Ridges Moraine – Natural Linkage Areas” with a small section in the southeast corner of the site designated as “Oak Ridges Moraine – Natural Core Areas” in the ROP, with portions of the site containing Key Natural Heritage and Key Hydrologic Features (KNHHF).
- 7.2 According to Schedule ‘B’ – Map ‘B2’ of the ROP, the subject site is located in an area of High Aquifer Vulnerability.

## **8. Planning Analysis**

- 8.1 Grainboys Holdings Inc. is a private corporation which currently owns and operates a grain processing facility in the Town of Aurora but is looking to relocate to the Township of Uxbridge to facilitate the expansion of its operational capacity.
- 8.2 The applicant’s Planning Justification Report noted that the primary activity of the proposed facility is the provision of grain milling and blending services to farm operations in the area, and would benefit from being in proximity to local seed farms. According to Municipal Property Assessment Corporation (MPAC) data, there are two farm properties currently listed in the Region of Durham as growing grain seeds: one in the Township of Uxbridge and another in the Township of Brock.
- 8.3 The Toronto and Region Conservation Authority (TRCA) has concluded that there are no adverse environmental impacts associated with the proposed development



due to the nature of the agricultural use and due to the distance of the KNHHF to the proposed development.

- 8.4 The proposed agriculture-related use is permitted in the Natural Linkage Areas designation of the ORMCP and within the Provincial Agricultural System.
- 8.5 The development is proposed to cover about 2.4% of the site. As such, the net developable area and the area with impervious surfaces is proposed to be below the development thresholds outlined in the ORMCP.
- 8.6 The proposed agriculture-related use is located within an area of high aquifer vulnerability but would fall into the Group 3 – Low Risk Land Uses (processed foods and meats) category. The proposed use would be permitted within the Group 3 Land Use.
- 8.7 The Region has no concerns with the proposed amendment. The Region is currently undertaking its Municipal Comprehensive Review (MCR), which upon completion will bring the policies of the ROP into conformity with updated provincial policy documents including the 2020 PPS and the 2017 ORMCP which permit the proposed use. The proposed amendment would provide a site-specific amendment in advance of the MCR conformity updates to the ROP.

## **9. Public Meeting and Submissions**

- 9.1 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 sign was posted on the property. A public meeting was held on June 1, 2021. Commissioner's Report [#2021-P-15](#) provides information on the application.
- 9.2 The Region received written submissions from two interested parties related to the proposed development.
- 9.3 One submission requested that the applications to amend the ROP and the Township of Uxbridge Official Plan be deferred until the above noted LPAT hearing on the related zoning by-law amendment has concluded. The other submission requested that the proposed ROP amendment be denied.
- 9.4 Both submissions acknowledged that the ORMCP may permit agriculture-related uses within its Natural Linkage Areas designation, however, they submit that at the

present time the ROP does not include such permission. It was also noted that the ORMCP permits municipalities to have more restrictive official plan policies.

- 9.5 A decision on the subject amendment will allow the OLT to consider the subject zoning appeal, or a potential appeal to the subject application, and avoid duplication or potential delays in the hearing process.

## **10. Consultation**

- 10.1 On August 9, 2021, the Council of the Township of Uxbridge adopted OPA 65 which seeks to amend the Township of Uxbridge's Official Plan to include site-specific exemptions to permit the proposed grain processing facility.
- 10.2 The Ministry of Municipal Affairs and Housing, the Toronto and Region Conservation Authority, the Regional Health Department, and the Regional Works Department have no concerns with the approval of the amendment to the Regional OP.
- 10.3 The Durham Agricultural Advisory Committee (DAAC) advised they have no concerns with the approval of the amendment.

## **11. Notice of Meeting**

- 11.1 Written notification of the meeting time and location of the Planning and Economic Development Committee meeting was sent to all who requested notification, in accordance with Regional Council procedure.
- 11.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on November 24, 2021. 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 OLT.

## **12. Relationship to Strategic Plan**

- 12.1 In the processing of ROP Amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), "Service Excellence".
- 12.2 Goal 3 of the DRSP promotes Economic Prosperity. The application specifically supports Goal 3.5 "Provide a supportive environment for agriculture and agri-food industries.

**13. Conclusion**

13.1 The proposed amendment is consistent with the PPS and conforms with the policies of the ORMCP. More specifically, the proposed amendment conforms to the four criteria listed in the definition of an agriculture-related use provided in the ORMCP. Accordingly, it is recommended that Amendment #185 to the ROP, as shown in Attachment #2, be adopted.

**14. Attachments**

Attachment #1: Location Sketch

Attachment #2: Amendment #185 to the Regional Official Plan

Respectfully submitted,

Original signed by

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

Recommended for Presentation to Committee

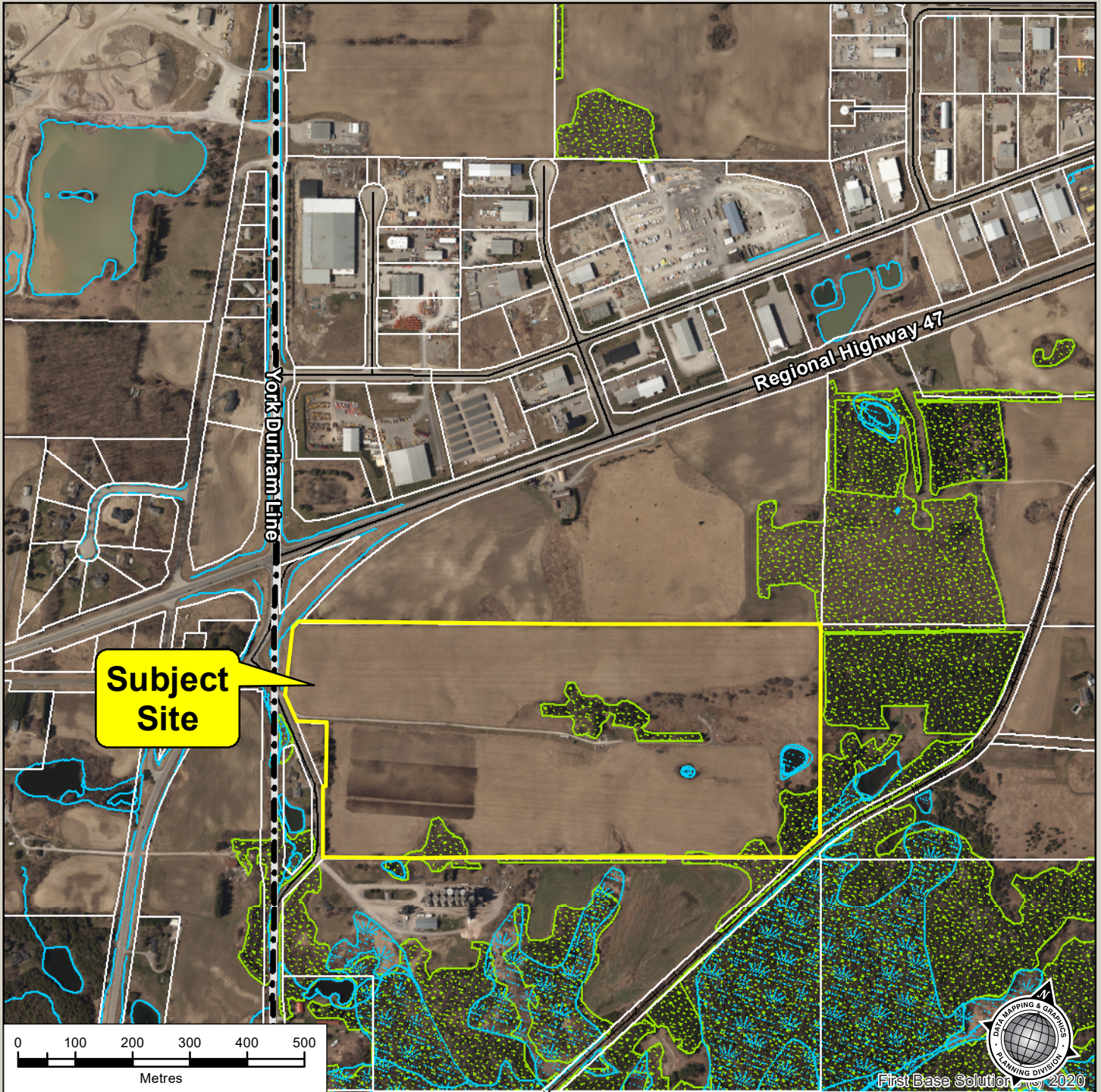
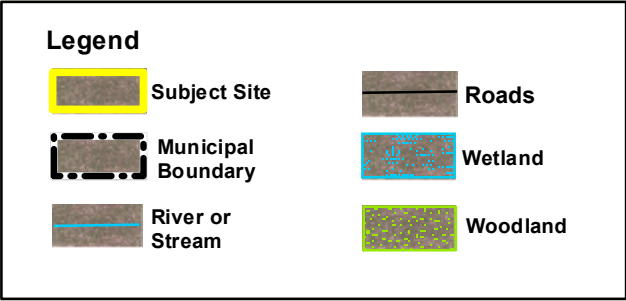
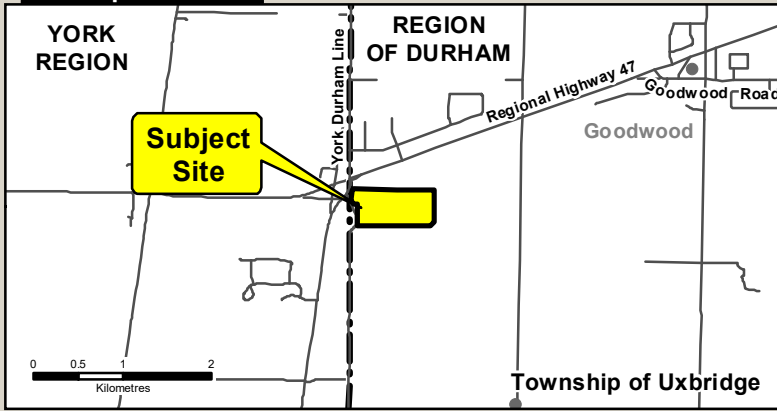
Original signed by

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Elaine C. Baxter-Trahair  
Chief Administrative Officer



**Municipal Context**



Data Sources:  
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**Attachment #2**  
**Amendment #185 to the Regional Official Plan**

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**Purpose and Effect:** The purpose and effect of this Amendment is to permit agriculture-related uses comprised of a grain milling, blending and storage facility, including the accessory sales of finished products on lands designated “Prime Agricultural Areas,” in the Township of Uxbridge.

**Location:** The subject site is located at 3469 York Durham Line, in the Township of Uxbridge. The property is legally described as Part Lot 12, Concession 1 in the Township of Uxbridge.

**Basis:** The subject site is within the Provincial Agricultural System. The proposed uses meet the criteria of an agriculture-related use. This amendment conforms to the Durham Regional Official Plan, the Oak Ridges Moraine Conservation 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.3.19:  
*“Notwithstanding Policy 9A.2.3, a grain milling, blending and storage facility, including the accessory sales of finished products, is permitted on lands located on the east side of York Durham Line, south of Regional Highway 47, identified as Assessment 18-29-010-001-10200 in Part of Lot 12 Concession 1, in the Township of Uxbridge.*

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

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



# The Regional Municipality of Durham Report

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To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2021-EDT-8  
Date: November 2, 2021

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**Subject:**

2023 Ontario Parasport Games Bid

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**Recommendation:**

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

- A) Regional Council endorse a bid for the 2023 Ontario Parasport Games to be developed and submitted by the Economic Development and Tourism Division (Sport Durham) in November 2021;
- B) Regional Council endorse and support in principle the hosting of the 2023 Ontario Parasport Games, including the acknowledgement that if the Region is awarded and accepts the event, and enters into a hosting agreement for these Games, the Region would bear the responsibility for any financial deficit resulting from the Games;
- C) Regional Council approve in principle the Region's financial contribution for this bid in the amount of \$106,000 (\$40,000 cash and approximately \$66,000 in-kind for all aspects of internal transportation planning and execution provided by Durham Region Transit), to be reallocated from the funding previously approved from the Operating Impact Stabilization Reserve Fund for the Region's contribution to the 2021 Memorial Cup bid; and



- D) If the 2023 Ontario Parasport Games are awarded to the Region, staff be directed to negotiate a hosting agreement, and that the Regional Chair and Clerk be authorized to execute such hosting agreement subject to approval of the Commissioner of Finance and Regional Solicitor.
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## **Report:**

### **1. Purpose**

- 1.1 The purpose of this report is to recommend that Regional Council endorse a bid to host the 2023 Ontario Parasport Games, to be submitted by Sport Durham in November 2021.
- 1.2 Additionally, this report provides background information on hosting the event for the second time and recommends a combination of cash and in-kind financial contributions that would be provided by the Region if Durham Region is selected as the host community.

### **2. Background**

- 2.1 In February 2019, Durham Region welcomed over 500 participants, as well as more than one thousand spectators, to the Ontario Parasport Games. Athletes competed in 11 sports at eight sport venues and attended special events.
- 2.2 According to the economic impact assessment conducted using the Sport Tourism Canada Sport Tourism Economic Impact Assessment Model, the 2019 Ontario Parasport Games generated an estimated \$784,059 in economic activity across the province, \$678,323 of which occurred in Durham Region.
- 2.3 In addition to the direct economic benefits to the region, hosting a multi-sport games event like the Ontario Parasport Games fosters community pride, shines a light on Durham as a welcoming and inclusive community, strengthens sport culture locally and beyond, significantly increases the visibility and profile of the region across the Province and Country, and contributes to the development of legacy plans which benefit Durham residents.
- 2.4 Positive regional outcomes from the 2019 Ontario Parasport Games are detailed below.
- a. With Council's support, the Durham community rallied around the 2019 Ontario Parasport Games. They answered the call to "Be the Roar," with over 60 community groups forming fan clubs and cheering squads for

athletes and teams. Over 400 volunteers knit toques for athletes, coaches and managers, and more than 325 people volunteered for the Games. Businesses, community groups, and even individuals provided cash and in-kind sponsorships.

- b. The 2019 Games received multiple provincial and national awards and nominations:
  - Economic Developers Council of Ontario – 2019 EDCO Award of Excellence for Tourism Attraction & Tourism Product Development in the Urban-Over 100,000 Population category and the prestigious Lieutenant Governor’s Award for Economic Development Excellence.
  - Sport Tourism Canada 2020 PRESTIGE awards – Sport Event of the Year Award (budget less than \$1 million) and finalist for Sport Event Legacy of the Year Award.
  - Tourism Industry Association of Ontario – Finalist for 2020 Ontario Tourism Awards of Excellence Tourism Event of the Year.
- c. The 2019 Games resulted in the establishment of the ‘Durham Adaptive Sport Collective’ and a Games Legacy Fund of \$111,900. The Legacy Fund is supporting multiple initiatives:
  - The Games Legacy Fund Grant was recently launched in collaboration with Their Opportunity, to provide qualified, under-serviced families with subsidies to help alleviate registration costs for children and youth to participate in parasport programs in Durham Region.
  - Development of the ‘Parasport School Grow It program’ is underway to introduce and foster the development of parasport school teams and competition in selected schools.
  - Plans are being made for accessibility upgrades at Iroquois Park Sports Centre Arena 3 to provide a premium playing experience for sledge hockey players.
  - An Adaptive Sport Program Catalogue is being developed to make it easier for individuals to find available programs across the region.
  - A Parasport Festival will be developed to showcase parasport opportunities available in Durham Region.
- d. Other positive sport and social legacies included the establishment of three new local sitting volleyball teams and one 5-a-side soccer team that participated in the Games; volunteer training with Ontario Parasport



Collective co-developed content delivered by parasport athletes; free certified training on Coaching Adaptive Sport for volunteers; a hotel added a new wheelchair lift for its indoor pool; two hotels added emergency wheelchairs; a new boccia club is being developed; and a number of community organizations have begun offering parasport programs. All of this means more Durham residents with disabilities are being included and enjoying the benefits of sport.

2.5 Through the 2019 Ontario Parasport Games, the Region proved that it has the capability and expertise to host multi-sport games events. To build on the momentum from the Ontario Parasport Games, and other successful sport event hosting activities, staff are recommending that Durham Region host the 2023 Ontario Parasport Games in February 2023.

a. Event overview:

- The event will be held in February 2023 from Friday to Sunday (two nights).
- Over 500 participants will compete in 11 sports.
- \$135,000 in funding from Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI) (\$125,000 hosting grant and \$10,000 legacy/contingency funding) will be provided. Note that MHSTCI funding for the 2019 Games was \$110,000.
- Total expenses for the 2019 Games were approximately \$311,000.
- Over \$675,000 in local economic impact will be created.

2.6 The number of participants and events are expected to be the same as the last Games; staff anticipate hosting events at many of the same locations and the Region will be able to leverage selected past plans and experience to gain efficiencies.

2.7 On September 10, 2021, Sport Durham submitted a Letter of Intent to the MHSTCI Games Unit to bid to host the 2023 Ontario Parasport Games in Durham Region. Submitting a letter of intent does not commit a community to submit a bid. It provides the community with the opportunity to consult with the Games Unit to determine if it is the right opportunity for the community, to ask questions and discuss aspects of the bid.

- 2.8 Since the bid deadline for this event passed without a submission from another community, a modified bid process will be followed that will meet MHSTCI requirements but will reduce the effort typically associated with developing a bid and hosting a site visit. Should Council endorse this report's staff recommendations, Sport Durham will continue to collaborate with partners, including Abilities Centre who have already expressed preliminary support for playing a role in event hosting, to develop and submit a bid in November 2021.
- 2.9 If the Region is awarded the event, the Region would then be required to enter into a hosting agreement with the Province of Ontario. Terms will include obligating the Region to financial responsibility for any financial deficit for the event, as well as other host community obligations. Based on the surplus from the 2019 Games, the likelihood of a material deficit is considered low.

### **3. Previous Reports and Decisions**

- 3.1 On March 5, 2019, information report [#2019-EDT-4](#), highlighting the success and tremendous community support for the Games, was presented to the Planning and Economic Development Committee.
- 3.2 On November 5, 2019, report [#2019-EDT-17](#) recommended the initiatives to receive funds from the Durham Region 2019 Ontario Parasport Games Legacy Fund of \$111,900. Staff recommendations were accepted by the Planning and Economic Development Committee and Regional Council, and initiatives are in progress.

### **4. Financial Implications**

- 4.1 It is a requirement of the bid to include a resolution from Regional Council indicating support to host the event and acceptance of responsibility for any financial deficit from the Games, in principle, if the Region is awarded and accepts the bid to host the Games. Responsibility for the financial deficit for the Games and the commitments of the event rights holder and the host community will be documented in a formal hosting agreement following the award and the Region's acceptance of thereof. Corporate Services – Legal and the Commissioner of Finance will review and approve the final form of host agreement prior to execution.
- 4.2 Additionally, a financial commitment is required to demonstrate the Region's strong level of interest and enthusiasm for hosting the event. For the 2019 Games, the Region contributed approximately \$45,000, comprising \$20,000 in

cash and an estimated \$25,000 in-kind for Durham Region Transit (DRT) internal transportation services. For the 2023 Games, staff recommend approval in principle of the following:

- a. Funding in the amount of \$106,000 which includes \$40,000 (cash) and approximately \$66,000 (in-kind) to cover the cost of planning and execution of all aspects of internal transportation by DRT.
  - The increased cash contribution will help to mitigate the risk of a potential decrease in sponsorship contributions resulting from the pandemic.
  - The \$66,000 in-kind amount provided by DRT includes: an estimated \$41,000 for service delivery and operational coordination during the Games weekend (participant airport and train station pickups and event related transportation) based on considerations from the 2019 Games, new operating requirements for the airport, increases in operational costs, and contingency; \$25,000 for planning, schedule coordination, vehicle assignment, control integration and operator assignments required to prepare for the event.
  - Estimates will be refined during Games planning, as locations and schedules are finalized.

4.3 If the Region is awarded the Games and enters into a host agreement, it is recommended that the Region's financial contribution of \$106,000 (\$40,000 cash and approximately \$66,000 in-kind), be reallocated from the funding previously approved from the Operating Impact Stabilization Reserve Fund for the Region's contribution to the 2021 Memorial Cup bid. If the Games experience a financial deficit, the Region will bear the responsibility for that deficit in 2023. Based on the surplus from the 2019 Games, the likelihood of a material deficit is considered low.

## **5. Regional Department Support and Staffing Implications**

5.1 A successful multi-sport games requires Management support and in-kind contributions from staff in multiple Regional Departments, including Planning and Economic Development (Sport Durham), DRT and Finance.

5.2 Staff from these Departments would be involved in the planning and execution of these Games. Further, a Games Organizing Committee (GOC), which will include community volunteers, would be established. We anticipate engaging with the new Durham Adaptive Sport Collective to fill roles on the GOC. There would be an increasing level of involvement throughout 2022 leading up to the Games in February 2023. Sport Durham staff initiated a consultation with DRT staff but have not yet consulted with other departments regarding their possible roles in supporting these Games. This will be done as a component of bid development.

## **6. Relationship to Strategic Plan**

6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

a. Goal 2: Community Vitality

- Item 2.5 – Build a healthy, inclusive, age-friendly community where everyone feels a sense of belonging.

b. Goal 3: Economic Prosperity

- Item 3.2 – Leverage Durham’s prime geography, social infrastructure and strong partnerships to foster economic growth.

## **7. Conclusion**

7.1 Hosting the 2023 Ontario Parasport Games will have an estimated local economic impact of over \$675,000, will provide volunteer opportunities, foster community pride and will have significant social benefits, including further investment into parasport legacy initiatives to support the continued growth of parasport opportunities and participation in the region. It is recommended that the Region build on the momentum of the successful 2019 Ontario Parasport Games by hosting these Games again in 2023.

7.2 Sport Durham recommends that Regional Council endorse this bid and provide support in principle for Regional financial contributions in the amount of \$106,000 for the 2023 Ontario Parasport Games.

7.3 If the Region is awarded these Games, the Region would then be required to enter into a hosting agreement with the Province of Ontario that would detail the host community obligations, including the responsibility for any financial deficit that might result from the event.

7.4 Durham Region Finance and DRT have reviewed this report and agree with the recommendations.

Respectfully submitted,

Original signed by

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

Recommended for Presentation to Committee

Original signed by

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Elaine C. Baxter-Trahair  
Chief Administrative Officer

## Resolutions from Advisory Committees

### Durham Active Transportation Committee

#### 1. Waterfront Trail at Corbett Creek Water Control Plant

That we recommend to the Planning and Economic Development Committee:

Whereas the Waterfront Trail is a popular active transportation corridor within the Region of Durham; and

Whereas significant infrastructure improvements have recently been achieved notably, the area spanning from east of Heydenshore Park in the Town of Whitby to the approach of City of Oshawa boundary; and

Whereas the Waterfront Trail intersects the Region of Durham Corbett Creek Water Control Plant access on Forbes Street; and

Whereas trail and signage improvements were achieved at Forbes Street, and a ladder crosswalk was implemented, deficiencies remain at this intersection, such as:

- Poor sightlines for motorists and trail users;
- Traffic control signals being obstructed by fencing and security equipment;
- Inadequate space between the northbound/southbound stop signs and the ladder crossing; and

Whereas the Durham Vision Zero Strategic Road Safety Action Plan states that “collisions at intersections form the single largest emphasis area”;

Therefore be it resolved that the Durham Active Transportation Committee requests that staff review the present configuration of the Forbes Street and Waterfront Trail intersection for opportunities to improve safety for all users, such as, but not limited to: stop sign compliance with OTM Book 15 Guidelines, and improvements to sightlines for both motorists and trail users.