

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, May 7, 2019

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, May 7, 2019 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:37 AM

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Bath-Hadden
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry left the meeting at 10:58 AM

Also

Present: Councillor Dies
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
B. Anderson, Principal Planner
V. Chanthavong, Planner
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
A. Luqman, Project Planner
G. Muller, Director of Planning
J. Paquette, Manager, Corporate Communications
B. Pickard, Manager, Tourism
S. Rashad, Systems Support Specialist, Corporate Services – IT
N. Rutherford, Manager, Economic Development, Agriculture and Rural Affairs
K. Ryan, Senior Solicitor, Corporate Services – Legal Services
L. Trombino, Manager, Plan Implementation
T. Fraser, Committee Clerk, Corporate Services – Legislative Services

1. Declarations of Interest

There were no declarations of interest.

2. Adoption of Minutes

Moved by Councillor Joe Neal, Seconded by Regional Chair Henry,
(44) That the minutes of the regular Planning & Economic Development
Committee meeting held on Tuesday, April 2, 2019, be adopted.

CARRIED

3. Statutory Public Meetings

3.1 Proposed Regional Official Plan Amendment – Rural Water and Sanitary Sewer
Service Connections, File: OPA 2019-001 ([2019-P-22](#))

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 Regionally initiated amendment to the Durham Region Official Plan. He noted that notice of the public meeting has been provided and the purpose of the meeting is to provide information and hear any submissions.

A) Presentation

C. Goodchild, Manager, Policy Planning & Special Studies, provided a presentation outlining the details of Report #2019-P-22 of the Commissioner of Planning and Economic Development. She advised that in March 2019, Regional Council directed staff to initiate a process to amend the Durham Regional Official Plan to enable consideration of requests for service connections for properties abutting existing municipal services outside the Urban Area. She explained that Regional staff have received requests from property owners outside the Urban Area to connect to existing municipal services that abut their property. She also explained that the Region's current practice is to not allow rural municipal service connections outside Urban Areas. C. Goodchild provided an overview of the land use policy considerations and the proposed amendment. She also advised that to date no submissions have been received.

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

B) Delegations

1. Alan Schwarz, 95 Churchill Avenue, Oshawa, Ontario

Mr. Schwarz appeared before the Committee in support of the proposed Amendment. He advised that he owns a farm property on Holt Road and 7 lots on Rundle Road in the Municipality of Clarington. He stated that there

are water and sanitary sewer services approximately 2 kilometers from the property and he would like the opportunity to bring water and sanitary sewer services to the lots and farm property. He noted that they have had the property since 1938 and he stated that it has been frustrating to see the growth in Courtice and Bowmanville and to be unable to connect to municipal services.

Mr. Schwarz responded to questions with respect to whether municipal services about his property; the status of his well; and the location of the lots on Rundle Road.

2. Ihor George Lysyk, 71 Southwood Street, Oshawa, Ontario

Mr. Lysyk appeared before the Committee in support of the proposed Amendment. He advised that he has spoken to Regional Chair Henry and the Commissioner of Planning and Economic Development about property located at 835 and 849 Townline Road North. He advised that the property is located on Townline Road North between Pebblestone Road and Taunton Road in the Municipality of Clarington. He explained that municipal services are available and that the subject site has been the subject of a Land Division Application. He also advised that the applicant lives on the property and the proposed severance is to the north. He further advised that there are currently no service connections to the three proposed lots and they cannot connect due to policy. He thanked the Regional Chair and Regional staff for bringing forward the proposed amendment.

C) Report

Staff responded to questions with respect to whether the proposed amendment would permit the extension of services to Rundle Road in the Municipality of Clarington or Ontoro Boulevard in the Town of Ajax; the wording of the proposed amendment; the preference for private services; and potential impacts of the current Municipal Comprehensive Review of the Regional Official Plan.

Moved by Regional Chair Henry, Seconded by Councillor Lee,

(45) A) That Report #2019-P-22 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

- 3.2 Application to Amend the Durham Regional Official Plan, submitted by Beverley Turf Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2019-002 ([2019-P-23](#))
-

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 notice of the public meeting has been provided and the purpose of the meeting is to provide information and hear any submissions.

A) Presentation

V. Chanthavong, Planner, provided a presentation outlining the details of Report #2019-P-23 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by Clark Consulting Services Ltd., on behalf of Beverley Turf Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock. The subject site is municipally known as B1625 Regional Road 50 and is located on the north side of Regional Road 50, approximately one kilometer east of the Hamlet of Gamebridge. She provided an overview of the application and land use policy considerations. She also advised that to date no inquiries have been received from the public.

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

B) Delegations

There were no persons in attendance who requested to make a submission.

C) Report

Councillor Bath-Hadden advised that the Township of Brock supports the application and that there were no objections at their public meeting.

Moved by Councillor Bath-Hadden, Seconded by Regional Chair Henry,
(46) A) That Report #2019-P-23 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. **Delegations**

There were no delegations to be heard.

5. Presentations

5.1 Cameron Richardson and Gary Bowen, Toronto and Region Conservation Authority, Re: Carruthers Creek Watershed Plan Update (2019-P-25)

Gary Bowen, Toronto and Region Conservation Authority, provided a PowerPoint presentation regarding the Carruthers Creek Watershed Plan Update. Highlights of his presentation included:

- Carruthers Creek Watershed
- Watershed Plan Update Process
- Introduction to Phase 2 of Watershed Plan Update
- Phase 2: Public and Stakeholder Consultation 2018 – 2019
- Communications and Consultation Summary
- Who was Consulted
- What was Done
- What we Heard
- Vision Statement – Feedback
- Next Steps – Communications and Consultation
- Phase 2 Technical Work
- Management Recommendations
- Next Steps – Technical Work

Mr. Bowen responded to questions with respect to the anticipated completion date; potential impacts of provincial planning changes; who would be responsible for management recommendations; and current outreach activities with schools.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-25 at this time.

6.2 Reports

B) Carruthers Creek Watershed Plan Update ([2019-P-25](#))

Report #2019-P-25 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to whether the watershed plan update will be included as part of the current Municipal Comprehensive Review of the Regional Official Plan; and the reasons for a four-year workplan.

Moved by Regional Chair Henry, Seconded by Councillor Hight,

(47) That Report #2019-P-25 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

5.2 Aneesah Luqman, Project Planner, re: Envision Durham – Climate Change and Sustainability Discussion Paper (2019-P-26)

A. Luqman, Project Planner, provided a PowerPoint presentation outlining the details of Report #2019-P-26 of the Commissioner of Planning and Economic Development. Highlights of her presentation included:

- Provincial Planning Policy Context
- Regional Initiatives
- Provincial Plans Conformity
- Trends
- Policy Considerations
 - Built Form
 - Transportation
 - Energy
 - Natural Environment
- Policy Considerations
 - Adaptation
 - Mitigation
- Consultation and Engagement

Staff responded to questions with respect to the possibility of extending the commenting period; and why waste management was not included in the climate change and sustainability discussion paper.

With the consensus of the Committee, the order of the agenda was altered to consider Report #2019-P-26 at this time.

6.2 Reports

C) Envision Durham – Climate Change and Sustainability Discussion Paper (2019-P-26)

Report #2019-P-26 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

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

- A) That Report #2019-P-26 of the Commissioner of Planning and Economic Development be received for information; and

- B) That a copy of Report #2019-P-26 be forwarded to Durham's area municipalities; conservation authorities; the Ministry of Municipal Affairs and Housing; the Ministry of Environment, Conservation and Parks; the Durham Region Roundtable on Climate Change; and the Durham Environmental Advisory Committee for review and comment.

CARRIED

6. Planning

6.1 Correspondence

There were no communications to consider.

6.2 Reports

- A) Durham Active Transportation Committee (DATC) Membership Appointment – Town of Whitby Nominee (2019-P-24)

Report #2019-P-24 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

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

- A) That the appointment of Mr. Ron Lalonde, as Area Municipal Citizen Volunteer from the Town of Whitby, be confirmed;
- B) That Mr. Lalonde be advised of his appointment; and
- C) That a copy of Report #2019-P-24 of the Commissioner of Planning and Economic Development be forwarded to the Town of Whitby and to the Durham Active Transportation Committee.

CARRIED

- B) Carruthers Creek Watershed Plan Update (2019-P-25)

This item was considered earlier in the meeting. Refer to page 5 of these minutes.

- C) Envision Durham – Climate Change and Sustainability Discussion Paper (2019-P-26)

This item was considered earlier in the meeting. Refer to pages 6 and 7 of these minutes.

D) Proposed amendments to the Conservation Authorities Act and associated regulations (2019-P-27)

Report #2019-P-27 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Discussion ensued with respect to proposed changes to the Conservation Authorities Act and the potential planning and financial implications. It was requested that a presentation be provided at the next Planning & Economic Development Committee meeting.

Moved by Councillor Lee, Seconded by Councillor Kerr,
(50) That we recommend to Council:

- A) That due to the short commenting window to submit comments to the Province of Ontario, staff be authorized to prepare and submit preliminary comments on Environmental Registry of Ontario posting #013-5018 and #013-4992 related to the Conservation Authorities Act and associated regulations on behalf of the Region of Durham;
- B) That staff be directed to report back to Planning and Economic Development Committee on June 4, 2019 to consider and if necessary, modify the submitted comments related to the Conservation Authorities Act and associated regulations for subsequent Council endorsement; and
- C) That the Province be advised that a 45-day comment period is insufficient and does not provide an adequate opportunity for proper or meaningful consultation.

CARRIED

7. Economic Development

7.1 Correspondence

There were no communications to consider.

7.2 Reports

A) Tribute Communities Centre Suite – Annual Usage Report and Lease Renewal (2019-EDT-6)

Report #2019-EDT-6 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to who pays additional costs related to food and beverages; and the usage of the suite for OHL playoff games.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(51) That we recommend to Council:

- A) That the Regional Chair and the Regional Clerk be authorized to enter into a licence renewal agreement with Global Spectrum Facility Management L.P. for the Region's suite at the Tribute Communities Centre for a five-year period commencing September 1, 2019 and concluding on August 31, 2024;
- B) That an amount of \$50,000 for the next year of the term be included in the annual Business Plans and Budgets, with the inclusion of an annual increase in fees of 1.5%; and
- C) That fifty percent (50%) of the total amount be allocated from the Economic Development and Tourism budget and fifty percent (50%) from the Regional Chair's budget.

CARRIED

B) Investment Attraction Statistics – 4th Quarter 2018 and Annual Review 2018
(2019-EDT-7)

Report #2019-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the source of investment leads; if the number of new investments in 2018 met the Regional benchmark; and if inquiries generated from Toronto Global are included. It was requested that future reports include a glossary with an explanation of the source of the investment leads.

Moved by Councillor Lee, Seconded by Councillor Highet,
(52) That Report #2019-EDT-7 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

C) 2017 and 2018 Non-residential Development and Job Growth in Durham Region
(2019-EDT-8)

Report #2019-EDT-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to whether the value of the investment was used as a threshold for highlighting investments in the report.

Moved by Councillor Highet, Seconded by Councillor Kerr,
(53) That Report #2019-EDT-8 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

D) Bid for 2022 Ontario Summer Games (2019-EDT-9)

Report #2019-EDT-9 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to whether events would be held in areas throughout Durham Region; and who would be responsible for merchandising.

Moved by Councillor Bath-Hadden, Seconded by Councillor Kerr,
(54) That we recommend to Council:

- A) That Regional Council endorse a bid for the 2022 Ontario Summer Games to be developed and submitted by Sport Durham prior to the deadline of June 14, 2019;
- B) That Regional Council endorse and support in principle the hosting of this event, including the acknowledgement that if the Region is awarded a bid, accepts an award, and enters into a hosting agreement for these Games, the Region would bear the cost responsibility for any financial deficit resulting from the Games;
- C) That Regional Council approve in principle the Region's financial contribution for this bid in the amount of \$130,000 (\$50,000 cash and approximately \$80,000 in-kind for internal transportation); and
- D) That if the 2022 Ontario Summer Games are awarded to the Region, staff will report back to seek approval of the terms of the hosting agreement, prior to execution of the agreement.

CARRIED

8. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

9. Confidential Matters

There were no confidential matters to be considered.

10. Other Business

10.1 Update on Provincial Changes Related to Land Use Planning

B. Bridgeman advised that on May 2, 2019, the Minister of Municipal Affairs and Housing released the following three documents:

- More Homes, More Choice: Ontario's Housing Supply Action Plan

- Bill 108, the More Homes, More Choice Act (first reading)
- A Place to Grow: Growth Plan for the Greater Golden Horseshoe

B. Bridgeman provided an overview of the planning related changes proposed in Bill 108 and the new Growth Plan for the Greater Golden Horseshoe. G. Muller provided a brief overview of the proposed changes in the More Homes, More Choice Housing Supply Action Plan.

Staff responded to questions with respect to proposed changes to the Development Charges Act; the proposed timelines for development applications; the new intensification targets; and the status of proposed changes to the Local Planning Appeal Tribunal process. It was requested that a written summary of the changes be provided to members of the Committee.

10.2 Metrolinx Town Hall Meeting in Whitby

Councillor Kerr advised that he attended the Metrolinx Town Hall meeting held in the Town of Whitby on May 2, 2019 and at the meeting there was discussion of four options being considered by Metrolinx for the proposed extension of GO Train services from Oshawa into Bowmanville. He stated that the preferred route appears to be below Highway 401 and he noted that the preferred route adopted by the City of Oshawa and Municipality of Clarington is north of Highway 401.

Discussion ensued with respect to the rationale for extending GO Rail service north of Highway 401 through Oshawa to Bowmanville; and the status of discussions between Metrolinx and the Region.

11. **Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, June 4, 2019 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

12. **Adjournment**

Moved by Councillor Kerr, Seconded by Councillor Highet,
(55) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:37 AM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk