

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

## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, February 1, 2022

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, February 1, 2022 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 attended the meeting at 9:38 AM  
**\*all members of Committee participated electronically**

Also

Present: Councillor Collier  
Councillor Dies  
Councillor Foster attended for part of the meeting  
Councillor McLean  
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  
C. Boyd, Solicitor, Corporate Services – Legal Services  
P. Frizado, Director, Broadband Services  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
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  
B. Pickard, Manager, Tourism

N. Pincombe, Director, Business Planning and Budgets  
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  
N. Taylor, Commissioner of Finance  
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 Councillor Kerr,  
(7) That the minutes of the special Planning & Economic Development  
Committee meeting held on Thursday, January 13, 2022, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Delegations**

5.1 Eileen Higdon, Pickering resident, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

E. Higdon, participating electronically, appeared before the Committee with respect to the Durham Environmental Advisory Committee resolution regarding inclusion of the Carruthers Creek Headwaters in the Greenbelt.

E. Higdon stated that the Greenbelt is the cornerstone of Ontario's Greater Golden Horseshoe Growth Plan and safeguards the vital resources that clean our air and water, reduces our flood risks, provides a home for wildlife, and ensures our communities have greenspace to explore. She also stated that land in the Carruthers Creek Headwaters has been studied by the Toronto and Region Conservation Authority in the recently adopted Carruthers Creek Watershed Plan and this shows that the site contains a tributary of Carruthers Creek, includes significant Groundwater Recharge areas and is a Priority Opportunity Restoration area. She added that the subject area is completely surrounded by the Greenbelt and in light of its hydrological sensitivity and prime agricultural designation should be added to the Greenbelt.

E. Higdon further stated that the Carruthers Creek Headwaters and adjacent lands are not a good place to build housing. She expressed concern that the private developers who own the lands are looking for a quick profit and ignoring the environmental and other benefits to the communities of Pickering and Ajax.

E. Higdon requested that the Carruthers Creek Headwaters be included in the Greenbelt, as per the resolution of the Durham Environmental Advisory Committee. She stated that this action is supported by the Town of Ajax, numerous environmental groups, and the community. She added that there is no need for this item to be referred to staff for a report.

E. Higdon responded to questions from the Committee.

5.2 Michael May, Delta Urban, on behalf of North East Pickering Landowners Group, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

---

M. May, participating electronically, appeared on behalf of the North East Pickering Landowners Group, with respect to the Durham Environmental Advisory Committee resolution regarding inclusion of the Carruthers Creek Headwaters in the Greenbelt.

M. May advised that the North East Pickering Landowners Group agrees with the recommendation to refer the Durham Environmental Advisory Committee resolution to staff for a report, for the following reasons:

1. The North East Pickering Landowners Group believes this item should be considered through the larger Municipal Comprehensive Review (Envision Durham) process so that it can be reviewed holistically with the future growth needs of the Region and to ensure that it adheres to the Provincial policies.
  - a. The North East Pickering Landowners Group believes the Northeast Pickering lands are required for growth and that the development can proceed in an environmentally responsible way.
  - b. Considering the matter outside of the Envision Durham process, would be inappropriate and undermine the large amount of comprehensive work that staff are currently completing throughout the Municipal Comprehensive Review process.
2. The recently completed Carruthers Creek Watershed Plan includes a management recommendation that any new development must demonstrate that there are no negative impacts downstream (ie. flood impacts).

- a. The scenarios used within the Carruthers Creek Watershed Plan did not consider a modern urban development scenario which requires mandatory minimum mitigation provisions that are reviewed by regulatory agencies. This includes proper stormwater management controls.
  - b. The North East Pickering Landowners Group have undertaken a hydrology assessment following the completion of the Carruthers Creek Watershed Plan and can confirm that implementing stormwater management controls in Northeast Pickering will not impact existing peak flow rates within the Town of Ajax.
  - c. The Toronto and Region Conservation Authority stated in a public letter on July 20, 2021, that “the draft Carruthers Creek Watershed Plan does not state that development in the headwaters of Carruthers Creek should not proceed. Instead, it identifies potential impacts of development and proposes a series of mitigation measures to manage those impacts should development be considered within the headwaters”.
3. The North East Pickering Landowners Group supports the principle of the Greenbelt Plan (ie. Urban River Valley designation that was implemented in the 2017 Greenbelt expansion).
- a. The Greenbelt Plan extended protection to 21 publicly owned major urban river valleys, which the Province noted “the addition of these waterways to the Greenbelt is an important recognition of the vital role the Greenbelt plays in protecting the hydrological features we rely on for clean drinking water, flood protection, and healthy ecosystems”.
  - b. Greenbelt policies state that “lands in the [Urban River Valley] designation comprise river valleys and associated lands and are generally characterized by being:
    - i. Lands containing natural and hydrologic features, including coastal wetlands; and/or
    - ii. Lands designated in official plans for uses such as parks, open space, recreation, conservation and environmental protection”.
  - c. A study is underway by the Region, City of Pickering, Conservation Authority and landowners through the Municipal Comprehensive Review process to determine the Natural Heritage system which will include the Urban River Valley’s in the Carruthers Creek Headwaters. The Natural Heritage System will be finally determined through the City’s Neighbourhood Plan and Master Environment and Servicing Plan processes. Following these processes, the lands within the

Natural Heritage System can be identified and included within the Greenbelt Plan as per the policies for Urban River Valleys.

M. May concluded by requesting that the Planning & Economic Development Committee support the recommendation to refer the resolution from the Durham Environmental Advisory Committee to staff for a report.

M. May responded to questions from the Committee.

## **6. Presentations**

### **6.1 Gary Muller, Director of Planning, Simon Gill, Director of Economic Development & Tourism, and Lorraine Huinink, Director of Rapid Transit and Transit Oriented Development, re: 2022 Planning and Economic Development Department Business Plans and Budgets (2022-P-6)**

---

N. Pincombe, G. Muller, S. Gill and L. Huinink provided a PowerPoint presentation regarding the 2022 Planning and Economic Development Department Business Plans and Budgets. Highlights of their presentation included:

- 2022 Business Plans and Budgets
- 2021 Planning Accomplishments
  - Advancing Strategic Policy Initiatives
  - Improving Efficiencies
- 2022 Planning/TOD Proposed Expenditures and Financing
- 2022 Planning Strategic Highlights
- 2021 Economic Development Accomplishments
- 2022 Economic Development Proposed Expenditures and Financing
- 2022 Economic Development Strategic Highlights
- 2021 Accomplishments & 2022 Strategic Highlights Rapid Transit and Transit Oriented Development
  - Accomplishments
  - Strategic Highlights
- 2022 Business Plans and Budgets – Risks and Uncertainties
- Beyond the 2022 Business Plans and Budget – Forecasted Pressures

### **6.2 Simon Gill, Director of Economic Development & Tourism, re: Economic Development and Tourism Strategy and Action Plan: Update (2022-EDT-1)**

---

S. Gill provided a PowerPoint presentation regarding the Economic Development and Tourism Strategy and Action Plan: Update. Highlights of his presentation included:

- 2017-2021 Economic Development Strategy and Action Plan
- Status

- Purpose of Today
- The Durham Region Data Story
  - Framing the challenge
  - Durham labour force distribution
  - Durham household turnover rate
- Work
  - Ratio of job to residents across Durham
  - Commuting trends across Durham
  - Distribution of jobs across Durham
  - There is a mismatch between the skills of Durham residents and the types of jobs available in Durham
- Study
  - Post-Secondary Institutions
  - Residents with University degree or above
- Global Drivers of Change
  - The Global Eight drivers of change over the next decade
- Strategy Discussion
  - Background Documentation
  - Engagement
  - 2031 Aspirations – For Discussion
  - Discussion: Strategic Priorities

Staff responded to questions with respect to whether the final product will be copyrighted by Hatch Limited; the warehousing/logistics sector; the GO East extension and potential office-based employment growth; potential synergies between the Thornton's Corners GO Station and Durham College Whitby Campus and Trent Durham Campus; the multi-use path on Thornton Road North; the possibility of sub-groups to discuss specific global drivers; and whether the Strategy and Action Plan will help to inform the Envision Durham process.

## 7. Planning

### 7.1 Correspondence

- A) Correspondence from Pat Valentine, Claremont resident, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt
- 

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (8) That the correspondence from Pat Valentine, Claremont resident, be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

- B) Correspondence from David Steele, Pickering resident, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (9) That the correspondence from David Steele, Pickering resident, be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

- C) Correspondence from Linda Gasser, Whitby resident, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (10) That the correspondence from Linda Gasser, Whitby resident, be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

- D) Correspondence from Mike Borie, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (11) That the correspondence from Mike Borie be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

- E) Correspondence from Kathryn Bracken, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

Moved by Councillor Kerr, Seconded by Councillor Yamada,

- (12) That the correspondence from Kathryn Bracken be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

- F) Correspondence from Louis Bertrand, Scugog resident, re: Durham Environmental Advisory Committee (DEAC) resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt

Moved by Councillor Kerr, Seconded by Councillor Yamada,  
(13) That the correspondence from Louis Bertrand, Scugog resident, be referred to consideration of Item 9.1 A), Durham Environmental Advisory Committee resolution regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt.

CARRIED

## 7.2 Reports

### A) 2022 Planning and Economic Development Department Business Plans and Budgets (2022-P-6)

---

Report #2022-P-6 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the proposed budget increase; the 2021 estimated actuals versus 2022 proposed budget; and whether the proposed Durham Region Local Food Logistics Hub is included in the 2022 budget.

Moved by Regional Chair Henry, Seconded by Councillor Highet,  
(14) That we recommend to the Finance and Administration Committee for subsequent recommendation to Regional Council:

That the 2022 Business Plans and Budgets of the Planning and Economic Development Department be approved.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Highet  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Chair Ryan

No

Councillor Joe Neal

Members Absent: None

Declarations of Interest: None

## 8. **Economic Development**

### 8.1 Correspondence

There were no communications to consider.



8.2 Reports

A) Economic Development and Tourism Strategy and Action Plan: Update (2022-EDT-1)

---

Report #2022-EDT-1 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Grant, Seconded by Councillor Lee,  
(15) That Report #2022-EDT-1 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Evaluating the Feasibility of Establishing a Durham Region Local Food Logistics Hub and Innovation Centre (2022-EDT-2)

---

Report #2022-EDT-2 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the proposed Durham Region Food Hub concept; potential funding requirements; whether this will compete with the private sector; discussions with the Durham Agricultural Advisory Committee; business case expenditures to date; comparison to Durham Farm Fresh Marketing Association; the ability to incorporate an agricultural innovation hub; the possibility of a cooperative model; and the proposed location.

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

A) That the Durham Region Local Food Logistics Hub (“Durham Food Hub”) Business Case (Attachment #1 to Report #2022-EDT-2), completed by the Mallot Creek Group evaluating the feasibility of establishing a food hub in Durham Region, be received for information; and

B) That Council endorse in-principle the recommendation to pursue the development of a Durham Food Hub, as outlined in the Business Case, by seeking out suitable partnership opportunities with Durham’s Area Municipalities and members of Durham’s Local Food ecosystem, including Durham Farm Fresh, Durham College, and organizations within Durham’s agri-food private sector, and to report back to Council in the future if staff finalize a suitable structure and implementation plan.

CARRIED

C) Investment Attraction Metrics – Annual Activity Report 2021 (2022-EDT-3)

---

Report #2022-EDT-3 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the number of leads from Toronto Global; whether any leads from Toronto Global were closed; the number of leads compared to 2020; Investment Lead No. 4 in Appendix 2 to Report #2021-EDT-3; and investment attraction metrics for Scugog, Brock and Uxbridge.

It was requested that staff provide a subtotal of jobs created for investment leads indicated as Closed Won in Appendix 2 to Report #2021-EDT-3. Staff advised that in some cases, investors either do not disclose this information or require that it remains confidential. Staff also advised that this metric is tracked internally, and a total will be provided in future reports for publicly-available data.

It was also requested that staff provide a report with investment attraction metrics related specifically to the three northern area municipalities.

Moved by Councillor Yamada, Seconded by Councillor Lee,  
(17) That Report #2022-EDT-3 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

## 9. **Advisory Committee Resolutions**

### 9.1 Durham Environmental Advisory Committee

#### A) Inclusion of the Carruthers Creek Headwaters in the Greenbelt

B. Bridgeman responded to a question with respect to the proposed timing of a report back from staff.

Moved by Councillor Highet, Seconded by Councillor Grant,  
(18) That the resolution from the Durham Environmental Advisory Committee regarding Inclusion of the Carruthers Creek Headwaters in the Greenbelt be referred to staff for a report.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Highet  
Councillor Kerr  
Councillor Joe Neal  
Councillor Yamada  
Chair Ryan

No

Councillor Lee

Members Absent: None

Declarations of Interest: None

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

**11.1 Envision Durham Natural Heritage System Report**

---

Councillor Joe Neal inquired as to when a report on the Natural Heritage System is expected to be presented to the Planning & Economic Development Committee.

B. Bridgeman advised that the report is scheduled for presentation at the March 1, 2022, Planning & Economic Development Committee meeting.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, March 1, 2022 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Regional Chair Henry, Seconded by Councillor Lee,  
(19) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:13 AM

Respectfully submitted,

---

D. Ryan, Chair

---

T. Fraser, Committee Clerk