



The Regional Municipality of Durham

Durham Agricultural Advisory Committee Agenda

Tuesday, April 13, 2021

7:30 PM

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

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 and will be provided with the details to delegate electronically.

1. Roll Call

2. Declarations of Interest

3. Adoption of Minutes

- A) Durham Agricultural Advisory Committee meeting held on March 9, 2021 ([Attachment 1](#))

4. Presentations

- A) Riaz Razvi, Durham Region Planning and Economic Development Department – Durham Region Broadband Strategy Implementation
- B) Kiersten Allore-Engel, Durham Region Planning and Economic Development Department – Envision Durham Proposed Policy Directions

5. Discussion Items

- A) Rural and Agricultural Economic Development Update – S. Jibb
- B) DAAC Farm Tour – Z. Cohoon
- C) OPA 2021-002 – Sunrise International Investments Inc. ([Attachment 2](#))

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

6. Information Items

- A) Durham Farm Connections Barn Quilt Trail Project
- B) [#2021-P-8](#) - Region of Durham Soil and Groundwater Assessment Protocol (**Attachment 3**)

7. Other Business

8. Date of Next Meeting

May 11, 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

March 9, 2021

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, March 9, 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
G. Highet, Regional Councillor
B. Howsam, Member at Large
K. Kemp, Scugog, attended the meeting at 7:40 PM
P. MacArthur, Oshawa, attended the meeting at 7:45 PM
G. O'Connor, Member at Large, attended the meeting at 7:49 PM
F. Puterbough, Member at Large
D. Risebrough, Member at Large, attended the meeting at 7:36 PM
H. Schillings, Whitby
B. Smith, Uxbridge
G. Taylor, Pickering, Vice-Chair, attended the meeting at 7:43 PM
T. Watpool, Brock, Vice-Chair
B. Winter, Ajax
***members of the Committee participated electronically**

Also

Present: Councillor Smith, Regional Councillor

Absent: N. Guthrie, Member at Large
K. Kennedy, 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
R. Inacio, Systems Support Specialist, Corporate Services – IT
*S. Jibb, Manager, Agriculture and Rural, Department of Planning and Economic Development
*M. Scott, Project Planner, Department of Planning and Economic Development

*Ron Trewin, Senior Project Manager, Transportation Design, Works Department

*N. Prasad, Committee Clerk, Corporate Services – Legislative Services

*denotes staff participating electronically

2. Declarations of Interest

H. Schillings made a declaration of interest under the *Municipal Conflict of Interest Act* with respect to Item 4. A) Presentation from Ron Trewin, Senior Project Manager, Transportation Design re: Update on Regional Roads and Infrastructure Projects, as he has ongoing issues with a roads project that affects his property.

3. Adoption of Minutes

Moved by F. Puterbough, Seconded by B. Smith,
That the minutes of the Durham Agricultural Advisory Committee meeting held on February 16, 2021 be adopted.
CARRIED

4. Presentation

A) Ron Trewin, Senior Project Manager, Transportation Design, Durham Region Works Department, Durham Region re: Update on Regional Roads and Infrastructure Projects

Ron Trewin, Senior Project Manager, Transportation Design, Durham Region Works Department, provided a PowerPoint Presentation with regards to an Update on Regional Roads and Infrastructure Projects.

Highlights of the presentation included:

- Regional Municipality of Durham Roads Capital Program
- 2021 Budget – Strategic Priorities
 - Environment sustainability
 - Community vitality
 - Economic Prosperity
 - Social Investment
 - COVID-19 Response
- 2020 Accomplishments
 - Service Improvements
 - Vision Zero (Works Measures)
 - Customer Service
- 2021 Proposed Expenditures and Financing
- Anticipated Major Road Capital Works this year
- Proposed 2021 Road Rehabilitation Projects
- Proposed 2021 Structures Rehabilitation/Replacement Projects

- Proposed 2021 Traffic Programs
- Vision Zero (Works Measures)
- Road Projects in Clarington and Uxbridge/Brock
 - Taunton Road Reconstruction from Townline Road to east of Regional Road 57
 - Taunton Road Intersection Reconstruction at Langmaid Road
 - Taunton Road Two way Left Turn from Langmaid Rd to Enfield Road
 - Taunton Road Roundabout at Courtice Road
 - Taunton Road Roundabout at Solina Road
 - Taunton Road Intersection Upgrade at Holt Road
 - Taunton Road Intersection Upgrade at Green Road/King Lane
 - Taunton Road Future Roundabout at Old Scugog Road
 - Taunton Road Roundabout at Bowmanville Road (RR57)
 - Roundabouts and Farm Vehicles
 - Regional Rd 3 and Regional Rd 57
 - Regional Road 3 Reconstruction
- Road Standards
- Rural Driveway Entrances
- Drainage, Culverts and Structures
- Construction Staging

R. Trewin stated that focus of the presentation is on rural and semi-rural projects proposed over the next few years in Durham that include reconstruction and upgrades and not just road pavement rehabilitation projects.

With regards to service improvements, R. Trewin advised that the Works Department has accomplished a lot including how many kilometers have been rehabilitated. He advised that Vision Zero is a big initiative which aims to bring fatal collisions down to zero. The Vision Zero initiative includes: engineering intersection measures; pedestrian improvements; guiderail expansion; safety reviews and implementation; county curves (skewed intersections); and roundabouts. The Works Department is also looking at enforcement, education, and collision outcomes.

R. Trewin also advised that they are working hard on customer service issues such as the winter maintenance program and traffic lights. With regards to anticipated major road capital works for 2021, he advised that the majority of projects are rural and provided an overview of a detailed list. He advised that staff has also been investing in structures in rural areas over the last number of years.

R. Trewin advised that roundabouts are being designed to accommodate large farm vehicles and that a large farm vehicle/equipment will be able to maneuver in any direction using the “truck apron” around the center island, semi mountable external curbs, and paved boulevards. He also advised that signs will be set back to provide adequate clearance. With regards to drainage, culverts and structures, he advised that the Region is reviewing culvert sizes for larger rainfalls and spring runoff events; culvert sizes are being reviewed when replaced to ensure sufficient capacity; culvert sizes may be increased in size to reduce flooding and to provide improved wildlife passage; many structures are being rehabilitated and lengthened if required; and guiderail and parapet walls are being added to improve safety.

R. Trewin responded to questions with regards to the roundabout on Taunton and Courtice Road and whether an agricultural assessment was done on that project. He also responded to questions with regards to Regional Road 42 and whether improvements can be made to the surface of the road so heavy tractors won’t break the edges of the pavement off; and the need to slow traffic on Simcoe Street in Scugog as it’s a major commuter route.

5. Discussion Items

A) Rural and Agricultural Economic Development Update

S. Jibb provided the following update:

- Staff is working on the Durham Region Food Hub project which will include a few components such as: local food processing; commercial kitchen space; distribution; indoor farmer’s market; business start up accelerator space; and event and agriculture education space. A steering committee will be developed and any interested committee members are encouraged to contact S. Jibb.
- Staff is working on developing formal comments for the proposed policy directions released and will be focusing on rural systems and on farm diversification.
- Councillor Highet is the newly appointed representative to the Golden Horseshoe Food and Farming Alliance. Staff is working with him to help him get familiar with the group.
- The 4-part Specialty Crop Workshop Series has come to an end and a report will be presented to the Planning and Economic Development Committee in April 2021.

A. Brown provided the following update:

- Staff will begin filming the agricultural career video series in spring 2021. The series will showcase agricultural careers to students participating in the Careers and Civics classes in high schools.

- Staff is starting to prepare for the Gates Open event this October 2021.
- Staff will be hosting a webinar with Durham Farm Fresh and Canatrace on March 18, 2021 at 7:30 PM. Canatrace is a free health screening platform for businesses to use to track employees' health screening and visitor health screening. There is a huge benefit to those doing screening of migrant workers as it is also bilingual.

B) DAAC Farm Tour

D. Risebrough advised that Goodyear Farms has decided to not proceed with the Virtual Farm Tour in 2021 as they are more interested in hosting an in-person tour, which is not feasible in 2021 due to the COVID pandemic.

D. Risebrough advised that the subcommittee has reached out to Smalley's Produce, which is a potato farm, and they are agreeable to being the host site for the Virtual Farm Tour for 2021.

D. Risebrough provided some background information on Smalley's Produce. He advised that their potatoes are grown for the table industry and they are leaders in production techniques. He stated that it would be a great opportunity to showcase them and their operations at the Virtual Farm Tour. He advised that logistics, details and content will be worked out in coming weeks and months and it was suggested that taping start in the spring to capture the entire process from seed to table.

Z. Cohoon requested that S. Jibb and A. Brown assist with planning details of the virtual farm tour.

Moved by D. Risebrough, Seconded by G. O'Connor,
That the Durham Agricultural Advisory Committee is in support of
having Smalley's Produce as the highlighted farm for the 2021
Virtual Farm Tour.

CARRIED

C) Report #2021-INFO-24 – Proposed Federal Clean Fuel Standards
Regulations – Land Use and Biodiversity – M. Scott

A link to Report #2021-INFO-24 of the Commissioner of Planning & Economic Development was provided as Attachment #2 to the Agenda.

M. Scott confirmed that he met with federal representatives of the Ministry of Environment and Climate Change and confirmed that the three areas of concern raised by the DAAC sub-committee regarding the Proposed Clean Fuel Regulations would be resolved. He advised that the Report details those discussions and the conclusion is that the new regulations resolves the concerns raised.

D) OPA 2021-001 Clark Consulting Services Application

A copy of the Application to amend the Durham Regional Official Plan from Clark Consulting Services to permit the severance of non-abutting surplus farm dwellings as a result of the consolidation of Agricultural Lands in the Municipality of Clarington was provided as Attachment #3 to the Agenda.

Discussion ensued with regards to the details surrounding the proposed severance, specifically the committee's objection to the irregular shaped lot. They noted that although the lot appeared to be irregular for the purposes of encompassing the well, it was not realistic from a farm machinery movement perspective.

It was requested that the committee be added to the interested parties list for the related land division application, so they can continue to be informed of the final lot configuration.

Moved by D. Risebrough, Seconded by H. Schillings,
That the Durham Agricultural Advisory Committee supports the Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services to permit the severance of non-abutting surplus farm dwellings as a result of the consolidation of Agricultural Lands in the Municipality of Clarington, subject to concerns raised with respect to the odd configuration of the proposed parcel around the well.

CARRIED

E) Report #2021-P-7 – Envision Durham – Proposed Policy Directions

A link to Report #2021-P-7 of the Commissioner of Planning and Economic Development regarding Envision Durham – Proposed Policy Directions was provided as Attachment #4 to the Agenda.

M. Scott stated that the Proposed Policy Directions are being released for public and agency comment and comments are due by June 30, 2021. He suggested that the committee review the document and receive a presentation from K. Allore-Engel, MCR Rural System Team Lead, at the April meeting.

6. Information Items

A) Report #2021-INFO-7 – Durham Region Farm 911 Project

A link to Report #2021-INFO-7 of the Commissioner of Finance re: the Durham Region Farm 911 Project was provided as Attachment #5 to the Agenda and received.

B) Consultation on Growing the Size of the Greenbelt – ERO Number 019-2136

A link to the Minister of Municipal Affairs and Housing Consultation on Growing the Size of the Greenbelt was provided and received.

Discussion ensued with regards to the following:

- Consultation on growing the size of the Greenbelt by adding, or expanding urban river valleys;
- Concerns with Bill 257 and non-compliance issues with provincial policy statements;
- The possibility of Planning Department staff providing a summary of Bill 257 to the committee at a future meeting as it needs to be looked at from a farming prospective; and
- The importance of continuing to watch what is happening with the Greenbelt as landowners and farmers are greatly affected.

7. Other Business

There was no other business to be considered.

8. Date of Next Meeting

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, April 13, 2021 starting at 7:30 PM.

9. Adjournment

Moved by B. Winter, Seconded by K. Kemp,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 9:01 PM.

Z. Cohoon, Chair, Durham
Agricultural Advisory Committee

N. Prasad, Committee Clerk

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



EARLY RELEASE OF REPORT

The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2021-P-**
Date: May 4, 2021

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Johnston Litavski Ltd. for Sunrise International Investments Inc. to permit the redevelopment of Bunker Hill Golf Course (formerly Kinsale Golf Course), in the City of Pickering. File OPA 2021-002

Recommendation:

That the Planning and Economic Development Committee recommends:

- A) That Commissioner's Report #2021-P-** be received for information; and
 - B) That all submissions received by referred to the Planning Division for consideration.
-

Report:

1. Purpose

- 1.1 On March 5, 2021, Johnston Litavski Ltd., on behalf of Sunrise International Investments Inc. submitted an application to amend the Regional Official Plan (ROP) to redesignate the subject site municipally known as 3695 Sideline 4, from 'Prime Agricultural Area' to 'Major Open Space Area'. The proposed amendment would permit the redevelopment of the existing 12-hole golf course to allow a 9-hole golf course, a clubhouse with banquet facility, golf dome for an indoor driving range,

a maintenance structure, putting green and associated golf cart routes, surface parking areas, stormwater management ponds, and landscaped open space.

- 1.2 A “Notice of Complete Application and Public Meeting” regarding the application has been advertised in the “Pickering News Advertiser” newspaper. Notice of this meeting has also been mailed to those who own land within 120 metres (400 feet) of the subject site and the notice was posted on the Region’s website. The report was made available to the public prior to the meeting.

2. Background

- 2.1 In December 2009, Regional Council approved Amendment #131 to the ROP which added Exception 9A.3.17 to the ROP’s Prime Agricultural policies to allow the 12-hole golf course with maintenance buildings, a club house with limited food service, and a separate indoor golf simulator, subject to the fulfilment of the following conditions:
 - a. submission of a site plan application to implement the golf course uses to the satisfaction of the City of Pickering;
 - b. the establishment of a program to monitor and report on the quality and quantity of surface water and groundwater for a minimum of 5 years following construction to the satisfaction of the Region, City of Pickering and Toronto Region Conservation Authority;
 - c. submission of a Sediment and Erosion Control Plan to the satisfaction of the Toronto and Region Conservation Authority;
 - d. appropriate arrangements for a conservation easement, to the satisfaction of the Toronto and Region Conservation Authority, to ensure the long-term stewardship of the creek and surrounding open space buffer;
 - e. approval of the sewage disposal system and Permit to Take Water by the Ministry of the Environment, Conservation and Parks; and
 - f. submission of a signed Record of Site Condition (RSC) to the Ministry of the Environment, Conservation and Parks (MECP) for the area of the fill pile and former commercial property. The RSC must be to the satisfaction of the Region and the City, including an Acknowledgement of Receipt of the RSC by the MECP.

3. Previous Reports and Decisions

- 3.1 On June 3, 2008, Planning Committee received Public Meeting Report 2008-P-51 which proposed a 12-hole golf course and associated accessory structures on the subject property.

- 3.2 On December 16, 2009, Regional Council approved Amendment #131 to the ROP through Commissioner's Report #2009-P-77.

4. Site Description

- 4.1 The subject site is approximately 29.6 hectares in size and is located on the north side of Highway 7, east of Sideline 4, just west of the Hamlet of Kinsale in the City of Pickering (see Attachment #1).
- 4.2 The site has a rolling topography due to fill that was deposited on the site by a previous owner, and prior to the existing golf course operation. Along with the 12-hole golf course, the site contains a detached maintenance structure, golf cart routes, a surface parking area and three stormwater management ponds (see Attachment #2). A valleyland feature, and an unnamed intermittent tributary of the Carruthers Creek traverses the property from north to south. An existing wetland feature is located on the eastern portion of the property, and wooded areas are on the west, east and southern portions of the property.
- 4.3 Uses surrounding the subject site include:
- a. North – agricultural land, hydro corridor and Highway 407;
 - b. East – agricultural land, and the Hamlet of Kinsale;
 - c. South – Highway 7, agricultural lands, and a country estate residential subdivision (Barclay Estates);
 - d. West – rural residential, agricultural lands and a hydro corridor.
- 4.4 The applicant is proposing to redevelop the site from a 12-hole to a 9-hole golf course with a clubhouse/banquet facility, a golf dome for an indoor driving range, a maintenance structure, a putting green, along with associated golf cart routes, surface parking areas, stormwater management ponds, and landscaped open spaces. Access to the site will remain from the existing driveway on Sideline 4 (see Attachment #3).
- 4.5 The following reports were submitted with the application:
- Planning Justification Report (Johnston Litavski Ltd., February 2021);
 - Agricultural Assessment Report (Miller Golf Design Group, February 2021);
 - Environmental Impact Study (Beacon Environmental, February 2021);
 - Functional Servicing Report (SCS Consulting Group, February 2021);
 - Phase One Environmental Site Assessment (Golder, June 2020);

- Preliminary Hydrogeological Investigation (Golder, January 2021); and
- Transportation Study (WSP, February 2021).

4.6 Peer reviews will likely be conducted on the Agricultural Assessment report, and the Preliminary Hydrogeological Investigation report by consultant(s) selected by the Region, at the applicant's expense.

5. Policy Context

Provincial Policy Statement, 2020

- 5.1 The Provincial Policy Statement requires Prime Agricultural Areas to be protected for agriculture for the long term. Prime Agricultural Areas permit agricultural uses, agricultural-related uses and on-farm diversified uses.
- 5.2 Lands can only be removed from the Prime Agricultural Area designation for settlement areas or for settlement area boundary expansions through a Municipal Comprehensive Review in accordance with policy 1.1.3.8.
- 5.3 Non-agricultural uses that may be permitted in Prime Agricultural Areas only include the following:
- a. The extraction of minerals, petroleum resources and mineral aggregate resources; or
 - b. Limited non-residential uses, provided that all of the following items are demonstrated:
 - 1. the land does not comprise of a specialty crop area;
 - 2. the proposed use complies with the minimum distance separation formulae;
 - 3. there is an identified need within the planning horizon for additional land to accommodate the use; and
 - 4. alternative locations have been evaluated, and
 - i. there are no reasonable alternative locations which avoid prime agricultural areas; and
 - ii. there are no reasonable alternative locations in prime agricultural areas with lower priority agricultural lands.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe

- 5.4 The Growth Plan for the Greater Golden Horseshoe (“the Growth Plan”) identifies an Agricultural System for the Greater Golden Horseshoe, and prime agricultural areas will be designated in accordance with mapping identified by the Province.
- 5.5 Outside of the Greenbelt Area, the provincial mapping of the agricultural land base will be implemented through the Regional Official Plan. Lands designated prime agricultural areas identified in the ROP as of July 1, 2017 will be considered the agricultural land base.
- 5.6 The Region will be refining the provincial mapping of prime agricultural areas through Envision Durham, the Region’s Municipal Comprehensive Review. Such refinements may only occur through a Municipal Comprehensive Review process with the Region. Once in effect, this designation is meant to protect prime agricultural lands in the long-term for agricultural use.

Regional Official Plan

- 5.7 The subject site is currently designated ‘Prime Agricultural Areas’ subject to Exception 9A.3.17 in the ROP. Prime Agricultural Areas consist of areas where prime agricultural lands predominate. They also include areas of lesser agricultural significance (Canada Land Inventory Classes 4 to 7 soils) and additional areas where there is a local concentration of farms which exhibit characteristics of ongoing agriculture.
- 5.8 Policy 9A.3.17 of the ROP provides the permissions for the existing golf course and associated uses on the subject site.
- 5.9 Policy 9A.2.7 of the ROP states that, “new and expanding major recreational uses, shall not be permitted in Prime Agricultural Areas”. The definition of major recreational uses includes golf courses. The existing golf course was permitted as an exception due to the amount of fill that existed on the property.
- 5.10 The application proposes to redesignate the site to “Major Open Space Area”. Major Open Space Areas include key natural heritage features or hydrologic features, prime agricultural lands as well as lands of lesser agricultural significance. Policy 10A.2.8 permits new and expanding major recreational uses within Major Open Space Areas by amendment to the ROP, or an area municipal official plan in accordance with the following policies:

- a. a hydrogeological study addressing the protection of water resources;
- b. a Best Management Practices report addressing design, construction and operation considerations; and
- c. that new natural self-sustaining vegetation be located in areas to maximize the ecological value of the area.

5.11 Policy 10A.2.5 provides policies for the development of non-agricultural uses in Major Open Space Areas that require:

- a. where possible minimizing the use of prime agricultural lands, including Canada Land Inventory Classes 1, 2 and 3 soils;
- b. demonstrating that the use is appropriate for location in the Major Open Space Area;
- c. be encouraging locations on existing parcels of land appropriately sized for the proposed use;
- d. incorporating an appropriate separation distance from farm operations in accordance with Provincial Minimum Distance Separation formulae;
- e. being compatible with sensitive land uses in compliance with Provincial Land Use Compatibility guidelines, particularly issues of noise and dust must be addressed;
- f. being located on an existing opened public road and shall not compromise the design and function of the road;
- g. being serviced with an individual private waste disposal system and an individual private drilled well which meet Provincial and Regional standards;
- h. being sensitive to the environment be ensuring there will be no negative impact on key natural heritage or hydrologic features;
- i. maintaining or, where possible, enhancing the amount of natural self-sustaining vegetation on the site and the connectivity between adjacent key natural heritage or hydrologic features;
- j. being subject to local planning approvals including being zoned in a special zoning category for the use;
- k. avoiding the use of outdoor lighting that causes light trespass, glare and uplift;
- l. where applicable, meeting the requirements of the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan; and
- m. not adversely impacting the ability of surrounding agricultural operations to carry on normal farm practices.

6. Proposed Official Plan Amendment

- 6.1 The proposed Regional Official Plan amendment is proposing to redesignate the site to “Major Open Space Areas”, delete policy 9A.3.17 and add a new site-specific policy to permit a 9-hole golf course, a clubhouse with banquet facility, golf dome for an indoor driving range, a maintenance structure, putting green and associated golf cart routes, surface parking areas, stormwater management ponds, and landscaped open spaces on the subject site.

7. Consultation

- 7.1 The application has been circulated to the Ministry of Municipal Affairs and Housing, the City of Pickering, the Town of Whitby, the Town of Ajax, Regional Works Department, Regional Health Department, Durham Region Transit, Ministry of Transportation, Transport Canada, the Toronto and Region Conservation Authority, the Durham District School Board, the Durham Catholic School Board, Durham Environmental Advisory Committee, Durham Agricultural Advisory Committee, Hydro One, and Ontario Power Generation.
- 7.2 At the time of writing this report, comments have been received by Canada Post, the Durham District School Board, Durham Catholic School Board, Enbridge Gas and Enbridge Pipelines, and Ontario Power Generation, all indicating no concern with the proposed amendment.

8. Related Applications

- 8.1 The applicant submitted concurrent applications to amend the City of Pickering Official Plan (OPA 21-001/P) and Zoning By-law (A 05/21). These applications are currently under review by the City of Pickering and the relevant agencies.

9. Public Participation

- 9.1 A “Notice of Public Meeting” regarding this application has been advertised in the Pickering News Advertiser and mailed to all property owners within 120 metres of the proposed amendment. This report was also made available to the public prior to the meeting.
- 9.2 Anyone who attends or participates in a public meeting may present an oral submission and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.

- 9.3 If a person or public body does not make oral submissions at a public meeting or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:
- a. Is not entitled to appeal the decision of the Region of Durham to the Local Planning Appeal Tribunal (LPAT) (formerly the Ontario Municipal Board); and
 - b. May not be added as a party to the hearing of an appeal before the LPAT, as grounds to add the person or public body as a party.
- 9.4 Anyone who wants to be notified of Regional Council's decision on the proposed ROP Amendment must submit a written request to:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Planning and Economic Development Department
Regional Municipality of Durham
Durham Regional Headquarters
600 Rossland Road East
Whitby, ON, L1N 6A3

10. Future Regional Council Decision

- 10.1 The Planning and Economic Development Committee will consider the proposed ROP Amendment at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 10.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

11. Relationship to Strategic Plan

- 11.1 Economic Prosperity and Service Excellence - In the processing of Regional Official Plan Amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery.

12. Attachments

Attachment #1: Location Sketch

Attachment #2: Existing Site Plan for Golf Course

Attachment #3: Preliminary Site Plan for proposed Golf Course

Respectfully submitted,

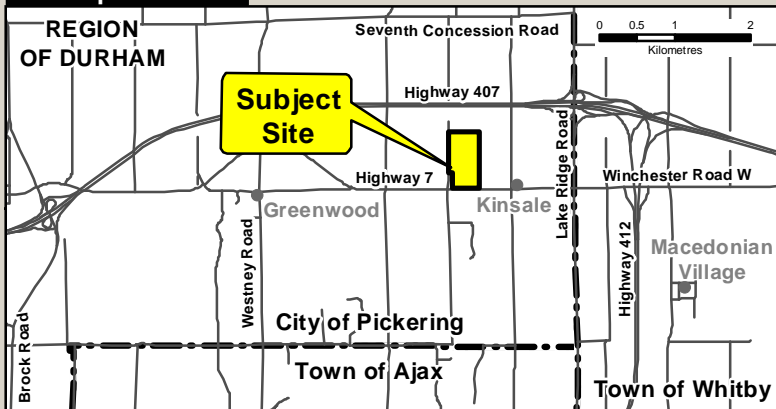
Original signed by

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

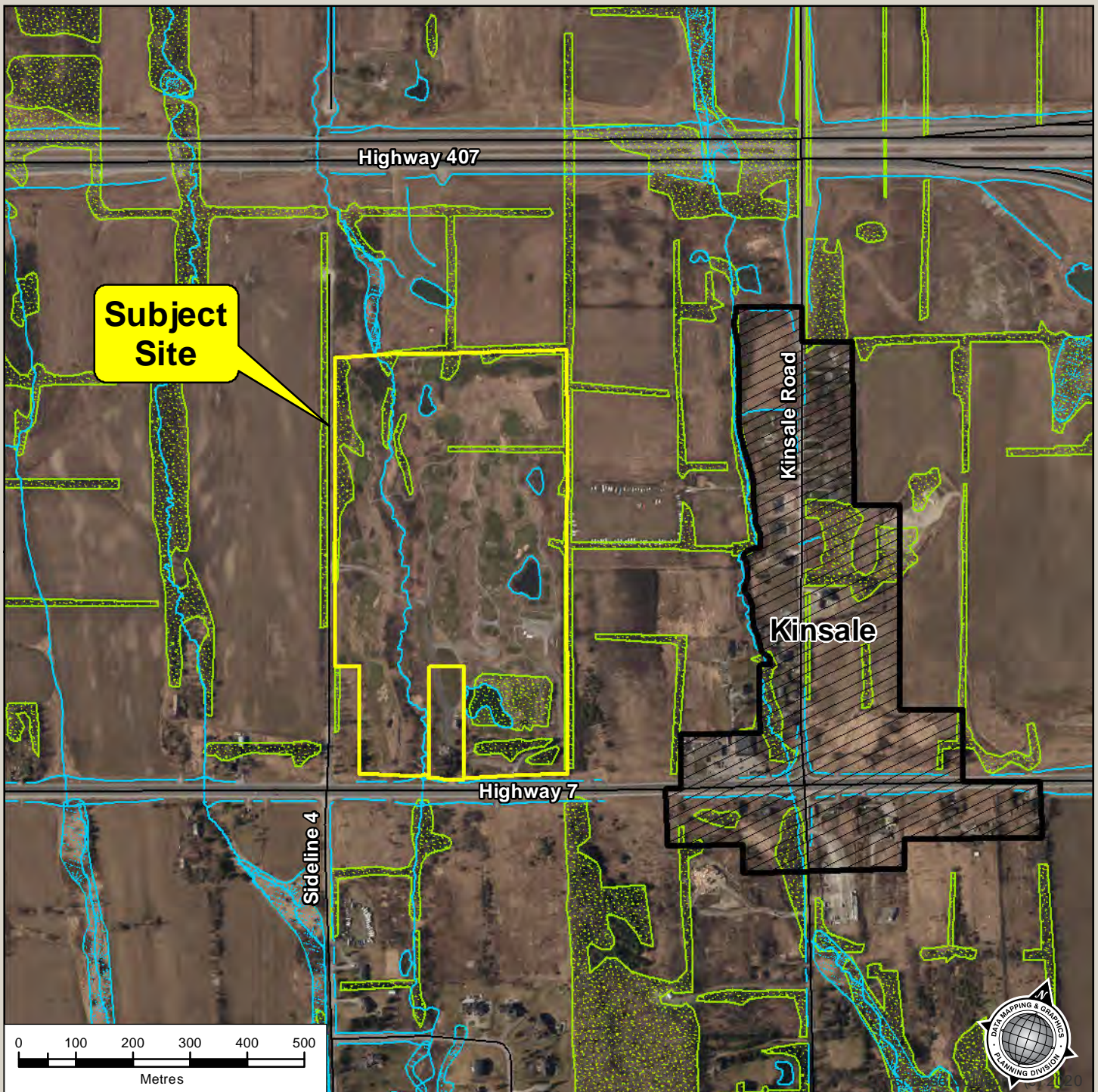
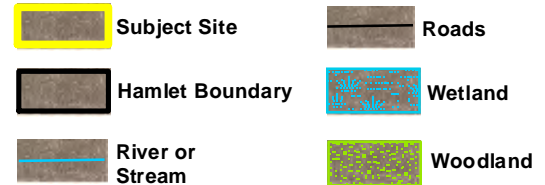
Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Attachment #1 Commissioner's Report: 2021-P-** File: OPA 2021-002 Municipality: City of Pickering

Legend



KINSALE GOLF CLUB MASTER PLAN

CLIENT:

KINSALE PROJECT
 Part of LOT 4 - CONCESSION 6, CITY OF PICKERING

DRAWING NAME:

MASTER PLAN

NOTES: ALL CONTOURS IN METRES
 PROPERTY = 70.01 AC/28 HECTARES



SCALE = 1:1250

DRAWING VERSION - APRIL 30, 2008

DRAWN BY: JM

ISSUE DATE: MARCH 26, 2008

CHECKED BY: J. Miller

PROJECT - KINSALE



Miller Golf Design Group
 103 HILLCREST DRIVE
 P.O. BOX 308, CLARKSBURG
 TOWN OF THE BLUE MOUNTAINS
 N0H 1J0
 519-599-6336

KINSALE GOLF CLUB

MP-1

MASTER PLAN WITH PROPOSED GRADING



