

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, April 4, 2023**

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, April 4, 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 Pickles, Vice-Chair  
Councillor Collier\*  
Councillor Kerr attended the meeting at 9:35 AM  
Councillor Neal\*  
Councillor Shahid  
Councillor Wotten  
Regional Chair Henry  
\* **denotes Councillors participating electronically**

Also

Present: Councillor Ashe\*  
Councillor Carter\*  
Councillor Woo\*

Absent: Councillor Chapman, Chair

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
C. Boyd, Solicitor, Chief Administrative Office – Legal Services  
A. Caruso, Senior Planner, Transportation Planning  
V. Chanthavong, Planner  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
S. Hajsaleh, Planning Analyst  
M. Hubble, Manager, Environmental Services Design, Works Department  
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  
D. Perkins, Project Planner

B. Pickard, Manager, Tourism  
D. Ruby, Manager, Economic Development, Business Development and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster Development  
A. Topolnisky, Program Assistant, Invest Durham  
L. Trombino, Manager, Plan Implementation  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
S. Ciani, Committee Clerk, Corporate Services – Legislative Services  
K. Smith, Committee Clerk, Corporate Services – Legislative Services

In the absence of the Committee Chair, Vice-Chair Pickles assumed the Chair.

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(28) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, March 7, 2023, be adopted.  
CARRIED

**4. Statutory Public Meetings**

- 4.1 Application to Amend the Durham Regional Official Plan, submitted by Wooden Sticks Golf Inc., to permit a five-storey hotel and expanded parking area ancillary to the existing golf course in the Township of Uxbridge, File: OPA 2022-006 (2023-P-7)
- 

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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions. He also noted that notice of the public meeting was advertised in the Uxbridge Times Journal newspaper, and a notice was mailed to landowners and residents within 120 metres of the subject property.

**A) Presentation**

David Perkins, Project Planner, Planning Division, provided a presentation outlining the details of Report #2023-P-7 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by Wooden Sticks Golf Inc., to permit a five-storey hotel and expanded parking area

ancillary to the existing golf course in the Township of Uxbridge. The subject site is municipally known as 40 Elgin Park Drive and is located on the South side of Elgin Park Drive and is immediately south of the Uxbridge Urban Area. He provided an overview of the application and land use policy considerations. He also advised that to date 15 public submissions including 12 inquiries have been received related to some concerns or requests for information, 2 statements of support, and 1 statement of opposition regarding the proposed amendment.

D. Perkins responded to questions from the Committee regarding the reasoning for the additional proposed parking spaces; the perceived privacy issue from the surrounding residential homes; and whether the Wooden Sticks Golf Club or the residential homes were built first.

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

B) Delegations

1. Scott Waterhouse, Planning Manager, GHD, on behalf of Wooden Sticks Golf Inc., and Greg Seemann, Managing Partner, Wooden Sticks Golf Club

Scott Waterhouse, Planning Manager, GHD, appeared on behalf of Wooden Sticks Golf Inc., and Greg Seemann, Managing Partner, appeared on behalf of the Wooden Sticks Golf Club.

S. Waterhouse provided an additional overview of the area around the proposed site and highlighted that the existing parking lot would not change, and that the existing clubhouse would be retained. He also noted that there is a separation between the proposed hotel site and the surrounding residential areas.

C) Correspondence

1. Leslie Gifford, Uxbridge Resident, on behalf of the following: Dorothy and Henry Brown, David and Leslie Gifford, Joe and Gwen Yun, and Suzanne Schalk
2. David Austin, Uxbridge Resident
3. Shelley Langer, Uxbridge Resident

D) Report

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(29) A) That Report #2023-P-7 of the Commissioner of Planning and Economic Development be received for information; and

- B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

- 4.2 Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services, on behalf of Bethesda Ridge Farms, to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-001 (2023-P-8)
- 

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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions. He also noted that notice of the public meeting was advertised in the Clarington This Week newspaper, and a notice was mailed to landowners and residents within 120 metres of the subject property.

A) Presentation

Vannitha Chanthavong, Planner, Planning Division, provided a presentation outlining the details of Report #2023-P-8 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services, on behalf of Bethesda Ridge Farms, to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington. The subject site is municipally known as 2774 Concession Road 6, and is located in Part of Lot 8, Concession 6, former Township of Darlington in the Municipality of Clarington. She provided an overview of the application and land use policy considerations. She also advised that to date no inquiries have been received related to the proposed application.

V. Chanthavong responded to questions from the Committee regarding the number of acres associated with the piece of land being severed; and the typical process when a farm dwelling is rendered surplus as a result of the consolidation of non-abutting farm properties.

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

B) Delegations

1. Hugh Stewart, on behalf of Clark Consulting Services
-

Hugh Stewart on behalf of Clark Consulting Services stated that he was present to answer any questions from the Committee.

C) Correspondence

There were no communications to consider.

D) Report

Moved by Councillor Wotten, Seconded by Councillor Shahid,

(30) A) That Report #2023-P-8 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

4.3 Application to Amend the Durham Official Plan, submitted by Clark Consulting Services, on behalf of Thornlea Holsteins Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-002 ([2023-P-9](#))

---

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 Region Official Plan. He noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions. He also noted that Notice of the public meeting was advertised in the Clarington This Week and Northumberland News newspapers, and a notice was mailed to landowners and residents within 120 metres of the subject property.

A) Presentation

Sara Hajsaleh, Planning Analyst, Planning Division, provided a presentation outlining the details of Report #2023-P-9 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services, on behalf of Thornlea Holsteins Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington. The subject site is municipally known as 4854 Concession Road 5, and is located in Part of Lot 1, Concession 5 in the Municipality of Clarington. She provided an overview of the application and land use policy considerations. She also advised that to date no inquiries have been received related to the proposed application.

S. Hajsaleh responded to questions from the Committee regarding the size of the lot; and whether the barn and dry shed would remain with the property.

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

B) Delegations

1. Hugh Stewart, on behalf of Clark Consulting Services

---

Hugh Stewart on behalf of Clark Consulting Services stated that he was present to answer any questions from the Committee.

C) Correspondence

There were no communications to consider.

D) Report

Moved by Councillor Kerr, Seconded by Councillor Wotten,

(31) A) That Report #2023-P-9 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

**5. Presentations**

5.1 Jacque Severs, Manager, Economic Development, Marketing and Cluster Development, re: Invest Durham - Five-Year Marketing Plan (2023-EDT-5) [Item 8.2 a.)]

---

Jacque Severs, Manager, Economic Development, Marketing and Cluster Development provided a PowerPoint presentation regarding Report #2023-EDT-5: Invest Durham - Five-Year Marketing Plan.

Highlights from the presentation included:

- 2023-2027 Marketing Plan
  - Attract Investment
  - Support Business Growth
  - Support a Favourable Business Environment
- Marketing Plan Goals
  - Objective 1
  - Objective 2
  - Objective 3
  - Objective 4
  - Objective 5

- Marketing Plan Vision

J. Severs responded to questions from the Committee regarding the importance of diversity in a successful economic ecosystem; how Durham staff are advertising to international markets; and the benefits of using artificial intelligence (AI) in the future of economic development.

## **6. Delegations**

There were no delegations heard.

## **7. Planning**

### **7.1 Correspondence**

#### **A) Information Report #2023-INFO-22: Regional Planning Commissioners of Ontario (RPCO) Inventory of Ontario's Unbuilt Housing Supply**

Staff responded to questions from the Committee regarding how the inventory of housing supply factors into the completion of the Municipal Comprehensive Review (MCR); and the factors that may affect the delivery of units at a regional level.

Moved by Councillor Shahid, Seconded by Councillor Kerr,  
(32) That Information Report #2023-INFO-22: Regional Planning Commissioners of Ontario (RPCO) Inventory of Ontario's Unbuilt Housing Supply be received for information.

CARRIED

#### **B) Correspondence received from the City of Pickering dated February 23, 2023, re: Durham Meadoway Enhancements and Amendments**

Moved by Regional Chair Henry, Seconded by Councillor Wotten,  
(33) That correspondence received from the City of Pickering dated February 23, 2023, re: Durham Meadoway Enhancements and Amendments be referred to staff for consideration.

CARRIED

#### **C) Correspondence received from the Town of Whitby, dated March 27, 2023, re: Durham Meadoway – Green Energy Projects**

Staff responded to questions from the Committee regarding what the next steps for the Durham Meadoway would be including when the next public information centre (PIC) would be held and whether it would be virtual or in-person, when notices for the PIC would go out, and how many comments were received from the first PIC that was held in January 2023.

Moved by Regional Chair Henry, Seconded by Councillor Shahid,

- (34) That correspondence received from the Town of Whitby, dated March 27, 2023, re: Durham Meadoway – Green Energy Projects be referred to staff for consideration.

CARRIED

- D) Draft Letter from the Regional Chair and Mayor Schummer, dated April 4, 2023, re: Resumption of Ontario Northland Rail Service – Beaverton Station

Moved by Regional Chair Henry, Seconded by Councillor Kerr,

- (35) That we recommend to Council:

That the draft letter from the Regional Chair and Mayor Schummer, dated April 4, 2023, regarding the resumption of the Ontario Northland Rail Service – Beaverton Station, be endorsed, subject to further clarification and amendments by regional staff.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

No

Councillor Collier  
Regional Chair Henry  
Councillor Kerr  
Councillor Neal  
Councillor Pickles  
Councillor Shahid  
Councillor Wotten

None

Members Absent: Councillor Chapman, Chair

Declarations of Interest: None

## 7.2 Reports

- A) Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd. on behalf of Vissers Sod Farm Ltd., 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 2021-007 (2023-P-10)

Report #2023-P-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Kerr,

- (36) That we recommend to Council:

- A) That Amendment #190 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted, as contained in Attachment #3 to Report #2023-P-10 of the Commissioner of Planning & 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 person or public bodies who requested notification of this decision.  
CARRIED

B) Durham Agricultural Advisory Committee (DAAC) Membership Appointments (2023-P-11)

---

Report #2023-P-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Wotten,  
(37) That we recommend to Council:

- A) That the following citizen volunteers be appointed as “area municipal representatives” to the Durham Agricultural Advisory Committee: Neil Guthrie (Ajax); Tom Watpool (Brock); Tom Barrie (Clarington); Derrik Stevenson (Oshawa); Gord Taylor (Pickering); Nicole Swain (Scugog); Brian Hulshof (Uxbridge) and Ronald Death (Whitby);
- B) That the following citizen volunteers be appointed as “at large” farmer members to the Durham Agricultural Advisory Committee: Zac Cohoon (Scugog); Bryan Smith (Uxbridge); and Hubert Shillings (Oshawa);
- C) That the following citizen volunteers be appointed as “at large” non-farmer members to the Durham Agricultural Advisory Committee: Dave Risebrough (Uxbridge); Gerri Lynn O’Connor (Uxbridge); Matthew Sommerville (Scugog);
- D) That the following citizen volunteer be appointed as the “Durham Region Federation of Agriculture representative” to the Durham Agricultural Advisory Committee: Mark Shiers;
- E) That the above-named citizen volunteers be advised of their appointment to the 2023-2026 term of the Durham Agricultural Advisory Committee;
- F) That the unsuccessful applicants to the Durham Agricultural Advisory Committee be notified; and

- G) That a copy of Commissioner's Report #2023-P-11 be forwarded to the area municipalities and the Durham Region Federation of Agriculture.

CARRIED

C) Durham Environment and Climate Advisory Committee (DECAC) Membership Appointments (2023-P-12)

---

Report #2023-P-12 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Regional Chair Henry, Seconded by Councillor Kerr,  
(38) That we recommend to Council:

- A) That the following citizen volunteers be appointed as Area Municipal Representatives to the Durham Environment and Climate Advisory Committee: Muaz Nasir (Ajax); William Basztyk (Brock); Kim Murray (Clarington); Dimitri Stathopoulos (Oshawa); Ozair Chaudhry (Pickering); Geoff Carpentier (Scugog); Bruce Foxton (Uxbridge); and Bryan Widner (Whitby);
- B) That the following citizen volunteers be appointed as At-Large members to the Durham Environment and Climate Advisory Committee: Keiko Lui and Jay Cuthbertson;
- C) That the following citizen volunteer be appointed as the Post-Secondary member to the Durham Environment and Climate Advisory Committee: Peter Cohen;
- D) That the following citizen volunteer be appointed as the Youth member to the Durham Environment and Climate Advisory Committee: Luke Nguyen;
- E) That the above-named citizen volunteers be advised of their appointment to the Durham Environment and Climate Advisory Committee;
- F) That the unsuccessful applicants to the Durham Environment and Climate Advisory Committee be notified; and
- G) That a copy of Commissioner's Report #2023-P-12 be forwarded to the area municipalities.

CARRIED

**8. Economic Development**

**8.1 Correspondence**

There were no communications to consider.

8.2 Reports

A) Invest Durham – Five-Year Marketing Plan (2023-EDT-5)

---

Report #2023-EDT-5 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Wotten, Seconded by Councillor Shahid,  
(39) That Report #2023-EDT-5 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 Dark Fibre in the City of Oshawa

---

In response to a question from the Committee regarding the progress of the installation of dark fibre throughout the Region, and specifically in North Oshawa, Regional Chair Henry advised that the project is currently on track.

11.2 New Study on Aviation Demand for Pickering Airport

---

Regional Chair Henry referenced an article titled, “New study on aviation demand for Pickering airport shelved (probably) by Transport Canada” dated April 3, 2023 and written by Glenn Hendry. He stated that the study was posted to Transport Canada’s website and removed a day later and questioned why it had been removed.

Vice-Chair Pickles advised that the City of Pickering staff are also seeking clarification regarding the removal of the study from the Federal website.

Moved by Regional Chair Henry, Seconded by Councillor Shahid,  
(40) That the Chair of the Region and the Mayor of Pickering work together to prepare a letter to the Minister of Transportation seeking clarification on the issue relating to the Pickering airport.

CARRIED

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, May 2, 2023 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Neal, Seconded by Councillor Kerr,  
(41) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:55 AM

Respectfully submitted,

---

D. Pickles, Vice-Chair

---

S. Ciani, Committee Clerk