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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, January 10, 2023

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, January 10, 2023 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 Chapman, Chair
Councillor Pickles, Vice-Chair
Councillor Collier* attended for part of the meeting
Councillor Kerr
Councillor Neal
Councillor Shahid
Councillor Wotten* attended for part of the meeting
Regional Chair Henry
*** denotes Councillors participating electronically**

Also

Present: Councillor Dies*
Councillor Marimpietri attended the meeting at 9:56 AM
*** denotes Councillors participating electronically**

Staff

Present: S. Austin, Director, Strategic Initiatives, Chief Administrative Office
E. Baxter-Trahair, Chief Administrative Officer
C. Boyd, Solicitor, Chief Administrative Office – Legal Services
B. Bridgeman, Commissioner of Planning and Economic Development
A. Caruso, Senior Planner, Transportation Planning
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
L. Huinink, Director, Rapid Transit and Transit Oriented Development
J. Hunt, Regional Solicitor/Director of Legal Services, Chief Administrative Office – Legal Services
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
B. Pickard, Manager, Tourism
L. Riviere-Doersam, Principal Planner
D. Ruby, Manager, Economic Development, Business Development and Investment

J. Severs, Manager, Economic Development, Marketing and Cluster Development
L. Trombino, Manager, Plan Implementation
R. Inacio, Systems Support Specialist, Corporate Services – IT
C. Bandel, Deputy Clerk, Corporate Services – Legislative Services
S. Ciani, Committee Clerk, Corporate Services – Legislative Services
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services
K. Smith, Committee Clerk, Corporate Services – Legislative Services

2. **Declarations of Interest**

There were no declarations of interest.

3. **Adoption of Minutes**

Moved by Councillor Neal, Seconded by Councillor Shahid,
(1) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, December 6, 2022, be adopted.
CARRIED

4. **Statutory Public Meetings**

4.1 Application to Amend the Durham Regional Official Plan, submitted by 2648870 Ontario Inc., to permit a resort development in the Hamlet of Port Bolster, Township of Brock, File: OPA 2022-005 ([2023-P-1](#))

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

Lori Riviere-Doersam, Principal Planner, Planning Division, provided a presentation outlining the details of Report #2023-P-1 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Fotenn Consultants Inc., on behalf of 2648870 Ontario Inc., to permit the development of a 46-unit resort in the Hamlet of Port Bolster, in the Township of Brock. The subject site is municipally known as Lot 1, Concession 14 and is located at 23801 Thorah Park Boulevard, in the Hamlet of Port Bolster. She provided an overview of the application and land use policy considerations. She also advised that to date there have been questions and concerns raised by

residents related to potential traffic impacts, access to the lake, and potential lighting impacts.

The Chair asked if there were any persons in attendance who wished to make a submission or ask any questions.

B) Delegations

1. Miles Weekes, Senior Planner, Fotenn Consultants, and Martin Shoom, Architect, Shoom Design + Architecture, on behalf of 2648870 Ontario Inc.

Miles Weekes and Martin Shoom appeared with respect to the application to amend the Durham Regional Official Plan submitted on behalf of 2648870 Ontario Inc. They advised that they are the applicants' agent and were present to answer any questions on Report #2023-P-1.

M. Weekes provided an overview of the questions received to date regarding traffic, servicing, environment, lighting generated by the site, operations, and local opportunities.

M. Weekes responded to questions from the Committee.

C) Correspondence

1. Donald Millett, Beaverton resident
2. Connie Drago, Beaverton resident

D) Report

Moved by Councillor Shahid, Seconded by Councillor Neal,

(2) A) That Report #2023-P-1 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning and Economic Development Department for consideration.

CARRIED

5. Presentations

5.1 Brandon Pickard, Manager of Tourism, and Stacey Jibb, Manager of Agriculture and Rural Economic Development, re: On-Farm Diversification

Brandon Pickard, Manager of Tourism, and Stacey Jibb, Manager of Agriculture and Rural Economic Development, provided a presentation regarding On-Farm Diversification. Highlights of their presentation included:

- What are On-Farm Diversified Uses?
- Economic Benefits

- Best Practices and Resources
- Current Projects/Next Steps
- Gates Open 2022

Staff responded to questions with respect to provincial grant funding available; location and expected attendance of the Gates Open event for 2023; Durham College farming involvement with Durham Farm Fresh; the application process for the Gates Open event; and the guidelines to determine if a farm qualifies for on-farm diversified uses.

6. Delegations

6.1 Ivan Battye, Whitby Resident, re: Airports in Durham Region

Moved by Councillor Shahid, Seconded by Councillor Kerr,
(3) That the delegation from Ivan Battye, Whitby resident, re: Airports in Durham Region, and correspondence Item 7.1 A) from Ivan Battye, Whitby resident, re: Airports in Durham Region, be deferred to the February 7, 2023 Planning and Economic Development Committee meeting.

CARRIED

6.2 Geoff Carpentier, Chair, Durham Environmental Advisory Committee (DEAC), re: Durham Environmental Advisory Committee 2022 Annual Report (2023-P-3)

Geoff Carpentier was not in attendance at this point in the meeting. The delegation from G. Carpentier was deferred to the February 7, 2023 Planning & Economic Development Committee meeting later in the meeting. See Motion (8) on page 7.

6.3 Ron Lalonde, Chair, Durham Active Transportation Committee (DATC), re: Durham Active Transportation Committee 2022 Annual Report (2023-P-3)

R. Lalonde appeared before the Committee with respect to the Durham Active Transportation Committee (DATC) 2022 Annual Report. He highlighted the various activities of DATC in 2022, including:

- The Active Sustainable School Travel (ASST) to develop school safety travel plans for elementary schools throughout Durham;
- Durham Region's Smart Commute Program to consider alternative travel modes such as active transportation, car pooling, and transit; and
- Finalizing the Ontario Traffic Manual Book 18 Cycling Guidelines, which provides cycling infrastructure design specifications to improve cycling safety and a complete street design perspective.

R. Lalonde responded to questions from the Committee. The Committee thanked R. Lalonde and members of DATC for their work.

6.4 Zac Cohoon, Chair, Durham Agricultural Advisory Committee (DAAC), re: Durham Agricultural Advisory Committee 2022 Annual Report (2023-P-3)

Z. Cohoon appeared before the Committee with respect to the Durham Agricultural Advisory Committee (DAAC) 2022 Annual Report. He highlighted the various activities of DAAC in 2022, including:

- An overview of the presentations and discussions throughout 2022.
- Providing advice to Durham Region on several issues including Official Plan Amendment applications, rural economic development needs and opportunities, potential for Local Food Logistics Hub and Innovation Centre, Durham Community Energy Plan Task Force, Growing Agri-Food Durham Plan – Priority Areas, and Envision Durham.
- An overview of the annual Farm Tour hosted by DAAC which was held at Sargent Dairy Farm in Enniskillen.
- Comments regarding the challenges currently being experienced by Durham farmers by the increasing cost of operational inputs such as fuel and federal tariffs on fertilizer.

Z. Cohoon responded to questions from the Committee. The Committee thanked Z. Cohoon and members of DAAC for their work.

7. Planning

7.1 Correspondence

A) Correspondence from Ivan Battye, Whitby resident, re: Airports in Durham Region

This matter was considered earlier in the meeting. See Motion (3) on Page 4.

B) Correspondence from Toronto and Region Conservation Authority, re: Recruitment of Municipal Representatives on Regional Watershed Alliance

Moved by Councillor Shahid, Seconded by Councillor Kerr,

- (4) That Councillor Pickles be nominated as the Durham Region Municipal representative on the Regional Watershed Alliance, and Amanda Bathe, Senior Planner, Planning and Economic Development, be nominated as the alternate.

CARRIED

7.2 Reports

A) Smart Mobility Durham 2022 Annual Report and 2023 Workplan (2023-P-2)

Report #2023-P-2 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Shahid,
(5) That we recommend to Council:

- A) That Report #2023-P-2 of the Commissioner of Planning and Economic Development be received as Smart Mobility Durham's 2022 Annual Report and 2023 Workplan;
- B) That Smart Mobility Durham's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-2; and
- C) That a copy of Report #2023-P-2 be forwarded to the Durham Active Transportation Committee, and the Area Municipalities.

CARRIED

B) 2022 Annual Reports of the Durham Active Transportation Committee, Durham Agricultural Advisory Committee and Durham Environmental Advisory Committee (2023-P-3)

Report #2023-P-3 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Shahid,
(6) That Report #2023-P-3 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

8. Economic Development

8.1 Correspondence

There were no communications to consider.

8.2 Reports

A) Gates Open 2022: Find Your Flavour (2023-EDT-1)

Report #2023-EDT-1 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Pickles, Seconded by Councillor Kerr,
(7) That Report #2023-EDT-1 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 Geoff Carpentier, Chair, Durham Environmental Advisory Committee (DEAC), re: Durham Environmental Advisory Committee 2022 Annual Report (2023-P-3)

Moved by Regional Chair Henry, Seconded by Councillor Kerr,
(8) That the delegation from Geoff Carpentier, Chair, Durham Environmental Advisory Committee (DEAC), re: Durham Environmental Advisory Committee 2022 Annual Report be deferred to the February 7, 2023 Planning and Economic Development Committee meeting.

CARRIED

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, February 7, 2023 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 Neal,
(9) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:49 AM

Respectfully submitted,

B. Chapman, Chair

K. Smith, Committee Clerk