



The Regional Municipality of Durham

Durham Agricultural Advisory Committee Agenda

Tuesday, September 13, 2022

7:30 PM

Council Chambers
Regional Municipality of Durham Headquarters
605 Rossland Road East, Whitby

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 and will be provided with the details to delegate electronically.

1. Roll Call

2. Declarations of Interest

3. Adoption of Minutes

- A) Durham Agricultural Advisory Committee meeting held on June 14, 2022 ([Attachment 1](#))

4. Discussion Items

- A) Rural and Agricultural Economic Development Update – S. Jibb
B) 2022 DAAC Farm Tour Sub-Committee Report – D. Risebrough
C) Municipal Agricultural Fees Comparison – A. Brown ([Attachment 2](#))

5. Information Items

- A) DAAC Membership Applications Open ([Attachment 3](#))

- B) ROPA 2022-003 - Application to Amend the Durham Regional Official Plan, submitted by CBM Aggregates to permit the expansion of Aggregate Resource Extraction Area #2 in the Township of Brock ([Attachment 4](#))

6. Other Business

7. Date of Next Meeting

October 11, 2022

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The Regional Municipality of Durham

MINUTES

DURHAM AGRICULTURAL ADVISORY COMMITTEE

June 14, 2022

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, June 14, 2022 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 7:30 PM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Z. Cohoon, Federation of Agriculture, Chair
N. Guthrie, Member at Large
G. O'Connor, Member at Large attended the meeting at 8:13 PM
D. Risebrough, Member at Large
H. Schillings, Whitby
B. Smith, Uxbridge, Vice-Chair
G. Taylor, Pickering
T. Watpool, Brock, Vice-Chair
B. Winter, Ajax
***members of the Committee participated electronically**

Absent: T. Barrie, Clarington
G. Highet, Regional Councillor
B. Howsam, Member at Large
K. Kemp, Scugog
K. Kennedy, Member at Large
F. Puterbough, Member at Large

Staff

Present: A. Brown, Program Specialist, Department of Planning and Economic Development
R. Inacio, Systems Support Specialist, Corporate Services – IT
M. Scott, Project Planner, Department of Planning and Economic Development
K. Smith, Committee Clerk, Corporate Services – Legislative Services
***all staff except R. Inacio participated electronically**

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by D. Risebrough, Seconded by B. Smith,
That the minutes of the Durham Agricultural Advisory Committee meeting
held on Tuesday, May 10, 2022, be adopted.

CARRIED

4. Presentations

A) Jade Schofield, Project Manager – Sustainability and Climate Change, Town of Whitby & Eleri Davies, Sustainable Solutions Group – Climate Emergency Response Plan

Jade Schofield, Project Manager – Sustainability and Climate Change, Town of Whitby and Eleri Davies, Sustainable Solutions Group, provided a PowerPoint Presentation with regards to the Whitby Climate Emergency Response Plan.

Highlights of the presentation included:

- Today's Objective and Agenda
- Engagement Questions
- About Sustainable Solutions Group (SSG)
- Whitby's Climate Emergency Response
 - Whitby Climate Action Timeline
 - Climate Change Master Plan
- Phase 1: Climate Adaptation Plan
 - An Adapted Whitby
 - How We Engaged
- Phase 2: Climate Mitigation Plan
 - The Process: Mitigation Plan
 - Project Outputs: Mitigation
- Merging the Technical and Engagement Processes
 - CityInSight Model Overview
 - How We Engage
- We Want Your Feedback

J. Schofield advised that the presentation would be an update on how the Town of Whitby, as a community, plans on responding to the changing climate, and the development of a climate emergency response plan.

E. Davies provided a brief overview of Whitby's Climate Action Timeline, Climate Adaptation Plan, and Climate Mitigation Plan. She also provided an overview of the spatial, temporal and financial analysis that was done to develop the Implementation Guide and identification of the five key adaptation measures.

E. Davies advised they are currently in Phase 2 of the Climate Mitigation Plan and discussed the project outputs from the Mitigation Plan. She stated that a technical and engagement process are merged when developing a climate plan by using a series of guiding principles which will align with Federal, Provincial, and international policies. She provided an overview of the CityInSight spatial and temporal model and discussed the various input and output scenarios and models used to develop climate plans.

Members of the committee were requested to provide feedback on the following engagement questions:

1. The project will be successful if:
2. What are some opportunities to reduce GHG emissions in the Town of Whitby?
3. What are some challenges to reduce GHG emissions in the Town of Whitby?
4. What questions do you have for us about the project?

E. Davies advised that the questions will be available on menti.com for members to provide their comments or feedback.

J. Schofield responded to questions with regards to where energy comes from; how it is produced; and the difference between a zero-emission vehicle and a fuel burning vehicle.

Discussion ensued with regards to electric vehicles; energy production; recycling of used batteries; ecological goods and services for agriculture; the importance of agriculture for fuel and food; energy efficiency and reducing emissions; and carbon tax costs.

B) Mike Scott, Project Planner, Planning and Economic Development Department – Implementation of the Regional Agricultural System

Mike Scott, Project Planner, Planning and Economic Development Department, provided a PowerPoint presentation with regards to the Implementation of the Draft Regional Agricultural System.

Highlights of the presentation included:

- Durham Regional Official Plan Context
- Major Open Space Areas
- Prime Agricultural Areas
- Project Context
- Project Context – Alternative Slide
- Assessment Unit Review Criteria
- Proposed Changes

- Agri-Food System
- Next Steps

M. Scott advised that Report #2022-P-16: Envision Durham – Implementation of the Provincial Agricultural System was presented to the Planning and Economic Development Committee on June 7, 2022. M. Scott provided a review of the Regional Agricultural Systems Map Viewer for members of the committee.

Discussion ensued with regards to the difference in Land Use Designation between the Urban Area Boundary and the Assessment Unit as contained in Attachment #5 to Report #2022-P-16; and whether hydro properties will be designated as Prime Agricultural Area or Major Open Space.

5. Discussion Items

A) Rural and Agricultural Economic Development Update

A. Brown provided the following update:

- Report #2022-EDT-10: Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry was presented to the Planning and Economic Development Committee on June 7, 2022 and will go to Council on June 29, 2022.
- Durham Farm Fresh Marketing Association provided their annual update to the Planning and Economic Development Committee and will be receiving funding.
- Allison Brown, Stacey Jibb, Michael Scott and OMAFRA hosted an Agricultural Economic Development and Planning Workshop for municipal planners, economic developers, and building officials regarding agriculture and recommended collaboration of respective professions.
- Durham Region Federation of Agricultural will be hosting a workshop in partnership with OMAFRA regarding storm recovery. The workshop will be held virtually on June 21, 2022 at 7:30 PM and a link will be circulated to committee members.

B) 2022 DAAC Farm Tour Sub-Committee Report

D. Risebrough provided the following update:

- Farm Tour planning and organization is going well for the September 15th Farm Tour at Sargent's Family Dairy. All logistical items are in place and will finalize everything over the summer months.
- The final meeting will take place on September 13th with preparation over two days before the farm tour and requesting committee member assistance during set up.

C) May 25 Council Meeting Delegation

Z. Cohoon advised that he presented to Regional Council on May 25, 2022 regarding Envision Durham – Growth Management Study Land Need Assessment to reiterate the Durham Agricultural Advisory Committee’s position with respect to adopting Scenario 5.

6. Information Items

A) Report #2022-P-16 – Envision Durham – Implementation of the Provincial Agricultural System

A copy of Report #2022-P-16 of the Commissioner of Planning and Economic Development – Envision Durham – Implementation of the Provincial Agricultural System was provided as a link to the Agenda and received.

B) Municipal Agricultural Fees Comparison

The Municipal Agricultural Fees Comparison Chart was shared with members of the committee. A. Brown requested members of the committee to review the comparison chart for site plans, building permits, and site alterations by municipality in Durham and advise if they have any questions.

C) Report #2022-EDT-10 – Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry

A copy of Report #2022-EDT-10 of the Commissioner of Planning and Economic Development – Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry was provided as a link to the Agenda and received.

A. Brown advised that the document will be converted into a graphically designed format and will then be circulated to the public.

7. Other Business

There was no other business to be considered.

8. Date of Next Meeting

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, September 13, 2022 starting at 7:30 PM.

9. Adjournment

Moved by D. Risebrough, Seconded by B. Winter,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:03 PM

Respectfully submitted,

Z. Cohoon, Chair, Durham Agricultural Advisory
Committee

K. Smith, Committee Clerk

Attachment 2: Municipal Agricultural Fees Comparison Chart – August 2022

Municipality	Site Plan	Agricultural Building Permit	Site Alteration
Scugog	<ul style="list-style-type: none"> Currently the only agricultural site plan requirement would be for an on farm diversified use and it would fall under the “other than above” category which is: \$6475 plus \$25/100m² GFA (max \$5000), plus Conservation Authority Fees For additional information, see the Township of Scugog Site Plan Approval Process. 	<ul style="list-style-type: none"> Farm buildings and Pole Barns, \$2.50/m² of GFA to a maximum of \$1000 For additional information, see the Township of Scugog Building By-law, page 23 	<ul style="list-style-type: none"> Non-refundable application fee: \$500/application, Application Fee for Permit Extensions - \$200 per application For additional information, see the Township of Scugog Schedule C to By-law 09-22, page 6
Uxbridge	<ul style="list-style-type: none"> Site Plan for Agricultural Building: \$595 For additional information, see the Township of Uxbridge 2022 Site Plan Application Fees 	<ul style="list-style-type: none"> Agricultural Occupancy, Farm Buildings, Riding Arena: \$2.14/m² (\$1,000 max) \$2.86/m² (\$2,000 max) for first 1350m² \$2.86/m² thereafter For additional information, see the Township of Uxbridge Building Permit Fees 	<ul style="list-style-type: none"> Fill less than 1,000 cubic metres \$575 plus \$5.00 per cubic metre Fill greater than 1,000 cubic metres \$825 plus \$5.00 per cubic metre Extension of permit for fill less than 1,000 cubic metres \$285 Extension of permit for fill greater than 1,000 cubic metres \$455 For additional information, see the Township of Uxbridge Site Alteration and Fill Permits
Brock	<ul style="list-style-type: none"> Agriculture is not differentiated for planning applications Major Site Plan: \$3500 Minor Site Plan: \$2000 For additional information, see the Township of Brock Site Plan Approval Process 	<ul style="list-style-type: none"> Farm buildings \$2.69/m² - 250 Min. Covered fabric buildings \$1.40/m² Silos \$160 each For additional information, see the 	<ul style="list-style-type: none"> Site alteration fees – See the Township of Brock By-law 3058-2021, page 15. Applications for quantities of fill or siter alteration less than or equal to 500 cubic meters: \$520.00 application fee, \$1.10 fee for each

Municipal Agricultural Fees Comparison Chart – August 2022

		Township of Brock Building Permits	cubic meter of fill or site alteration, \$210.00 for application fee for permit extension. Costs for other scenarios can be found using the above link, see page 15 of 19.
Pickering	<ul style="list-style-type: none"> Exemptions from the approval of plans and drawings required for site plan include Agricultural and farm related buildings or structures that are used in farming operations, including new buildings or structures used for agricultural purposes within the Natural Heritage System of the Greenbelt · Plan, which are located outside of the 30.0 metre minimum vegetation protection zone from a key natural heritage or key hydrologic feature identified in the Pickering Official Plan. For additional information, see the City of Pickering By-law 7632/18, page 4 of 5 	<ul style="list-style-type: none"> Farm buildings and unserviced sheds \$6.00 per m² of floor area part thereof For additional information, see the City of Pickering Schedule of Application Fees and Information Price List, page 9 of 11 	<ul style="list-style-type: none"> Any work involving the addition or removal of more than 2 dump truck loads (20 cubic meters) may be subject to a Fill & Topsoil Disturbance Permit. Exemptions: The removal of topsoil as an incidental part of a normal agricultural practice including sod-farming, greenhouse operations and nurseries for horticultural products, provided the topsoil itself is not for sale, exchange or other disposition. For additional information, see the City of Pickering Fill and Topsoil Disturbance By-law, page 4 of 18 Permit Fees: The Fee for processing, administration and inspection for a one year permit is Five Hundred Dollars (\$500.00) plus One Thousand Dollars (\$1,000.00) per hectare to a maximum of Four Thousand Five Hundred Dollars (\$4,500.00) or part thereof of site area.
Ajax	<ul style="list-style-type: none"> The Town's Site Plan Control By-law, which encompasses the 	<ul style="list-style-type: none"> Building permit fee is \$4.00/m² 	<ul style="list-style-type: none"> See the Town of Ajax Building Requirements and Permits for fees

Municipal Agricultural Fees Comparison Chart – August 2022

	<p>entire Town, exempts buildings and structures used for agricultural operations from site plan approval, except for agricultural related secondary uses and greenhouses (see by-law excerpt below).</p> <ul style="list-style-type: none"> The agricultural related secondary uses and greenhouses would be subject to site plan control. The current fee for site plan approval (non-residential) is \$8,881.20 (base fee) plus \$92.00 / 100 sq.m. of GFA. 	<ul style="list-style-type: none"> For additional information, see the Town of Ajax Building Permit Fees 	<p>associated to different types of site alteration (no specific agricultural site alteration fees listed).</p>
Whitby	<ul style="list-style-type: none"> Exemptions: Buildings of structures used for agricultural operations, unless the main building and any accessory building or structure is designated under the Ontario heritage Act or the land is located within an Environmentally Sensitive Area or Hazard Land designation as shown on Schedules “A” and “C” to the Whitby Official Plan. See the Town of Whitby Site Plan Control By-law 7015-15, page 5 of 10. Pre-consultation requests cost \$592.29. The fee is subject to change. See the Town of Whitby Planning and Development Application Fees. 	<ul style="list-style-type: none"> Farm Building/Accessory Storage Facility – New/Addition: \$4.32/m2. See the Town of Whitby Building Permit Fees, page 1 of 2. 	<ul style="list-style-type: none"> Exemptions from the site alteration bylaw: <ul style="list-style-type: none"> The removal of topsoil as an incidental part of normal agricultural practice including such removal as an incidental part of sod-farming, greenhouse operations and nurseries for horticultural products; and The replacement of topsoil for the restorations of lands used for normal agricultural practices as an incidental part of sod-farming, greenhouse operations, and nurseries for horticultural products See the Town of Whitby By-law 7511-19 for additional information.

Municipal Agricultural Fees Comparison Chart – August 2022

			<ul style="list-style-type: none"> ○ Site Alteration Permits Application fee for small site alteration, <500m³: \$2741.00 + tax ○ Site Alteration Permits Application fee for large site alteration, >500m³: \$5482.00 + tax ○ See the Town of Whitby Consolidated Fees and Charges By-law 7220-17 for additional fees listed on page 22 of 99.
Oshawa	<ul style="list-style-type: none"> • Fees are different depending on the area of focus/amount of land considered on the agricultural property. • Application for Site Plan Approval for Planning Non-residential is \$4,057 plus \$0.40/sq.m of land area. Since farm properties are large arrangements with planning can be made so only the subject area is included in the fee calculation vs the entire agricultural property. For additional information, see the City of Oshawa 2022 Planning Application Fees Brochure, page 2. • Lands that are zoned to be in the Oak Ridges Moraine (ORM) also have special conditions both in the 	<ul style="list-style-type: none"> • Building permit fee for an agricultural building is a rate of \$4.56/m². 	<ul style="list-style-type: none"> • Additions of 300mm of soil for agricultural practices is exempt from site alteration permits • Should the proposal exceed 300mm, the permit fee would be (\$760 + (\$43 x distributed hectares)). Securities will be based off an ESC Cost Estimate provided by the applicant.

Municipal Agricultural Fees Comparison Chart – August 2022

	<p>Zoning By-law and the Site Plan Control By-law. An ORM site plan approval application has a separate fee. \$371 fee for farm buildings within the Oak Ridges Moraine.</p> <p>For additional information, see the City of Oshawa 2022 Planning Application Fees Brochure, page 2.</p>		
Clarington	<ul style="list-style-type: none"> Agricultural buildings and structures are exempt from requiring site plan approval, except under certain circumstances where agricultural buildings and structures are being proposed in the Oak Ridges Moraine, including: <ul style="list-style-type: none"> An agricultural building or structure in any Environmental Protection (EP) Zone and the Minimum Area of Influence; An agricultural building or structure in an Oak Ridges Moraine Landform Conservation Area, with the exception that a one time expansion of any building and structure existing as of Nov. 15, 2001 shall not require site plan approval, provided 	<ul style="list-style-type: none"> Barns \$3.71/m² to a maximum of \$6,230 The above Barn rate only applies to building permits for barns being used for the primary agricultural use. If a farm operator was going through the approval process for some type of on farm diversified use (e.g. on-site cidery or event venue) and a new building was needed, the building permit fees would be calculated based on the most appropriate applicable category for the proposed use, rather than the “Barn” rate? 	<ul style="list-style-type: none"> Site Alteration Permit Site alteration fees apply for any work that is not deemed bonafide agriculture practices. Therefore placing 200 loads of topsoil would not be exempt from fees. However, applying fertilizer or tilling a field would not be considered site alteration. Permit fees are pre-scribed in the Site Alteration By-law, and are as follows: <ul style="list-style-type: none"> Minor fill operation - \$100 application fee and \$250 permit fee Small fill operation - \$100 application fee and \$500 permit fee Large fill operation - \$500 application fee and \$1000 plus \$1.00/m³ of fill permit fee Extension of permit – 50% of initial permit

Municipal Agricultural Fees Comparison Chart – August 2022

	<ul style="list-style-type: none"> ▪ The expansion does not exceed 50% of the gross floor area of the existing building or structure; ▪ In the case of a principal building, it does not exceed 50m²; and ▪ In the case of any one or all accessory buildings and structure it does not exceed 20m² in total. <ul style="list-style-type: none"> • The Site Plan Control exemption for agricultural buildings and structured does not apply to buildings and structures for on-farm diversified uses. • The Site Plan Approval fee for applicable agricultural buildings and structures within the Oak Ridges Moraine and for an agri-tourism use is \$710.00. 	<ul style="list-style-type: none"> • Farm worker accommodation (new build) \$14.89/m² <p>The complete list of Clarington's current building permit fees is found in the Building fees by-law.</p>	<ul style="list-style-type: none"> ○ Securities may also be required
City of Kawartha Lakes	<ul style="list-style-type: none"> • Agricultural Buildings are exempt – see City of Kawartha Lakes By-law Search (search for Site Plan Control By-law, Section 5.01.f) 	<ul style="list-style-type: none"> • Agricultural Buildings \$4.50 for each m² for floor area part thereof, unless otherwise noted. See City of Kawartha Lakes – My Property. 	<ul style="list-style-type: none"> • There are several exemptions that apply to Agricultural Site Alterations – see City of Kawartha Lakes By-law Search (search 2019-105 for Site Alteration By-law) • General Permit – Small fill operation \$600 • General Permit – Large fill operation \$1000 +\$1.00 per m³ (fees found in 2022 Consolidated Fees – Schedule)

Municipal Agricultural Fees Comparison Chart – August 2022

Georgina	<ul style="list-style-type: none"> • Barns/stables/sheds/farm produce stand are exempt. • Non-exempt Agricultural Building less than 500m2 GFA or a building addition of less than 40% of existing GFA requires director approval for site plan. • New non-exempt Agricultural Building equal to or greater than 500 m2 or an addition of 40% or greater of existing GFA requires committee approval for site plan. • For fees, see the Town of Georgina Planning and Development Applications/Information Guides/Fees (Planning Fees document, pages 5 and 6). 	<ul style="list-style-type: none"> • <u>Farm building:</u> • New or addition, strip or pier foundation \$0.26/ft² • Fabric, pole barn or unenclosed/covered building \$0.24/ft² • Renovation/alteration to existing \$0.24/ft² • Manure storage \$385 flat rate • Silo/grain bin each \$296 flat rate • Applicable to all farm building permits \$24 per trapped plumbing fixture • For additional information, see the Town of Georgina By-law 2021-0019. 	<ul style="list-style-type: none"> • Site Alteration and Entrance Permits is either \$300 or \$500, and we take a security of \$1000 or \$2500 • For additional information, see the Town of Georgina By-law 2021-0019.
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