



## **The Regional Municipality of Durham**

### **Durham Agricultural Advisory Committee Agenda**

Tuesday, March 9, 2021

7:30 PM

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

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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](mailto:delegations@durham.ca) and will be provided with the details to delegate electronically.

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**1. Roll Call**

**2. Declarations of Interest**

**3. Adoption of Minutes**

- A) Durham Agricultural Advisory Committee meeting held on February 16, 2021 ([Attachment 1](#))

**4. Presentation**

- A) Ron Trewin, Durham Region Works Department – Durham Region – Update on Regional Roads and Infrastructure Projects

**5. Discussion Items**

- A) Rural and Agricultural Economic Development Update – S. Jibb  
B) DAAC Farm Tour – Z. Cohoon  
C) [#2021-INFO-24](#) - Proposed Federal Clean Fuel Standards Regulations – Land Use and Biodiversity – M. Scott (**Attachment 2**)

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2548.

- D) OPA 2021-001 – Clark Consulting Services Application ([Attachment 3](#))
- E) [#2021-P-7](#) - Envision Durham – Proposed Policy Directions (**Attachment 4**)

**6. Information Items**

- A) [#2021-INFO-7](#) - Durham Region Farm 911 Project (**Attachment 5**)
- B) Consultation on Growing the Size of the Greenbelt – [ERO Number 019-3136](#)

**7. Other Business**

**8. Date of Next Meeting**

April 13, 2021

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

## **The Regional Municipality of Durham**

### **MINUTES**

#### **DURHAM AGRICULTURAL ADVISORY COMMITTEE**

**February 16, 2021**

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, February 16, 2021 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby at 7:30 PM. In accordance with Provincial legislation, electronic participation was offered for this meeting.

#### **1. Roll Call**

Present: Z. Cohoon, Federation of Agriculture, Chair  
T. Barrie, Clarington  
N. Guthrie, Member at Large  
G. Highet, Regional Councillor  
B. Howsam, Member at Large  
K. Kemp, Scugog, attended the meeting at 7:52 PM  
K. Kennedy, Member at Large  
P. MacArthur, Oshawa  
F. Puterbough, Member at Large  
D. Risebrough, Member at Large  
H. Schillings, Whitby  
B. Smith, Uxbridge  
G. Taylor, Pickering, Vice-Chair  
T. Watpool, Brock, Vice-Chair  
B. Winter, Ajax  
**\*members of the Committee participated electronically**

Absent: G. O'Connor, Member at Large

#### **Staff**

Present: \*K. Allore-Engel, Senior Planner, Department of Planning and Economic Development  
\*A. Brown, Agriculture Economic Development Program Coordinator, Department of Planning and Economic Development  
\*P. Davidson, Senior Economist, Finance Department  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
\*M. Scott, Project Planner, Department of Planning and Economic Development  
\*M. Simpson, Director, Risk Management, Finance Department  
\*N. Prasad, Committee Clerk, Corporate Services – Legislative Services  
\*denotes staff participating electronically

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by D. Risebrough, Seconded by H. Schillings,  
That the minutes of the Durham Agricultural Advisory Committee  
meeting held on January 12, 2021 be adopted.

CARRIED

**4. Presentation**

A) Mary Simpson and Paul Davidson, Durham Region Finance Department re:  
Durham Region – Farm 911 Project

Mary Simpson, Director, Risk Management, and Paul Davidson, Senior Economist, Finance Department, provided a PowerPoint Presentation with regards to the Durham Region Farm 911 Project.

Highlights of the presentation included:

- Region of Durham – Farm 911
- Overview and Approach
- Consultations
- Key Findings from Consultations
- Implementation
- Next Steps

M. Simpson stated that the Farm 911 Project (also known as the Emily Project) came about due to a tragic accident in Hastings. She stated that first responders were not able to locate entrances to vacant properties where no civic address exists. She stated that the Project will ensure that all vacant property owners in Durham Region have a well maintained and GPS locatable 911 sign at entrances that are deemed safe and accessible.

M. Simpson advised that an internal working group was developed and has consulted with the eight area municipalities in Durham to discuss approaches to signage and the Farm 911 Project. She advised that local area municipalities have their own by-laws for signage and the issuance of civic addresses.

M. Simpson stated that the following are key findings from the consultations:

- Most municipalities supply 911 signage upon request, but processes, fees, and installation responsibilities vary by municipality;
- Some municipalities and stakeholders prefer a standard colour for signage across the region, while others do not. The main focus is to have signs that are GPS locatable;

- The current sign coverage varies across municipalities; and
- In addition to secondary entrances and vacant properties, some municipalities listed boat launches, storm water ponds, and walking trails as priority areas for 911 signage.

M. Simpson stated that the information gathered helped shape the implementation strategy and advised of the following:

- Regional Council approved a \$300,000 funding allocation in the 2020 Regional budget;
- The funding allocation will be divided among all 8 local area municipalities to ensure maximum coverage of 911 signs across the Region; and
- The Region will offer in-kind support for joint procurement of sign installation services and offer to provide sign manufacturing services through the Region's sign shop.

M. Simpson advised that the Region is currently in the process of finalizing the last agreement with the municipalities for the disbursement of funds. She stated that consultation and discussions will continue on potential extensions of the project and with respect to the implementation of best practices. She also advised that staff will investigate the feasibility of developing a crowdsourcing application to enable property owners to conveniently request signage or report damaged/missing signage in the future. And lastly, that the Region will be partnering with the Durham Region Federation of Agriculture to help promote the program and encourage participation among the rural community.

M. Simpson responded to questions with regards to the promotion of the program.

Moved by D. Risebrough, Seconded by P. MacArthur,  
That the Durham Agricultural Advisory Committee strongly supports  
the Region of Durham's Farm 911 Project and encourages its  
promotion.

CARRIED

## **5. Discussion Items**

### **A) Rural and Agricultural Economic Development Update**

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A. Brown provided the following update:

- The 4-part Specialty Crop Workshop Series has now come to an end. Workshops were provided on the following topics: An Overview of Specialty Crop Production; Lavender, Hops, Cannabis and Industrial Hemp; Specialty Fruit and Nuts; and Specialty Vegetables. Sessions were recorded and available for viewing for anyone interested.

- Staff is preparing to celebrate Canadian Agriculture Day on February 23, 2021 and will be sending out promotional Twitter posts.
- Staff is preparing for the Do More Ag Foundation Mental Health Workshop scheduled for February 24, 2021. Some topics to be covered include: signs and symptoms of mental illness; mental health supports available to the agricultural sector; how to have a conversation with a fellow producer who may be struggling; how to support others; self care; etc. The Workshop is being done in partnership with the Durham Region Federation of Agriculture. Any interested members are encouraged to contact A. Brown to register.
- Staff is moving forward with a business case for the Durham Region Food Hub. They will be building off the key themes from the Durham Farm Connections proposed agriculture centre and will be looking to add aspects of additional food processing and distribution.
- Staff will be writing content for the Agriculture and Rural newsletter which will be coming out in early March.
- Staff will be collaborating with Planning Department staff with regards to looking at the Durham agriculture system and how it can be incorporated into the Regional Official Plan.
- Staff has not proceeded with the application for funding from the Ontario Ministry of Agriculture, Food and Rural Affairs for the Rural and Economic Development Program as it did not line up with other agriculture career and innovation projects currently being looked at.

B) DAAC Farm Tour

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Discussion ensued with regards to setting up a meeting with Goodyear Farms to discuss details of the Farm Tour. It was the consensus of the committee to set up a sub-committee meeting after Chair Cohoon's discussion with Goodyear Farms.

C) Proposed Clean Fuel Regulations – Multi-Stakeholder Consultative Committee Session

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Z. Cohoon advised that he attended the Proposed Clean Fuel Multi-Stakeholders Consultants Committee meeting held on January 20, 2021 on behalf of the Committee.

M. Scott advised that he contacted Paul Hokestra of the Grain Farmers of Ontario with regards to the 3 areas of concern raised by the DAAC sub-committee regarding the Proposed Clean Fuel Regulations. He advised that all 3 concerns have been addressed and the Land Use Criteria of the Clean Fuel Standard has moved to a national certification process, under which all farmers in Canada are now eligible. As a result, individual farmers will not need to meet the setback requirements from riparian zones and waterbodies. He also advised that the referenced year for land use changes has been changed from 2008 to 2020.

D) Report #2021-P-2 re: DAAC 2020 Annual Report and 2021 Workplan, Presentation to Planning & Economic Development

A copy of Report #2021-P-2 of the Commissioner of Planning and Economic Development was provided as Attachment #2 to the Agenda.

Z. Cohoon advised that he presented to the Planning and Economic Development Committee on February 2, 2021 with regards to the DAAC 2020 Annual Report and 2021 Workplan. He advised that in addition to the presentation, he mentioned the Clean Fuel Standards and advised the Planning and Economic Development Committee that anything that limits the ability for Durham Region farmers is bad for business in Durham Region.

E) Region of Durham response to DAAC's Questions re: Establishment of a Species at Risk Conservation Fund

With regards to questions raised in response to the correspondence from the Region to the Ministry of the Environment, Conservation and Parks, dated December 18, 2020, regarding Environmental Registry of Ontario Number 019-2636 - A proposal under the Endangered Species Act to enable use of the Species at Risk Conservation Fund, provided as Attachment #4 to the January 12, 2021 DAAC Agenda, M. Scott advised that developers would still need to follow provincial and regional policy for the protection of species at risk. The program would allow for the pooling of resources related to the species benefit to help streamline applications but would not allow for payment in lieu of meeting legislative requirements related to species at risk.

**6. Information Items**

A) Ontario Wildlife Damage Compensation Program Changes

A copy of the letter from the Ministry of Agriculture, Food and Rural Affairs regarding upcoming updates to the Ontario Wildlife Damage Compensation Program was provided as Attachment #3 to the Agenda and received.

B) 10-Year Review of the Lake Simcoe Protection Plan and Survey

A link to the Minister of the Environment, Conservation and Parks' 10-Year Report on Lake Simcoe and Survey was provided and received.

**7. Other Business**

A) Holstein Canada - Master Breeders Awards

The Committee congratulated F. Puterbough on his Master Breeder Award, as awarded by Holstein Canada.

**8. Date of Next Meeting**

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, March 9, 2021 starting at 7:30 PM.

**9. Adjournment**

Moved by B. Winter, Seconded by T. Watpool,  
That the meeting be adjourned.  
CARRIED

The meeting adjourned at 8:14 PM.

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Z. Cohoon, Chair, Durham  
Agricultural Advisory Committee

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N. Prasad, Committee Clerk





Planning and  
Economic  
Development  
Department

## Application to Amend the Durham Regional Official Plan

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

Regional use only	
<b>File Number</b>	<b>Date of Receipt</b>

Submission of this application constitutes tacit consent for authorized Regional and area municipal staff representatives to inspect the subject lands or premises, and to carry out any inspections, tests and investigations as may be required.

### Pre-Consultation

Pre-consultation is a mandatory part of the application process. Through this process, you will be informed of any requirements that may apply within the Durham Regional Official Plan and from Provincial policies and plans. Prior to submitting this form to the Region, it is required that at least one meeting be held with Regional Planning staff, staff from other Regional Departments, the area municipality, the applicable Conservation Authority and other review agencies as deemed appropriate. Following the meeting, the Planning Division shall prepare a Record of Pre-consultation outlining the information to be provided in order that the application may be deemed complete.

### Completeness of the Application

The information in this form must be provided by the applicant. This information must be provided with the appropriate fee(s) and technical information or reports as outlined in the Record of Pre-consultation in order for the application to be deemed complete under the Planning Act. In the absence of this information, it may not be possible to do a complete review within the legislated time frame for making a decision. As a result, if the required information is not provided, the application may be returned until these materials are submitted.

### Submission Requirements

#### Fees: (payable by cheque or money order)

- A non-refundable fee of **\$20,000.00**, payable to the Regional Municipality of Durham, for a privately initiated major amendment, defined as a proposal involving a change in land use designation or policy which requires major technical studies and extensive analysis and consultation.
- A non-refundable fee of **\$7,000.00**, payable to the Regional Municipality of Durham, for a privately initiated minor amendment, defined as a site specific proposal which is small in scale and involves a land use with minor and predictable impacts.
- A non-refundable fee of **\$270.00**, payable to the Regional Municipality of Durham, for any developments based on private, which is the Regional Health Department's review fee.
- A non-refundable fee payable to the applicable Conservation Authority, for lands potentially affected by flooding or erosion or other lands within its jurisdiction. Please contact the appropriate Conservation Authority to determine the exact fee amount (refer to page 11 for contact information).
- A publication fee deposit of **\$1,000.00** (Note: Applicants will be required to pay the actual publication costs associated with the notice requirements of the Planning Act).

#### Forms and Information:

- **1 original and 14 copies** of the completed application form.
- **8 copies** of technical information and background reports, as detailed in the Record of Pre-consultation.
- **15 copies** of the proposed text and/or map amendments (in black and white, on 8 1/2" x 11" paper).
- **15 copies** of a sketch/concept plan, showing the location of the property, existing features, adjacent land uses, details of the proposed land uses, and the extent of the applicant's land holding (in black and white, on 8 1/2" x 11" paper).

Please also provide an electronic version of reports/plans. Measurements are to be indicated in metric units.

## 1 Pre-Consultation

Have you formally consulted with staff of the Region of Durham, area municipality and other agencies prior to submitting this application? ☒ Yes ☐ No

Date of Record of Pre-Consultation: July, 30, 2020

Parties/Agencies in Attendance: CCS, Region of Durham-Planning/Health Municipality of Clarington-Planning

## 2 Contacts

### Owner\*

Name 1725596 Ontario Limited- Mr. Kirk Kemp  
Mailing Address 201 Regional Road 42 Newcastle, ON L1B 1L9  
Telephone Work 905-987-4961 ext. 501 Cell \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email kirk@algomaorchards.com

### Applicant\*\*

Name Bob Clark, Clark Consulting Services  
Mailing Address 52 John Street, Port Hope, ON  
Telephone Work 9058858023 Cell \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email bob@clarkcs.com

### Agent / Primary Consultant

Name Bob Clark, Clark Consulting Services  
Mailing Address 52 John Street, Port Hope, ON  
Telephone Work 9058858023 Cell \_\_\_\_\_ Home \_\_\_\_\_  
Fax \_\_\_\_\_ Email bob@clarkcs.com

\* If more than one owner, please attach a separate sheet. If numbered company, give name and address of principal owner.

\*\* Owner's authorization (Section 12) is required if the applicant is not the owner.

Correspondence to be sent to (select only one):

☐ Owner ☒ Applicant / Agent ☐ Agent / Primary Consultant

## 3 Description of Subject Lands

☐ Not Applicable

### Location

Area Municipality Clarington Area (Hectares) 35.8ha  
Municipal Address 40 Station Street

### Description

Former Township Clarke Lot(s) part lot 27 Concession(s) 5

### Legal Description

Registered Plan Number \_\_\_\_\_ Reference Plan Number \_\_\_\_\_  
Assessment Roll Number 18170300501240100000  
Lot(s) / Block(s) \_\_\_\_\_ Part Number(s) \_\_\_\_\_

## 4 Purpose of the Application:

a) What is the current land use designation(s) of the subject land, if applicable? ☐ Not Applicable

Prime Agricultural Areas  
\_\_\_\_\_  
\_\_\_\_\_

- b) Identify the policy(ies) and / or land use designation(s) to be added, changed, deleted or replaced:  
Addition to Policy 9A.3.2 10 (severance of non-abutting surplus farm dwelling as a  
result of consolidation of Agricultural lands.)

- c) Please provide the specific wording of the requested amendment:

A surplus dwelling as severed from a parcel identified as Assessment  
No.18170300501240100000 located in part of Lot 27, Concession 5, former  
Township of Clarke, Municipality of Clarington, Region of Durham subject to ZBA.

## 5. Provincial Policy

- a) Is this application consistent with the Policy Statements issued under subsection 3(1) of the Planning Act? ☒ Yes ☐ No
- b) Explain how the application is consistent with the Provincial Policy Statement (PPS) (incorporate as part of Planning Justification Report if possible).

The proposed severance of a surplus farm dwelling meets criteria outlined in  
Policy 2.3.4.1.c. The new lot will be limited to a min. size and a ZBA will prohibit  
future development on the retained farm parcel (please see Planning Justification).

- c) Explain how the application is consistent with Places to Grow, Growth Plan for the Greater Golden Horseshoe (incorporate as part of Planning Justification Report if possible).

2.2.9.4 c permits development outside of settlement areas on rural lands provided  
the land use is compatible with the rural landscape; sustained by rural services and  
does not adverse affect agricultural uses. Application meets these criteria.

- d) Is the subject land(s) within an area designated under any of the following provincial plans?

Oak Ridges Moraine Conservation Plan (2002) ☐ Yes ☒ No

Greenbelt Plan (2005) ☒ Yes ☐ No

Other (Specify): ☐ Yes ☒ No

Explain how the application conforms to or does not conflict with each of the applicable Provincial Plan(s) (incorporate as part of Planning Justification Report if possible).

Greenbelt Plan Section 4.6 contains policy related to Lot Creation that is permitted  
under special circumstances in the Protected Countryside designation that  
includes severance of a surplus farm dwellings.

## 6. Reports:

The application may be deemed incomplete without the submission of the required reports identified in the Record of Pre-consultation.

- a) List the title, author and date of any reports attached to this submission, if applicable.

☐ Not Applicable

Title	Author	Date
SSQ	GHD	Nov. 2020
Planning Justification Report	Clark Consulting Services	Feb. 2021

**7. Current and Previous Use of the Subject Lands:**☐ Not Applicable

a) What is the current use of the subject lands?

Rural Residential; Agriculture

b) What were the previous uses of the subject lands?

Rural Residential; Agriculture**8. Other Planning Applications/Approvals Related to this Application:**☐ Not Applicable

Application Type	File Number	Status
<input checked="" type="checkbox"/> Durham Regional Official Plan Amendment	tbd	submitted concurrently
<input checked="" type="checkbox"/> Area Municipal Official Plan Amendment	tbd	submitted concurrently
<input checked="" type="checkbox"/> Local Municipal Zoning By-law Amendment	tbd	submitted concurrently
<input type="checkbox"/> Subdivision or Condominium Plan		
<input checked="" type="checkbox"/> Severance		to be submitted at future date

**9. Servicing:**

Please indicate the proposed method of servicing and attach the appropriate information where applicable.

not applicable for retained farm parcel☐ Not Applicable**Method of Sewage Disposal**

- ☐ Municipal piped sewage system
- ☒ Individual septic system
- ☐ Other (specify) existing for house

**Method of Water Supply**

- ☐ Municipal piped water system
- ☒ Individual wells
- ☐ Individual Surface Water
- ☐ Other (specify) existing for house

Note: All development on individual on-site sewage systems or tanks requires a geotechnical report and hydrogeological report. Before undertaking the preparation of such reports, consult the appropriate approval authority (Area Municipality or Region's Health Department) about the type of geotechnical report and hydrogeological assessment required.

**Road Access**

- ☐ Provincial Highway
- ☒ Local Road 40 Station Street, Orono
- ☐ Regional Road
- ☐ Other (specify) \_\_\_\_\_



If the subject land is within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use of an existing livestock barn or manure storage facility, then the attached **Minimum Distance Separation Data Sheet** must be completed and submitted with this application.

\* The Ontario Ministry of Agriculture and Rural Affairs, in their MDS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

## 12. Owner's Authorization:

If the applicant is **not** the owner of the subject land, the owner must complete the following written authorization:

### Authorization of Owner (please print)

I, Kirk Kemp, own the subject land and I authorize  
Bob Clark, Clark Consulting Services to make this application.

Date Jan 20 2020

Signature of Owner 

### Authorization of Owner for Disclosure of Personal Information

I, Kirk Kemp own the subject land and, for the purposes of the Freedom of Information and Protection of Privacy Act, consent to the disclosure of any personal information provided in the processing of this application, under the Planning Act, to any person or public body.

Date Jan 20 2021

Signature of Owner 

### Affidavit or Sworn Declaration of Owner or Applicant

I, Bob Clark of the Municipality of Port Hope in the  
County of Northumberland make oath and solemnly declare that the  
information in this application, attachments and accompanying reports is true.

Declared before me at the Municipality of Port Hope in the  
County of Northumberland this 9<sup>th</sup>  
day of February, 2021.

Commissioner of Oaths \_\_\_\_\_

**10. Site Contamination:**

The attached **Site Screening Questionnaire** must be completed by a Qualified Person and submitted with this application.

**11. Minimum Distance Separation from Existing Livestock Facilities:**

If the subject land is within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use of an existing livestock barn or manure storage facility, then the attached **Minimum Distance Separation Data Sheet** must be completed and submitted with this application.

\* The Ontario Ministry of Agriculture and Rural Affairs, in their MDS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

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Signature of Owner \_\_\_\_\_

**Authorization of Owner for Disclosure of Personal Information**

I, Kirk Kemp own the subject land and, for the purposes of the Freedom of Information and Protection of Privacy Act, consent to the disclosure of any personal information provided in the processing of this application, under the Planning Act, to any person or public body.

Date \_\_\_\_\_

Signature of Owner \_\_\_\_\_

**Affidavit or Sworn Declaration of Owner or Applicant**

I, Bob Clark of the Municipality of Port Hope in the  
County of Northumberland make oath and solemnly declare that the  
information in this application, attachments and accompanying reports is true.

Declared before me at the Municipality of Port Hope in the  
County of Northumberland this 9<sup>th</sup>  
day of February, 2021.

Commissioner of Oaths [Signature]

Signature of Owner or Applicant Bob K. Clark

Cathryn Elaine Everist, a Commissioner,  
etc., Province of Ontario, for  
Meaghan Adams Legal Prof. Corp.  
Expires March 13, 2022.



Planning and  
Economic  
Development  
Department

## Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites

Please see SSQ completed by  
GHD submitted with application

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

This form must be completed for all development applications and/or non-potable groundwater standard requests where a Phase One Environmental Site Assessment prepared in accordance with Ontario Regulation 153/04, as amended, is not being submitted to the approval authority. If you have any questions about the completion of this questionnaire, please contact the Region's Planning and Economic Development Department at 905-668-7711 or Toll Free 1-800-372-1102.

Landowner Name: \_\_\_\_\_

Municipal Address (Street Number and Name): \_\_\_\_\_

Location of Subject Lands: \_\_\_\_\_

Lot(s): \_\_\_\_\_

Concession: \_\_\_\_\_

Registered Plan Number: \_\_\_\_\_

Former Township: Municipality: \_\_\_\_\_

Related Planning Application(s) and File Number(s): \_\_\_\_\_

- a) What is the current use of the property? Circle appropriate use(s): industrial, commercial, community use, residential, institutional, parkland or agricultural. **Note: Daycare uses are defined as institutional.** See Ontario Regulation 153/04, as amended, for definitions.

Does the application involve a change to a more sensitive land use, i.e. change from industrial, commercial or community use to residential, institutional, parkland or agricultural use? Refer to Sections 11, 12, 13, 14 and 15 of O. Reg. 153/04 as amended.

☐ Yes ☐ No ☐ Uncertain

- b) Is the application on lands or adjacent to lands that are currently or were previously used for the following:

i. Industrial uses?

☐ Yes ☐ No ☐ Uncertain

If yes, please describe approximate dates and types of industry.

\_\_\_\_\_  
\_\_\_\_\_

ii. Commercial uses where there is a potential for site contamination, i.e. an automotive repair garage, a bulk liquid dispensing facility including a gasoline outlet, chemical warehousing or for the operation of dry cleaning equipment, etc.?

☐ Yes ☐ No ☐ Uncertain

If yes, please describe approximate dates and types of commercial activities.

\_\_\_\_\_  
\_\_\_\_\_

- c) Has the grading of the subject land been changed by adding earth or materials and/or has filling occurred on the subject lands?

☐ Yes ☐ No ☐ Uncertain

- d) Have the subject lands ever been subjected to chemical spills or hazardous chemical uses i.e. an orchard, where cyanide products may have been used as pesticides?

☐ Yes ☐ No ☐ Uncertain



Planning and  
Economic  
Development  
Department

## Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

- e) Have the subject lands or adjacent lands ever been used as an agricultural operation where herbicides or sewage sludge have been applied to the property?  
☐ Yes ☐ No ☐ Uncertain
- f) Have the subject lands or adjacent lands ever been used as a weapons firing range?  
☐ Yes ☐ No ☐ Uncertain
- g) Are the subject lands on or adjacent to lands identified as a wellhead protection zone or an area of natural significance?  
☐ Yes ☐ No ☐ Uncertain  
If yes, please provide details.
- 
- 

- h) Is the nearest boundary of the application within 250 metres of the fill area of an operating or former landfill or dump, or a waste transfer station or PCB storage site?  
☐ Yes ☐ No ☐ Uncertain
- i) If there are existing or previously existing buildings, are there any building materials remaining on the site which are potentially hazardous to human health (i.e. asbestos, PCBs, etc.)?  
☐ Yes ☐ No ☐ Uncertain
- j) Have any of the buildings on the property been heated by fuel oil?  
☐ Yes ☐ No ☐ Uncertain
- k) Are there or have there ever been above ground or underground storage tanks on the property?  
☐ Yes ☐ No ☐ Uncertain
- l) Has waste (garbage, solid wastes, liquid wastes) ever been placed on this property?  
☐ Yes ☐ No ☐ Uncertain  
If yes, when? Please provide a description of waste materials:
- 
- 

- m) Have hazardous materials ever been stored or generated on the property (e.g. Has **Hazardous Waste Information Network (HWIN)** registration or other permits been required?)  
☐ Yes ☐ No ☐ Uncertain  
If yes, please summarize details:
- 
-





Planning and  
Economic  
Development  
Department

## Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

- n) Does the subject property support or has it ever supported one or more of the potentially contaminating activities set out in Table 2 of Schedule D of Ontario Regulation 153/04, as amended (see attachment)?

☐ Yes ☐ No ☐ Uncertain

If yes, please provide details:

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- o) Is there any other reason to believe that the subject property may be potentially contaminated based on historical use of this or an abutting property?

☐ Yes ☐ No ☐ Uncertain

If yes, please provide details:

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**If the answer to any of Questions a) through o) was Yes, a Phase One and/or a Phase Two Environmental Site Assessment (ESA) which satisfies the requirements of Ontario Regulation 153/04, as amended, is required. Please submit two hard copies and a digital copy of the ESA documents/reports together with a letter granting the Region third party reliance on these documents and a completed Regional "proof of insurance" form.**

- p) Has a Record of Site Condition (RSC) or a Risk Assessment (RA) been accepted by the Ministry of the Environment (MOE) or a Certificate of Property Use been issued by MOE for this site?

☐ Yes ☐ No

If yes, please submit two hard copies and a digital copy of the risk assessment, any related certificates of property use and the MOE RSC acknowledgement letter with the application.

- q) Is it the owner/applicant's intention to submit a Record of Site Condition (RSC) or Risk Assessment (RA) to MOE for approval?

☐ Yes ☐ No ☐ Uncertain

Continued on next page



Planning and  
Economic  
Development  
Department

## Site Screening Questionnaire for Identifying Potentially Contaminated Development Sites

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

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### Declarations:

If the answer to any of Questions a) through Question q) was Yes, this SSQ form must be completed and signed by both a Qualified Person and by the property Owner(s)/applicant(s). The QP sign-off is not required for: land division applications for lease, mortgage, title correction, re-establishment of lot lines (where title inadvertently merged) or a minor lot line adjustment, or for a minor variance, a minor rezoning (e.g. to add a new non-sensitive land use), and/or a part lot control application where site contamination was recently addressed by a related planning application.

To the best of my knowledge, the information provided in this questionnaire is true, and I do not have any reason to believe that the subject site contains contaminants at a level that would interfere with the proposed property use. I am a qualified person with the required liability insurance in accordance with section 3.1.6 of the Region of Durham Site Contamination Protocol.

#### Qualified Person:

Name (Please Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_

#### Property Owner, or Authorized Officer:

Name (Please Print): \_\_\_\_\_

Signature: \_\_\_\_\_

Name of Company (if applicable): \_\_\_\_\_

Title of Authorized Officer: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

Date: \_\_\_\_\_



Planning and  
Economic  
Development  
Department

Please see Planning Justification Report  
meets MDS as per Guideline #9

## Minimum Distance Separation Sheet

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

This form is to be completed when applying for a new non-farm use within 1000 metres for a Type A land use\* and 2000 metres for a Type B land use\* of an existing livestock facility. **Complete one sheet for each different set of buildings used for housing livestock.**

Owner of Livestock Facility \_\_\_\_\_

Township \_\_\_\_\_ Lot \_\_\_\_\_ Concession \_\_\_\_\_

Closest distance from livestock facility to the property boundary of the new lot(s) or the change in land use (metres): \_\_\_\_\_

Closest distance from manure storage to the property boundary of the new lot(s) or the change in land use (metres): \_\_\_\_\_

Tillable hectares where livestock facility located: \_\_\_\_\_

Livestock	Livestock Type	Existing Housing Capacity (Number)	Manure System (Specify or select from the drop-down list: Covered Tank, Open Solid Storage, Open Liquid Tank, Earthen Manure Storage)
Dairy	<input type="checkbox"/> Milking Cows <input type="checkbox"/> Heifers		Manure System-Dairy (select one)
Beef	<input type="checkbox"/> Cows (barn confinement) <input type="checkbox"/> Cows (barn with yard) <input type="checkbox"/> Feeders (barn confinement) <input type="checkbox"/> Feeders (barn with yard)		Manure System-Beef (select one)
Swine	<input type="checkbox"/> Sows <input type="checkbox"/> Weaners <input type="checkbox"/> Feeder Hogs		Manure System-Swine (select one)
Poultry	<input type="checkbox"/> Chicken Broilers/Roasters <input type="checkbox"/> Caged Layers <input type="checkbox"/> Chicken Breeder Layers <input type="checkbox"/> Pullets <input type="checkbox"/> Meat Turkeys (over 10 kg) <input type="checkbox"/> Meat Turkeys (5 to 10 kg) <input type="checkbox"/> Meat Turkeys (under 5 kg) <input type="checkbox"/> Turkey Breeder Layers		Manure System-Poultry (select one)
Horses	<input type="checkbox"/> Horses		Manure System-Horses (select one)
Sheep	<input type="checkbox"/> Adult Sheep <input type="checkbox"/> Feeder Lambs		Manure System-Sheep (select one)
Mink	<input type="checkbox"/> Adults		Manure System-Mink (select one)
Veal	<input type="checkbox"/> White Veal Calves		Manure System-Veal (select one)
Goats	<input type="checkbox"/> Adult Goats <input type="checkbox"/> Feeder Goats		Manure System-Goats (select one)
Other	<input type="checkbox"/>		Manure System-Other (select one)

MDS Prepared by: Name (please print): \_\_\_\_\_

Signature: \_\_\_\_\_

\*The Ontario Ministry of Agriculture and Rural Affairs, in their MDS Implementation Guidelines states that Type A land uses are characterized by uses that have a lower density of human occupancy, habitation or activity, such as residential dwellings on lots zoned agriculture and Type B land uses are characterized by uses that have a higher density of human occupancy, habitation or activity, such as residential subdivisions or major recreational uses.

### For Regional Use Only

Minimum Separation Distance: \_\_\_\_\_

Does the application comply with MDS requirements? ☐ Yes ☐ No

Prepared by: \_\_\_\_\_ Date: \_\_\_\_\_



Planning and  
Economic  
Development  
Department

GRCA reviewed for Pre-con and sent in  
email correspondence to Durham Planning  
that as the severed  
parcel falls outside of the floodplain it is  
outside of their jurisdiction.

## Conservation Authority Fee Collection Form

Regional Municipality of Durham  
Planning and Economic Development Department  
605 Rossland Road East, 4th Floor  
P.O. Box 623, Whitby, Ontario L1N 6A3  
Telephone (905) 668-7711 Facsimile (905) 666-6208

Please complete the following and attach to your planning application

Check relevant Conservation Authority:

- ☐ **Central Lake Ontario Conservation Authority**  
100 Whiting Avenue, Oshawa, Ontario, L1H 3T3 Tel: (905) 579-0411 Fax: (905) 579-0994
- ☒ **Ganaraska Region Conservation Authority**  
P.O. Box 328, Port Hope, Ontario, L1A 3W4 Tel: (905) 885-8173 Fax: (905) 885-9824
- ☐ **Kawartha Region Conservation Authority**  
277 Kenrei Road, RR #1, Lindsay, Ontario, K9V 4R1 Tel: (705) 328-2271 Fax: (705) 328-2286
- ☐ **Lake Simcoe Region Conservation Authority**  
120 Bayview Parkway, Box 282, Newmarket, Ontario, L3Y 4X1 Tel: (905) 895-1281  
Fax: (905) 853-5881
- ☐ **Toronto and Region Conservation Authority**  
5 Shoreham Drive, Downsview, Ontario, M3N 1S4 Tel: (416) 661-6600 Fax: (416) 661-6898

Date: \_\_\_\_\_

Application Number: \_\_\_\_\_

Name of Applicant / Agent: Bob Clark, Clark Consulting Services

Address: 52 John Street

Telephone: 9068858023

Fax: \_\_\_\_\_

Name of Registered Owner: Kirk Kemp of 1725596 Ontario Limited

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Fax: \_\_\_\_\_

Legal Description (Lot and Concession Numbers): Part Lot 27, Conc. 5 (Clarke) Clarington

General Location: 40 Station Street

Municipality: Clarington

Please consult the Conservation Authority to confirm the appropriate fee prior to completing the applicable boxes below. Please attach the fee made payable to the **appropriate Conservation Authority**.

Application Type	Number of Applications Provided	Fee Amount Provided
Plan of Subdivision		
Plan of Condominium		
Consent / Severance		
Site Specific Official Plan Amendment	2- a ROPA and a COPA	tbd- in Pre-application meeting confirmed
Site Specific Zoning By-law Amendment	1 ZBA	not in CA Regulated area.
Site Plan Approval (Section 41)		
Minor Variance		

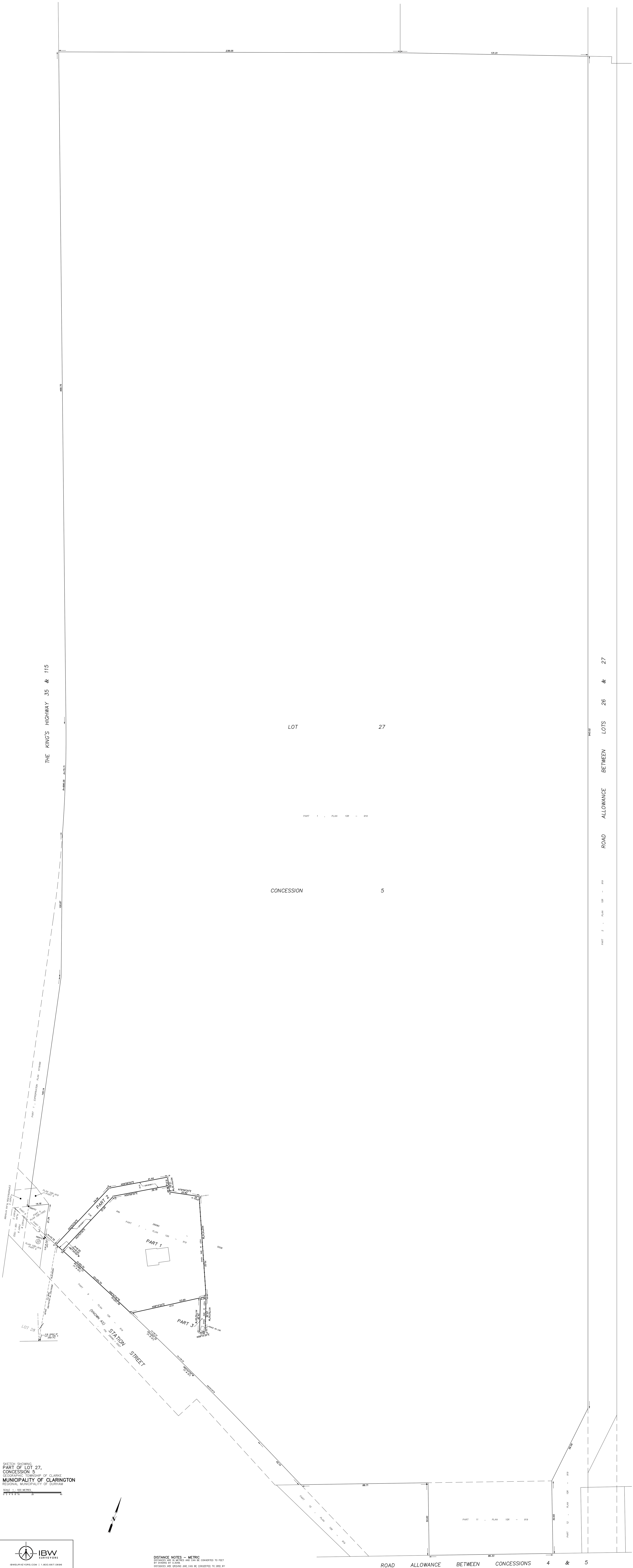
☐ Please check box if receipt required from the Conservation Authority

**NOTE:** Only one set of application fees (the highest fee) will apply when processing and reviewing consolidated application circulation. Additional fees may apply to applications which require extensive investigation (i.e. reports) by conservation authority staff. The applicant will be informed by letter of these additional fee requirements if applicable.

**For Conservation Authority use only**

Date Received \_\_\_\_\_ CFN: \_\_\_\_\_ Recipient: \_\_\_\_\_





SKETCH SHOWING  
PART OF LOT 27,  
CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF CLARKE  
MUNICIPALITY OF CLARINGTON  
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1:500 METRES  
1" = 50' 0"

IBW  
LAND SURVEYORS  
1-800-867-0606  
www.ibw.ca

DISTANCE NOTES — METRIC  
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET  
BY DIVIDING BY 0.3048  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY  
MULTIPLYING BY THE CORRECTED SCALE FACTOR OF 1.000014

THE KING'S HIGHWAY 35 & 115

LOT 27

CONCESSION 5

LOT 26

LOT 27

ROAD ALLOWANCE BETWEEN LOTS 26 & 27

ROAD ALLOWANCE BETWEEN CONCESSIONS 4 & 5

SCHEDULE				
PART	LOT	CONCESSION	PIN	AREA (m <sup>2</sup> )
1	PART OF 27	5	PART OF 26680-0006	6142.6
2				559.8
3				95.6

PLAN OF SURVEY OF  
PART OF LOT 27,  
CONCESSION 5  
GEOGRAPHIC TOWNSHIP OF CLARKE  
**MUNICIPALITY OF CLARINGTON**  
REGIONAL MUNICIPALITY OF DURHAM

SCALE 1 : 500 METRES  
0 2 4 6 8 10 20 40

THE INTENDED PLOT SIZE OF THIS PLAN IS 609MM  
IN WIDTH BY 457MM IN HEIGHT WHEN PLOTTED AT  
A SCALE OF 1:500

LEGEND

- DENOTES SURVEY MONUMENT FOUND
- DENOTES SURVEY MONUMENT SET
- SSIB DENOTES SHORT STANDARD IRON BAR
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- PB DENOTES PLASTIC BAR
- CP DENOTES CONCRETE PIN
- Ø DENOTES ROUND
- WIT DENOTES WITNESS
- M DENOTES MEASURED
- P1 DENOTES PLAN 10R-919
- P2 DENOTES EXPROPRIATION PLAN N116496
- MTC DENOTES MINISTRY OF TRANSPORTATION & COMMUNICATIONS
- 1106 DENOTES M.D. BROWN, OLS

SURVEYOR'S CERTIFICATE

- I CERTIFY THAT:
- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

- THE SURVEY WAS COMPLETED ON

DRAFT

DATE DAVID COMERY, O.L.S.

THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER #####

INTEGRATION DATA

OBSERVED REFERENCE POINTS DERIVED FROM GPS OBSERVATIONS USING A REAL TIME NETWORK AND ARE REFERRED TO UTM ZONE 17 (81° WEST LONGITUDE) NAD83(CSRs)(2010).

URBAN ACCURACY PER SEC. 14(2), O.REG. 216/10.

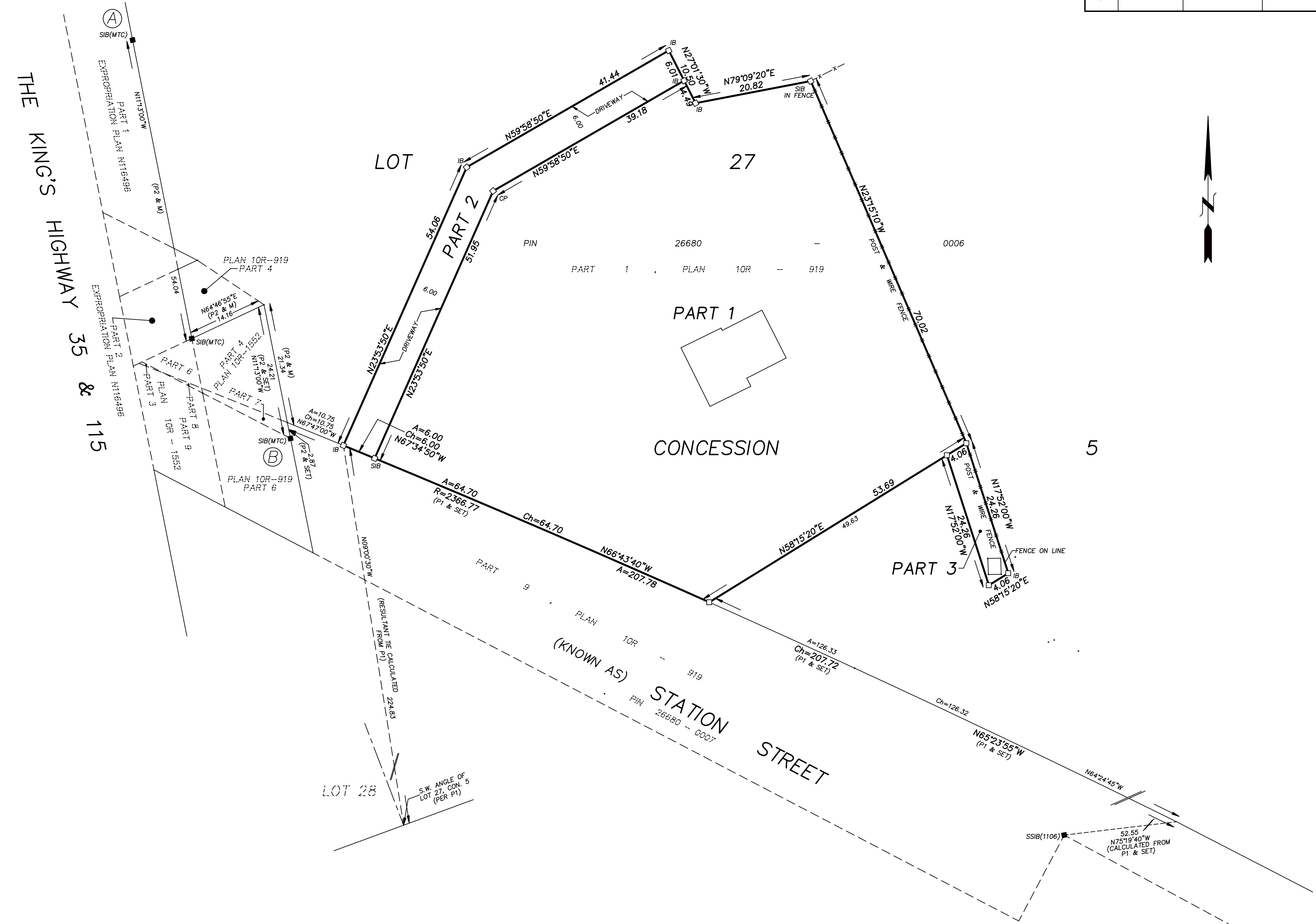
POINT ID	NORTHING	EASTING
A	4871806.69	691682.85
B	4871735.92	691710.89

CAUTION: COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN



IBWSURVEYORS.COM | 1.800.667.0696

PARTY CHIEF: KJ | DRAWN BY: MSJ | CHECKED BY: \* | PLOT DATE: DEC. 3/20  
FILE NAME: A-023188-Rv3 | copies available at LandSurveyRecords.com



**BEARING NOTES**  
BEARINGS ARE UTM GRID, DERIVED FROM OBSERVED REFERENCE POINTS A AND B, BY REAL TIME NETWORK OBSERVATIONS, UTM ZONE 17 (81° WEST LONGITUDE), NAD83(CSRs)(2010).  
FOR BEARING COMPARISONS, THE FOLLOWING ROTATIONS WERE APPLIED:  
P1 - 01°40'30" COUNTER-CLOCKWISE  
P2 - 01°03'00" COUNTER-CLOCKWISE

**DISTANCE NOTES - METRIC**  
DISTANCES ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.  
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 1.000032.

rev.	Date	Initials	Imported .lxt file	Remarks	rev.	Date	Initials	Imported .lxt file	Remarks	rev.	Date	Initials	Imported .lxt file	Remarks
1	2020/11/16	MSJ	*	CALCULATED PRELIMINARY IS-PLAN ADDITIONAL FIELD WORK REQUIRED	3	2020/12/03	MSJ	*	REVISIONS PER CLIENT COMMENTS	5	yyyy-mm-dd	*	*	*
2	2020/11/28	MSJ	*	SOME BARS SET - PLAN REVISED - ADDITIONAL BAR NEEDED	4	yyyy-mm-dd	*	*	*	6	yyyy-mm-dd	*	*	*