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## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 6, 2023

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 6, 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 Neal\*  
Councillor Shahid  
Councillor Wotten  
Regional Chair Henry  
**\* denotes Councillors participating electronically**

Also Present: Councillor Crawford  
Councillor Schummer\*  
**\* denotes Councillors participating electronically**

Absent: Councillor Collier  
Councillor Kerr

#### Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
C. Boyd, Solicitor, Corporate Services – Legal Services  
B. Bridgeman, Commissioner of Planning and Economic Development  
H. Finlay, Acting Manager - Rapid Transit and Transit Oriented Development  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs  
G. Muller, Director of Planning  
G. Pereira, Manager, Transportation Planning  
D. Ruby, Manager, Economic Development, Business Development and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster Development  
L. Talling, Sport Tourism Program Specialist, Economic Development and Tourism

N. Taylor, Commissioner of Finance  
L. Trombino, Manager, Plan Implementation  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
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 Pickles, Seconded by Councillor Wotten,  
(49) That the minutes of the regular Planning & Economic Development  
Committee meeting held on Tuesday, May 2, 2023, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Presentations**

5.1 Lori Talling, Sport Tourism Program Specialist, re: Durham Region 2023 Ontario Parasport Games (2023-EDT-7)

Due to technical difficulties, the presentation was heard later in the meeting. See pages 3 and 4 of these minutes.

5.2 Dan Ruby, Manager, Business Development & Investment, re: 2022 and Q1-2023 Commercial and Industrial Development in Durham Region (2023-EDT-9)

Dan Ruby, Manager, Business Development & Investment, advised that full details of the 2022 and Q1-2023 Commercial and Industrial Development in Durham Region can be found in Report #2023-EDT-9 of the Commissioner of Planning & Economic Development. A video was displayed entitled Invest Durham: 2022 to 2023 Investment Report Highlights.

5.3 Gary Muller, Director of Planning, re: Durham Region's Response to Provincial Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial Planning Statement, and Related ERO Posting #019-6821, #019-6822, #019-6813 (2023-P-19)

Gary Muller, Director of Planning, provided a PowerPoint presentation with regards to Durham Region's Response to Provincial Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial

Planning Statement, and Related ERO Posting #019-6821, #019-6822, #019-6813 (2023-P-19).

Highlights of the presentation included:

- Background
  - Bill 97: The Helping Homebuyers, Protecting Tenants Act, 2023 – comments were due by May 6, 2023
  - Proposed Provincial Planning Statement – comments are due by August 4, 2023
- Policy Context
- Bill 97: The Helping Homebuyers, Protecting Tenants Act, 2023
- Proposed Provincial Planning Statement
- Summary of Key Comments
- Connection to Envision Durham

G. Muller responded to questions with regards to the municipality's role with respect to Ministerial authority to require development agreements; if the Province introduced policies under the Proposed Provincial Planning Statement, whether those policies would speak to intensification and density outside of Major Transit Station Areas and whether they would be set by the Province or municipality; the impacts of Bill 97 and Bill 23 will have on the recently submitted new Regional Official Plan and the potential changes that could occur; when the new Regional Official Plan will be approved by the Ministry; the six month extension to fee refund provisions for municipalities that fail to meet statutory decision deadline details; how many Minister's Zoning Orders (MZOs) are in Durham Region; the municipality's role in MZOs; the involvement of Community Housing Infrastructure Accelerator with MZOs; and the new authority for MZOs.

5.1 Lori Talling, Sport Tourism Program Specialist, re: Durham Region 2023 Ontario Parasport Games (2023-EDT-7)

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Lori Talling, Sport Tourism Program Specialist, provided a presentation with regards to Durham Region 2023 Ontario Parasport Games.

L. Talling advised that in November 2021, Regional Council endorsed Sport Durham's bid to host the Ontario Parasport Games for a second time and to support cash and in-kind contributions from the Region valued at \$106,000 to help build on the momentum and legacy of hosting the award-winning games in 2019. She stated that in 2022, a 24-member organizing committee was formed, together with the support of the Ministry of Tourism, Culture and Sport, another 45 sub-committee members, and staff from a number of Regional departments to host the games.

L. Talling advised that the games were held from February 3-5, 2023. The Region hosted 200 games and with the help of weekend volunteers, Regional staff and

venue staff, it welcomed over 400 participants and hundreds of spectators from across the Province.

L. Talling advised that the Region continues to promote awareness and support for accessibility and inclusion to increase parasport opportunities and participation in our community. She thanked the Planning & Economic Development Committee and Council for their support and will provide a final report in the months ahead.

A Parasport Games celebration video was displayed to capture the spirit and excitement of the games, from arrival at the five hotels to the opening ceremonies at the Abilities Centre; the 11 different sport competitions and 4 demo sports; and the medal ceremonies at 9 different venues across Durham Region.

L. Talling responded to a question with regards to who will be hosting the next Parasport Games.

## **6. Delegations**

### **6.1 Rob Alexander, President, Durham Farm Fresh Marketing Association, re: Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2023-EDT-8)**

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Rob Alexander, President, Durham Farm Fresh Marketing Association, participating electronically, appeared before the Committee regarding Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week.

R. Alexander advised that 2023 marks 30 years for the Durham Farm Fresh Marketing Association as a not-for-profit organization and has been involved in bringing on new member farms, promoting locally grown and process food, rolling out innovative marketing programs, networking and educational events, and providing valuable industry insights. He further advised that as programming changes to adapt to new consumer preferences and communication tools, they remain focused on the mandate to improve the awareness and economics of the farm-to-table food system in Durham.

R. Alexander thanked all who contributed, delegated, and engaged in the consultation process for the recently adopted Regional Official Plan. He stated that Envision Durham highlighted several important features in the local food system with agriculture being the number one goods producing industry with more than 1,300 farms operating in Durham Region. R. Alexander stated that with approximately 285 farms engaged in some form of direct consumer sales, agriculture generates over \$350,000,000 in gross farm receipts, and the whole Agri-food system is one of the top industries employing residents in Durham Region. He further stated that the average age of farmers has increased from 54 to 59 since 2006, the total area of farmland in Durham Region has decreased by

20% from 2006, and while total farm output has grown, the number of individual farms continues to fall.

R. Alexander stated that the biggest challenge for the industry has been the price of land which is driven high by developers, speculators, and investors. He advised that Local Food Week is an important opportunity to consider how policy decisions can have an effect on the agriculture system. Earlier this year, Durham Farm Fresh and Durham Farm Connections submitted a joint proposal to the Provincial Rural Economic Development Fund to hire a full-time coordinator. He further advised that the Durham Agricultural Advisory Committee is in the process of updating their Terms of Reference to include a Durham Farm Fresh representative.

R. Alexander thanked Durham Region and staff for their continued support, and reconfirmed his commitment to Durham Farm Fresh as Chair, and to the broader local food movement.

## 7. Planning

### 7.1 Correspondence

There were no communications to be considered.

### 7.2 Reports

#### A) Durham Agricultural Advisory Committee Terms of Reference and 2023 Workplan (2023-P-16)

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Report #2023-P-16 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(50) That we recommend to Council:

- A) That the Durham Agricultural Advisory Committee's 2023 Terms of Reference be approved, as outlined in Attachment #1 to Report #2023-P-16 of the Commissioner of Planning and Economic Development;
- B) That the Durham Agricultural Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-16; and
- C) That a copy of Report #2023-P-16 be forwarded to the Durham Agricultural Advisory Committee, the Durham Federation of Agriculture, the Golden Horseshoe Food and Farming Alliance and the area municipalities.

CARRIED

#### B) Durham Environment and Climate Advisory Committee 2023 Workplan and Terms of Reference (2023-P-17)

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Report #2023-P-17 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(51) That we recommend to Council:

- A) That the Durham Environment and Climate Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-17 of the Commissioner of Planning and Economic Development; and
- B) That a copy of Report #2023-P-17 be forwarded to the Durham Environment and Climate Advisory Committee, Conservation Authorities, and the area municipalities.

CARRIED

C) Durham Active Transportation Committee (DATC) 2023 Workplan (2023-P-18)

Report #2023-P-18 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(52) That we recommend to Council:

- A) That the Durham Active Transportation Committee's 2023 Workplan be approved, as outlined in Attachment #1 to Report #2023-P-18 of the Commissioner of Planning and Economic Development; and
- B) That a copy of Report #2023-P-18 be forwarded to the Durham Active Transportation Advisory Committee, Conservation Authorities, and Durham's area municipalities.

CARRIED

D) Durham Region's Response to Provincial Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial Planning Statement, and Related ERO Postings #019-6821, #019-6822, #019-6813 (2023-P-19)

Report #2023-P-19 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(53) That we recommend to Council:

- A) That the letter dated May 5, 2023 (Attachment #1 to Report #2023-P-19 of the Commissioner of Planning and Economic Development) from the Commissioner of Planning and Economic Development to the Minister of Municipal Affairs and Housing, be endorsed as Durham Region's comments on Bill 97;

- B) That the following recommendations form the Region's comments on the proposed Provincial Planning Statement, namely that the province:
- i) make stable and predictable funding available to Indigenous communities to facilitate their fulsome participation in the planning process;
  - ii) require municipalities to develop population and employment forecasts to a common 25 to 30-year time horizon based on a standard methodology provided by the province;
  - iii) continue to require that settlement area boundary expansions be permitted only through municipal comprehensive reviews, informed by a standardized methodology. Within a regional context, the implications of infrastructure and servicing on settlement area boundary expansions collectively should continue to rest with upper-tier municipalities as the jurisdiction responsible for the infrastructure and servicing, regardless of planning approval responsibility;
  - iv) continue to consult on the implementation framework so that municipalities within the Greenbelt Plan area can understand how they will be affected by the proposed policy changes;
  - v) permit municipalities to designate Strategic Growth Areas (SGAs) in their official plans and clarify if the Highway-2 BRT in Durham would be captured as a higher order transit corridor following repeal of the Growth Plan;
  - vi) continue to support intensification targets and approaches to calculation within municipal official plans;
  - vii) continue to consult with upper-tier municipalities that may no longer have planning approval authority under Bill 23 on how the proposed new PPS can be implemented through their role as a Housing Service Manager to facilitate the coordinated delivery of affordable housing;
  - viii) provide definitions (e.g. affordable and attainable) and establish clear policy that enables the delivery of affordable housing and include targets, definitions and policies in the proposed new PPS;
  - ix) uphold agricultural systems planning and strengthen language in the proposed new PPS to require municipalities to use an agricultural systems approach;
  - x) allow the ability for limited lot creation on rural lands, but only if it is locally appropriate while discouraging residential lot creation in

prime agricultural areas, aside from those created through surplus farm dwellings;

- xi) not permit light industrial, manufacturing and small-scale warehousing within SGAs as it would undermine the ability for sensitive uses, particularly residential uses, to locate within SGAs;
  - xii) include policy language that will strengthen a municipalities' ability to require mixed use developments in SGAs, and not solely residential developments, which could undermine the province's objectives related to complete communities;
  - xiii) clarify the general intent of the proposed policy that requires municipalities to "leverage the capacity of development proponents" in planning for infrastructure and public service facilities as it may be interpreted to mean that municipalities will be compelled to enter into agreements with proponents for the provision of infrastructure and public service facilities;
  - xiv) release proposed natural heritage policies and definitions as soon as possible and in turn allow stakeholders time to comment on the proposed new PPS holistically;
  - xv) develop policy approaches to intensification and settlement area boundary expansions within the context of a changing climate;
  - xvi) include a policy framework for natural hazards within the final proposed new PPS to support municipalities in their efforts to ensure public health and safety, protect property, and avoid the creation of new or aggravate existing natural hazards;
  - xvii) retain policy direction for on-site and local reuse of excess soil, and provide planning authorities with guidance on how to accommodate expected increases in excess soil generated as residential development accelerates; and
- C) That a copy of Report #2023-P-19 be forwarded to Durham's area municipalities, conservation authorities, and neighbouring municipalities for information.

CARRIED

## 8. Economic Development

### 8.1 Correspondence

There were no items of communications to be considered.

## 8.2 Reports

### A) Durham Region 2023 Ontario Parasport Games (2023-EDT-7)

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Report #2023-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(54) That Report #2023-EDT-7 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

### B) Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2023-EDT-8)

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Report #2023-EDT-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(55) That Report #2023-EDT-8 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

### C) 2022 and Q1-2023 Commercial and Industrial Development in Durham Region (2023-EDT-9)

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Report #2023-EDT-9 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(56) That Report #2023-EDT-9 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

## 9. **Advisory Committee Resolutions**

### 9.1 Durham Environmental and Climate Advisory Committee

#### A) Resolution regarding Appointment of a DECAC Representative on Friends of Second Marsh Board of Directors

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Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(57) That we recommend to Council:

That Muaz Nasir be appointed as the Durham Environment and Climate Advisory Committee (DECAC) representative on the Friends of Second Marsh Board of Directors.

CARRIED

9.2 Durham Agricultural Advisory Committee

A) Resolution regarding City of Pickering – Backyard Chickens in Pickering

Councillor Pickles advised that the City of Pickering Council adopted the staff recommendation to not proceed with a backyard chicken pilot project.

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(58) That we recommend to Council:

That the Durham Agricultural Advisory Committee is in support of the City of Pickering's resolution to not proceed with a backyard chicken pilot program, and that a copy of this resolution be forwarded to the area municipalities.

CARRIED

B) Resolution regarding Impacts of Bill 97

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(59) That we recommend to Council:

That the Durham Agricultural Advisory Committee strongly opposes Bill 97 as it does not consider the impact of severances on Minimum Distance Separations in relation to animal operations; and it encourages farmland fragmentation which will negatively impact long-term farm environmental and economic sustainability.

CARRIED

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

There was no other business to be considered.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, September 5, 2023 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(60) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:22 AM

Respectfully submitted,

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B. Chapman, Chair

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K. Smith, Committee Clerk