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## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, November 2, 2021

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, November 2, 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  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Regional Chair Henry  
**\* all members of Committee participated electronically**

Also

Present: Councillor Dies  
Councillor Foster  
Councillor Pickles attended for part of the meeting  
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
S. Baldie Jagpat, Manager, Administrative Services  
D. Beaton, Commissioner of Corporate Services  
C. Boyd, Solicitor, Corporate Services – Legal 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  
D. Perkins, 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  
L. Talling, Sport Tourism Coordinator  
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 Kerr, Seconded by Councillor Highet,  
(90) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, October 5, 2021, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Delegations**

Moved by Regional Chair Henry, Seconded by Councillor Lee,  
(91) That the agenda be altered to consider the delegation from Johan van 't Hof and Deborah Flint at 9:50 AM.  
CARRIED

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

This delegation was heard later in the meeting. See Item 5.1 on pages 6 and 7 of these minutes.

5.2 Frank Pearce re: Application to Amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc., File: OPA 2021-004 (2021-P-24)

F. Pearce, participating electronically, appeared before the Committee in opposition to the application to amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc., File OPA 2021-004.

F. Pearce asked the Committee to consider pausing the current proceedings on this application in order to permit their appeal to proceed before the Ontario Land Tribunal. He stated that there are four possible outcomes from the appeal process and only one outcome would require Council to proceed with making a decision

on the application to amend the Durham Regional Official Plan. He also stated that other decisions of the Ontario Land Tribunal would mean Council does not need to proceed with the current process. He advised they are requesting that Council allow the appeal process to proceed in the manner it was originally intended. He added that there is no reason why Council should depart from the normal procedure to correct mistakes when the by-law that was passed does not comply with the Planning Act.

F. Pearce further stated that the role of the Committee is to present a balanced approach and include input from the public and provide different options based on public opinion. He also stated this allows us to exercise wise conservation policies by preserving special features of the natural linkage areas for the future. He explained that they would like to be included in the report in a fair and equitable manner and others may wish to as well.

F. Pearce also stated that the Region is part of the Greater Golden Horseshoe and in a report from the Ontario Federation of Agriculture it states 175 acres of agricultural land vanishes every day and this happened between the years 2011 and 2016. He explained that the site includes Natural Linkage Areas, and this should not be comprised unless there is good reason to do so. He further stated that the applicant is an industry that is not that compatible with local farmers in the Township of Uxbridge and Durham Region, and rely on sources for their milling outside of the area.

F. Pearce concluded by stating that Council is able to approve amendments provided they are more restrictive, not less restrictive, than the Oak Ridges Moraine Conservation Plan.

## **6. Presentations**

There were no presentations.

## **7. Planning**

### **7.1 Correspondence**

- A) Correspondence from Bill and Frank Pearce, regarding Application to Amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc., File: OPA 2021-004 (2021-P-24)
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Moved by Regional Chair Henry, Seconded by Councillor Kerr,

- (92) That the correspondence from Bill and Frank Pearce, regarding Application to Amend the Durham Regional Official Plan, submitted by Kyle Petrovich on behalf of Grainboys Holdings Inc., File: OPA 2021-004, be referred to consideration of Report #2021-P-24 of the Commissioner of Planning and Economic Development.

CARRIED

## 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)
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Report #2021-P-24 from B. Bridgeman, Commissioner of Planning and Economic Development, was received. A revised page 1 to Report # 2021-P-24 was distributed prior to the meeting.

Staff responded to questions with respect to the St. Lawrence Grains and Farm Supply operation located south of the subject site; the ability of the subject site to accommodate future expansion needs; whether information from Toronto and Region Conservation Authority and related to the Oak Ridges Moraine Conservation was provided to the delegate; and what would be considered a hinderance to farm operations under the Oak Ridges Moraine Conservation Plan.

Moved by Councillor Yamada, Seconded by Councillor Lee,  
(93) That we recommend to 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 Report #2021-P-24 of the Commissioner of Planning and Economic Development; 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.

CARRIED

## 8. **Economic Development**

### 8.1 Correspondence

There were no communications to consider.

### 8.2 Reports

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

Report #2021-EDT-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the anticipated economic benefits to the Region; why other communities did not submit a bid by the deadline; other potential funding opportunities; local projects and initiatives that resulted from

hosting the 2019 Ontario Parasport Games; whether the 2019 Co-Chairs would be interested in Co-Chairing again; potential opportunities that could result from hosting the 2023 Ontario Parasport Games; whether any surplus could be invested into existing programs or new initiatives; and potential areas for improvement from the 2019 Ontario Parasport Games.

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

- A) That 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) That 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) That 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) That 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.

CARRIED

## **9. Advisory Committee Resolutions**

### **9.1 Durham Active Transportation Committee**

#### **A) Waterfront Trail at Corbett Creek Water Control Plant**

Moved by Regional Chair Henry, Seconded by Councillor Kerr,  
(95) That the following resolution from the Durham Active Transportation Committee be referred to staff:

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.

CARRIED

## 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

J. van 't Hof and D. Flint, participating electronically, appeared before the Committee to provide an update from the Greater Toronto Airports Authority. Highlights of their presentation included:

- Operating on Debt Financing
- Pearson Poised to Support Recovery in the Fight Against COVID-19
- Healthy Airport – Ready to Travel
- Mandatory Vaccinations

Moved by Councillor Kerr, Seconded by Councillor Grant,

(96) That J. van 't Hof and D. Flint be granted a one-time two minute extension to finish their delegation.

CARRIED

- Better Transit Connections
- Joint Economic Development Opportunities
- Working with Government with Us
- Looking Ahead & Durham Partnership

J. van 't Hof and D. Flint responded to questions from the Committee.

## **10. Confidential Matters**

There were no confidential matters to be considered.

## **11. Other Business**

### **11.1 Introduction of Sheril Baldie Jagpat, Manager of Administrative Services**

G. Muller introduced Sheril Baldie Jagpat as the new Manager of Administrative Services. He advised that S. Baldie Jagpat has previously held senior roles in a finance and administrative capacity before joining the Region

Chair Ryan welcomed S. Baldie Jagpat to the Region.

### **11.2 Settlement Area Boundary Expansions**

Councillor Grant inquired as to the procedure and timeline for consideration of Settlement Area Boundary Expansion for Greenbelt communities.

G. Muller advised that the Region is currently undertaking the Municipal Comprehensive Review and the Region's consultant has released four technical reports prepared in support of phase one of the Growth Management Study. He explained that the quantum of additional urban land required will be the outcome of phase one of the Growth Management Study and determining the locations for any Settlement Area Boundary Expansions will be the second phase of the Growth Management Study. He added that for Urban Areas that are within the Greenbelt there are provisions in the Greenbelt Plan that provide restrictions to the extent of Settlement Area Boundary Expansions which may be permitted.

G. Muller responded to questions with respect to the Settlement Area Boundary Expansion restrictions in the Greenbelt Plan.

### **11.3 Durham Farm Connections' Celebrate Agriculture Gala**

Regional Chair Henry advised that the Durham Farm Connections' Celebrate Agriculture Gala was held on Thursday, October 28, 2021 and he asked S. Gill to provide an overview.

S. Gill advised that the Celebrate Agriculture Gala was held virtually and The Honourable Lisa Thompson, Minister of Agriculture, Food and Rural Affairs, was

in attendance. He also advised that Jessica Phoenix was the Guest Speaker, there was an online Auction, and Awards for 2020 and 2021.

11.4 Agriculture Roundtable

Regional Chair Henry advised on Friday, October 29, 2021, he attended meetings at Slabtown Cider Company, Hy-Hope Farms and Durham College. He also advised that a number of issues were raised at the roundtable that affect the Region's agricultural community and he asked that comments made at the roundtable be consolidated and brought forward to the Planning & Economic Development Committee.

S. Gill provided a brief overview of comments received and agreed to prepare an information report summarizing the feedback received.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, December 7, 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,  
(97) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:55 AM

Respectfully submitted,

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D. Ryan, Chair

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T. Fraser, Committee Clerk