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## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, December 7, 2021

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, December 7, 2021 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Councillor Ryan, Chair  
Councillor Joe Neal, Vice-Chair, left the meeting at 3:53 PM  
Councillor Grant  
Councillor Highet left the meeting at 11:56 AM  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Regional Chair Henry  
**\* all members of Committee participated electronically**

Also

Present: Councillor Ashe attended for part of the meeting  
Councillor Barton attended for part of the meeting  
Councillor Collier attended for part of the meeting  
Councillor Dies  
Councillor Drew attended for part of the meeting  
Councillor Foster attended for part of the meeting  
Councillor Leahy  
Councillor Mitchell attended for part of the meeting  
Councillor Pickles attended for part of the meeting  
Councillor Smith  
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
B. Bridgeman, Commissioner of Planning and Economic Development  
B. Anderson, Principal Planner  
S. Baldie Jagpat, Manager, Administrative Services  
C. Bandel, Deputy Clerk, Corporate Services – Legislative Services,  
attended for part of the meeting  
D. Beaton, Commissioner of Corporate Services  
C. Boyd, Solicitor, Corporate Services – Legal Services  
S. Gill, Director, Economic Development and Tourism

C. Goodchild, Manager, Policy Planning & Special Studies  
W. Holmes, General Manager, Durham Region Transit  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs  
G. Muller, Director of Planning  
G. Pereira, Manager, Transportation Planning  
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services  
K. Ryan, Senior Solicitor, Corporate Services – Legal Services  
S. Salomone, Manager, Economic Development, Business Development and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster Development  
L. Trombino, Manager, Plan Implementation  
T. Fraser, Committee Clerk, Corporate Services – Legislative Services, attended for part of the meeting  
K. Smith, Committee Clerk, Corporate Services – Legislative Services

**2. Declarations of Interest**

Councillor Grant made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 5.10, George Kentris, Wundermark LLC, on behalf of Ian Baker, re: Request for Conversion of Employment Lands CNR-13, Brock (2021-P-25). He indicated that he is currently undergoing a personal financial transaction with Mr. George Kentris.

**3. Adoption of Minutes**

Moved by Councillor Lee, Seconded by Regional Chair Henry,  
(98) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, November 2, 2021, be adopted.  
CARRIED

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(99) That the order of the Agenda be altered after Item 5.1 to consider all items related to Report #2021-P-25 Recommendations on Employment Area Conversion Requests, in the order of staff presentation, delegations, correspondence and Report recommendations; all items related to Report #2021-P-26 Official Plan Amendment #186, in the order of delegations, correspondence and Report recommendations; and all remaining agenda items.

CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

## 5. Delegations

### 5.1 Alan Herring, Clarington resident, re: Zoning related to his property at 3336 Concession Road 5, Clarington

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A. Herring, participating electronically, appeared before the Committee with respect to the zoning of his property at 3336 Concession Road 5, Clarington.

A. Herring provided a photo of his property and an excerpt of provincial mapping of his property. He referenced contour 150 on the provincial mapping and he explained that this is the beginning of the plain that is adjacent to Wilmot Creek. He stated that his home is on that plain and it extends at least a kilometre to the west of him. He provided a brief overview of the surrounding lands.

A. Herring displayed a map with an overview of the Natural Heritage System (NHS) mapping of his property with the Draft Regional NHS, Ganaraska Region Conservation Authority NHS and Clarington NHS. He explained that the Clarington NHS was mapped prior to 2020 and he stated it makes sense and maps out the natural heritage system including the creek, flow of animals and features that need to be protected.

A. Herring also displayed an aerial photo of his property from 2019 with the NHS mapping of his property. He provided an overview of the buildings and other features on his property. He explained that the mapping is Schedule 4 in the 2017 Ontario Greenbelt Mapping and Clarington Map H. He stated that the mapping does not reflect the property and if adopted would cause an issue on the property as his house and garage would be within the Natural Heritage System.

A. Herring responded to questions of the Committee.

B. Bridgeman responded to questions with respect to the Natural Heritage System (NHS) mapping of Mr. Herring's property; the ability of the Region to amend the NHS mapping in the Greenbelt Plan; rationale for including the property in the Regional NHS; Clarington's NHS mapping; the proposed Regional NHS mapping; and the possibility of staff providing a report on the process for addressing issues with the NHS. B. Bridgeman also stated that the one-time ability to make refinements to the NHS pursuant to Section 3.2.2.5 of the Greenbelt Plan no longer exists as the refinement exercise was undertaken by the Region in 2008.

C. Goodchild advised that a report regarding the Natural Heritage System and Agricultural System will be released in early 2022.

B. Bridgeman agreed to review the options available and to provide a more detailed explanation of the mapping and impacts on development.

## 6. Presentations

### 6.1 Brian Bridgeman, Commissioner of Planning and Economic Development, and Gary Muller, Director of Planning, re: Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

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B. Bridgeman provided preliminary comments and advised Committee it is important for the Region to maintain a healthy supply of market-ready employment and to ensure Durham's economic competitiveness, investment readiness, and provide opportunities for local job creation. He stated that serviced employment lands that are converted can be replaced through the Municipal Comprehensive Review process, but the new supply of employment land will be at the fringes of the new urban area boundaries and will take years to service. He also stated there is no immediate need for the Region to convert additional serviced employment lands for residential uses as there is no short-term shortage of land for residential.

G. Muller provided a PowerPoint presentation outlining the details of Report #2021-P-25 of the Commissioner of Planning and Economic Development. Highlights of their presentation included:

- Designated Employment Areas
- Market Competitiveness of Employment Areas
- Servicing of Employment Lands
- A Place to Grow: Employment
- Provincial Policy Statement – Employment
- Principles & Evaluation Criteria for Employment Area Conversions
- Evaluating Conversion Requests
- Categorizing Conversion Requests
- Overview of Requests – North Durham
- Overview of Requests – South Durham
- CNR-32, Brock
- CNR-17, Scugog
- CNR-09, Ajax
- North Ajax Cluster
- CNR-07, Ajax
- CNR-20, Ajax
- CNR-40, Southwest Courtice
- Southeast Courtice Cluster (CNR-30, 38, 42, 44)
- CNR-06, Whitby
- CNR-39, Oshawa
- CNR-47, Oshawa
- Next Steps

Staff responded to questions with respect to the Region's employment area land supply; the amount of serviced vacant employment land; conversion requests related to serviced employment land; employment area conversion requests throughout the Region; potential urban area boundary expansion locations and servicing timelines; whether any conversion requests are related to lands included in the employment areas approved for pre-servicing projects; future opportunities to reconsider employment area conversion requests; the ability to use a holding provision; the timeline for Council to make a decision; conversion requests related to lands within Provincially Significant Employment Zones; criteria for evaluating employment area conversion requests; uses permitted in Prestige Industrial; how land use designations are determined; and use of the planning horizon to 2051.

It was requested that staff provide the amount of serviced or readily-serviceable employment land requested for conversion and the employment area conversion requests within Provincially Significant Employment Zones.

The Committee recessed at 11:56 AM and reconvened at 1:00 PM.

Following the lunch recess, the Clerk conducted a roll call and all members of Committee were present with the exception of Councillor Highet.

## **5. Delegations**

### **5.3 The Honourable Peter Van Loan, Aird & Berlis LLP, on behalf of Belmont Equity (Rossland Landing) Ajax Ltd., re: Employment Area Conversion Request CNR-14, Ajax (2021-P-25)**

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The Honourable Peter Van Loan, participating electronically, appeared on behalf of Belmont Equity (Rossland Land) Ajax Ltd., regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

The Honourable Peter Van Loan appeared in relation to Employment Area Conversion Request CNR-14 and he advised that the site is located at the southwest corner of Rossland Road and Harwood Avenue in the Town of Ajax. He also advised that Belmont is seeking approval for conversion of the remaining undeveloped 0.6 hectare parcel on the site. He stated that Regional Planning staff are recommending the conversion of lands north of the site, east of Harwood Avenue, known as Additional Area 2. He also stated that this will leave the 0.6 hectare parcel as an isolated island of employment designation that will never be developed for warehousing or manufacturing. He further stated that Regional Planning staff acknowledge that the site meets the planning criteria for conversion with the exception that it's not supported by the Town of Ajax. He added that the Town's decision was made before there was any recommendation to convert the lands to the north of the site.

The Honourable Peter Van Loan also stated that the site is already de facto converted. He explained when the Town of Ajax permitted the development of the retail plaza under the expanded prestige employment designation, the site was effectively converted. He stated there is no reasonable prospect that the site would ever develop for manufacturing or warehousing, as at 0.6 hectares it is too small, and the surrounding retail community context makes it an inappropriate location for heavy truck traffic and associated effects that would result from such an employment use. He also advised that the lands directly to the north on Harwood Avenue are all being recommended for conversion even though there has been no specific request for their conversion and that Regional Planning staff concluded that there is very limited potential for future employment area uses. He stated that the contextual and planning reasons for this recommendation apply even more strongly to the Belmont site.

The Honourable Peter Van Loan concluded by requesting that Regional Planning and Economic Development Committee recognize the new planning context, consider the Regional Planning evaluation criteria, and approve the conversion of CNR-14, 1 Rossland Road, Ajax.

The Honourable Peter Van Loan responded to questions from the Committee.

5.4 Michael Testaguzza, Biglieri Group, re: Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

M. Testaguzza, participating electronically, appeared regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

M. Testaguzza appeared in relation to Employment Area Conversion Request CNR-07 and he advised that the site is located at Salem Road and Kerrison Drive East in the Town of Ajax. He displayed a map of the site location and an overview of the proposed land use. He stated that Ajax Council has supported the proposed land use with a number of conditions.

M. Testaguzza provided an aerial view of proposed design and functional diagram of how the sight may operate in the long-term. He explained that the proposal also includes a number of private amenity spaces and a one hectare public park. He also displayed a mood board with a potential look of the site and a preliminary conceptual proposal for the site.

M. Testaguzza concluded by requesting Regional Council's support of the conversion of the southeast corner of Salem Road and Kerrison Drive to Regional Centre from Employment Area, in a similar manner to the Town of Ajax.

M. Testaguzza responded to questions from the Committee.

5.5 Lindsay Dale-Harris, Bousfields Inc., re: Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

L. Dale-Harris, participating electronically, appeared on behalf of Brooklin Olde Town Inc., regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

L. Dale-Harris appeared in relation to Employment Area Conversion Request CNR-29 and she advised that the site is located at the northeast corner of Anderson Street and Highway 407 in the Town of Whitby. She displayed a map of the site and explained that the site is currently designated as Employment Area in the Regional Official Plan and Prestige Industrial in the Whitby Official Plan and Brooklin Secondary Plan.

L. Dale-Harris also advised that the subject site is small in size and a conversion would not affect the total allocation of employment lands on a Regional scale or adversely affect the creation of jobs at the local level. She stated that the re-designation from Employment Area to Living Area would result in an appropriate and desirable land use relationship with existing residential uses directly north and west of the subject site. She added that the conversion will expand the range of retail and commercial services within the area and furthers the vision of a compact and walkable community. She also advised that the lands do not have access to a Highway 407 ramp, and she stated that proximity to Highway 407 alone is not enough to attract industry. She also stated that the presence of an active residential neighbourhood can be a deterrent.

L. Dale-Harris further advised that the conceptual design proposes a retirement residential building and mixture of retail and service commercial uses. She stated that the conceptual design provides for a range of employment generation uses within a Living Area designation and a significant number of local jobs.

L. Dale-Harris concluded by requesting that the Planning and Economic Development Committee and Regional Council support the conversion request.

L. Dale-Harris responded to questions from the Committee.

5.6 Michael Bissett, Bousfields Inc., on behalf of Nordeagle Developments Inc., re: Employment Area Conversion Request CNR-06, Whitby (2021-P-25)

M. Bissett, participating electronically, appeared on behalf of Nordeagle Developments Inc., regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

M. Bissett appeared in relation to Employment Area Conversion Request CNR-06 and he advised that the site is located at the northwest corner of Gordon Street and Victoria Street in the Town of Whitby. He advised that the conversion request has been supported by the Town of Whitby. He displayed a map of the Nordeagle

Lands and he advised that the lands have been the subject of development applications seeking a mixed-use community. He also advised that they are currently seeking to convert the lands on the west side of Montecorte Street.

M. Bissett advised that the lands are vacant except for the Sobeys warehouse and a former Automodular building, currently being utilized as a temporary construction office. He advised that Sobeys has written in support of the request subject to site specific language to address any matters of land use compatibility. He outlined other surrounding land uses and he stated that this conversion request represents an opportunity to bring forward the intended higher density employment supplemented by residential uses, new parks and community facilities. He added that the subject site is not within a Provincially Significant Employment Zone and is adjacent to the proposed Major Transit Station Area. He provided an overview of their former proposal and their new concept.

M. Bissett requested that Regional Council support the conversion request.

M. Bissett responded to questions from the Committee.

5.7 Bryce Jordan, GHD, and Louise Foster, Tribute Communities, re: Employment Area Conversion Requests CNR-30, CNR-38, CNR-42 and CNR-44 (2021-P-25)

B. Jordan, participating electronically, appeared on behalf of Tribute Communities, regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

B. Jordan appeared in relation to Employment Area Conversion Requests CNR-30, CNR-38 and CNR-42. He advised that the lands are located south of Bloor Street and west of Trulls Road in the Municipality of Clarington. He also advised that the conversion requests were endorsed by Clarington Council. He provided an overview of the consultation process followed by the Municipality of Clarington.

B. Jordan provided an overview of comments submitted by Municipality of Clarington staff in response to the Envision Durham recommendations to reject Employment Area Conversion Requests CNR-30, CNR-38 and CNR-42.

B. Jordan requested that the Planning and Economic Development Committee accept the Municipality of Clarington's recommendation and endorse Employment Area Conversion Requests CNR-30, CNR-38 and CNR-42. Alternatively, he requested that the Committee refer this area back to staff for further discussion with the Municipality of Clarington, if the Committee was not in a position to overturn the recommendations in Report #2021-P-25.



5.8 Don Given, Malone Given Parsons, re: Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

D. Given, participating electronically, appeared regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

D. Given appeared in relation to Employment Area Conversion Request CNR-17 and he advised that the site is located at 1520, 1540 and 1580 Reach Street, in the Township of Scugog. He advised that the Township of Scugog has a surplus of employment land and they have run out of residential land.

D. Given displayed a map of the subject site. He explained that the land on the western side of the property is relatively flat and would be retained as Employment Area. He stated that lands on the eastern side would not be suitable for employment and the grade is not appropriate for big box type uses. He provided an overview of the Port Perry Area. He also stated that there is a sufficient amount of vacant employment lands and if servicing is advanced on his client's site, this opens a door for the balance of the employment lands to be serviced.

D. Given further stated that there needs to be a cooperative approach and that his client is trying to live up to that by delivering a portion of the site as Employment Area. He advised that there is a pressing need for housing in the Township of Scugog and he stated that employment land requirements cannot be put ahead of the housing needs.

D. Given provided an overview of the topographical constraints on the site and he advised that they are proposing that lands to the east would be an extension of the existing settlement area boundary. He also advised that their proposal would include a mix of housing types and allow for some retail. He also displayed a drawing for the extension of services in the Port Perry Employment Area.

D. Given concluded by requesting that Regional Council support the conversion request.

D. Given responded to questions from the Committee.

5.9 Lorraine Sunstrum-Mann, Chief Executive Officer, Grandview Kids, re: Request for Conversion of Employment Lands on Harwood Avenue, Ajax, owned by Tribute Communities (2021-P-25)

Lorraine Sunstrum-Mann withdrew her request to appear prior to the meeting.

5.11 Brett Puckrin, on behalf of the Economic Development Advisory Committee of the Township of Scugog, re: Request for Conversion of Employment Lands at 1520 and 1580 Reach Street, Port Perry (2021-P-25)

Brett Puckrin withdrew his request to appear prior to the meeting.

5.13 Billy Tung, KLM Planning Partners Inc., re: Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

B. Tung, participating electronically, appeared on behalf of 1044971 Ontario Limited, regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

B. Tung appeared in relation to Employment Area Conversion Request CNR-38 and he advised that the site is located on the west side of Trulls Road in the Municipality of Clarington and is referred to as the Worden Development Lands. He also advised that they concur with the opinion and position expressed by Bryce Jordan and Municipality of Clarington staff with respect to the conversion of lands west of Trulls Road in the Municipality of Clarington.

B. Tung displayed a map of the subject site. He expressed concern that with the conversion of lands for the Major Transit Station Area, it will fragment and isolate a pocket of employment lands and create compatibility concerns. He outlined the potential truck traffic movement and he stated that there is no way to get to the Highway 401 interchange without going through the Major Transit Station Area. He also stated that they have concerns about the viability of these employment lands in the future if left as Employment Area with the Major Transit Station Area and residential land uses being introduced. He added that Clarington Council has unanimously supported the conversion requests.

B. Tung concluded by requesting that the Planning and Economic Development Committee accept the Municipality of Clarington's recommendation and endorse the Employment Area Conversion Requests or alternatively, that the Committee refer this area back to staff for further discussion with the Municipality of Clarington.

5.10 George Kentris, Wundermark LLC, on behalf of Ian Baker, re: Request for Conversion of Employment Lands CNR-13, Brock (2021-P-25)

G. Kentris, participating electronically, appeared on behalf of Ian Baker, regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

G. Kentris appeared in relation to Employment Area Conversion Request CNR-13 and he advised that the site is located at 276 Cameron Street East, in the Township of Brock. He asked that the Committee re-consider conversion request CNR-13 and designate the site as mixed use. He explained that his client would like to proceed and bring in jobs through a mixed use. He also questioned if this site would be serviced employment lands.

- 5.14 Mohad Noor, Lawyer, Mediator and Author, on behalf of Cameron Ross and Elizabeth June Noor, re: Request for Conversion of Employment Lands CNR-43, Brock (2021-P-25)
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M. Noor, participating electronically, appeared on behalf of Cameron Ross and Elizabeth June Noor, regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

M. Noor appeared in relation to Employment Area Conversion Request CNR-43 in the Township of Brock. He displayed a map of the subject site. He stated that employment lands are not compatible with adjacent land uses. He advised that the subject site is located between existing residential uses and is therefore suitable for residential uses. He also advised that the site is located in close proximity to Thorah Central Public School and Holy Family Catholic School and is approximately 600 metres west of Highway 12 where major retailers are located.

M. Noor also stated that the property owners have a farm located directly across from the subject site, which is 90 acres and zoned employment and future use. He stated that the subject site is 38.5 acres and is not large enough for employment uses.

M. Noor requested that the subject site, CNR-43, be converted to residential uses. He stated that there is ample employment land available, and that the conversion would not affect future employment uses.

- 5.16 Richard Domes, Gagnon Walker Domes Ltd, on behalf of Atlas Development Ltd., regarding Request for Conversion of Employment Lands CNR-20, Ajax (2021-P-25)
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R. Domes, participating electronically, appeared on behalf of Atlas Development Ltd., regarding Report #2021-P-25 of the Commissioner of Planning and Economic Development.

R. Domes appeared in relation to Employment Area Conversion Request CNR-20 and he advised that the site is located at 650 Beck Crescent in the Town of Ajax. He advised that the site is currently designated Prestige Employment and phase one of the site is currently under construction for a six storey, 120 unit hotel and 41,000 square foot banquet hall. He also advised a remnant 0.69 hectare phase two parcel, located at the intersection of Beck Crescent and Chambers Drive, is currently vacant and the subject of the conversion request. He also outlined the surrounding land uses.

R. Domes stated that the purpose of the conversion request is to develop the phase two lands as a mixed-use building with five storey commercial podium and provide 58,000 square feet of employment generating floor area. He advised that Ajax Council has supported the request in principle, subject to conditions. He outlined findings from his client's market expert. He stated his opinion that the

request should not be discouraged on account of its designation but should be judged on its performance relative to the creation of jobs.

R. Domes stated that the conversion would not impact the overall viability of the employment area and is a mixed use that would generate substantial jobs. He also advised that it is a small site, is surrounded by many non-industrial and sensitive uses. He added that the conversion could be subject to conditions requiring land use compatibility at the re-zoning stage if deemed necessary

R. Domes concluded by advising that his client is of the opinion that the Employment Area conversion request is appropriate and justified from a planning economic market demand and long term needs perspective.

R. Domes responded to questions from the Committee.

## 7. Planning

### 7.1 Correspondence

- D) Correspondence from Mohad Noor, on behalf of Cameron Ross and Elizabeth June Noor, regarding Request for Conversion of Employment Lands CNR-43, Brock (2021-P-25)
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Moved by Councillor Lee, Seconded by Councillor Kerr,

(100) That the correspondence from Mohad Noor, on behalf of Cameron Ross and Elizabeth June Noor, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- E) Correspondence from Emma West, Bousfield Inc, on behalf of Brookfield Residential, regarding Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25) and Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
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Moved by Councillor Lee, Seconded by Councillor Kerr,

(101) That the correspondence from Emma West, Bousfield Inc, on behalf of Brookfield Residential, be referred to consideration of Reports #2021-P-25 and Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- F) Correspondence Adam Meldrum, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(102) That the correspondence from Adam Meldrum, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- G) Correspondence from Will Prentice, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(103) That the correspondence from Will Prentice, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- H) Correspondence from Davina Jones, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(104) That the correspondence from Davina Jones, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- I) Correspondence from S. De Sousa, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(105) That the correspondence from S. De Sousa, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- J) Correspondence from Thomas Greiner, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(106) That the correspondence from Thomas Greiner, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- K) Correspondence from Michael Bissett, on behalf of Sobeys Capital Inc, regarding Employment Area Conversion Request 100 Nordeagle Avenue, Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(107) That the correspondence from Michael Bissett, on behalf of Sobeys Capital Inc, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- L) Correspondence from Sean McCullough, Supervisor, Planning Policy & Research, Town of Ajax, regarding Envision Durham – Municipal Comprehensive Review Town of Ajax Comments (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(108) That the correspondence from Sean McCullough, Supervisor, Planning Policy & Research, Town of Ajax, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- M) Correspondence from Jigna and Sanjiv Patel, Whitby residents, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(109) That the correspondence from Jigna and Sanjiv Patel, Whitby residents, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- P) Correspondence from Dominic Vetere, regarding Employment Area Conversion Requests in the Municipality of Clarington (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(110) That the correspondence from Dominic Vetere be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- Q) Correspondence from Ann Robertson, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(111) That the correspondence from Ann Robertson, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- R) Correspondence from Reya Singh, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(112) That the correspondence from Reya Singh, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- S) Correspondence from Patrick Forbes, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(113) That the correspondence from Patrick Forbes, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- T) Correspondence from Robert Thomson, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(114) That the correspondence from Robert Thomson, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- U) Correspondence from Christopher Bahadur, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(115) That the correspondence from Christopher Bahadur, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- V) Correspondence from Dar, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(116) That the correspondence from Dar, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- W) Correspondence from Sharon Johnston, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(117) That the correspondence from Sharon Johnston, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- X) Correspondence from Cheryl Gaw Penner, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(118) That the correspondence from Cheryl Gaw Penner, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- Z) Correspondence from Wenda Abel, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(119) That the correspondence from Wenda Abel, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- AA) Correspondence from Diane Viger, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(120) That the correspondence from Diane Viger, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED



- BB) Correspondence from Anthony Biglieri and Michael Testaguzza, Biglieri Group, on behalf of 2322244 Ontario Inc., regarding Request for Conversion of Employment Lands CNR-07, Ajax (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,

(121) That the correspondence from Anthony Biglieri and Michael Testaguzza, Biglieri Group, on behalf of 2322244 Ontario Inc., be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- CC) Correspondence from Lucy Pronk and Billy Tung, KLM Planning Partners Inc., on behalf of 1044971 Ontario Limited, regarding Request for Conversion of Employment Lands CNR-38, Clarington (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,

(122) That the correspondence from Lucy Pronk and Billy Tung, KLM Planning Partners Inc., on behalf of 1044971 Ontario Limited, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- DD) Correspondence from Don Given, Malone Given Parsons, on behalf of Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, regarding Request for Conversion of Employment Lands CNR-17, Scugog (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,

(123) That the correspondence from Don Given, Malone Given Parsons, on behalf of Rick Wannop Developments, Wannop Family Farms and Daniel and Robin Luchka, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- EE) Correspondence from Mikhail Yurkoski, regarding Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,

(124) That the correspondence from Mikhail Yurkoski be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- FF) Correspondence from Massimo Yurkoski, regarding Envision Durham – Recommendations on Employment Area Conversion Requests (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(125) That the correspondence from Massimo Yurkoski be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

HH) Correspondence from Michael Bissett, Bousfields Inc., on behalf of Nordeagle Developments Limited, regarding Request for Conversion of Employment Lands CNR-06, Whitby (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(126) That the correspondence from Michael Bissett, Bousfields Inc., on behalf of Nordeagle Developments Limited, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

II) Correspondence from Lillian Giordano, Whitby resident, regarding Employment Area Conversion Request by Nordeagle, in the Town of Whitby (CNR-06) (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(127) That the correspondence from Lillian Giordano, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

JJ) Correspondence from Richard Domes, Gagnon Walker Domes Ltd, on behalf of Atlas Development Ltd., regarding Request for Conversion of Employment Lands CNR-20, Ajax (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(128) That the correspondence from Richard Domes, Gagnon Walker Domes Ltd, on behalf of Atlas Development Ltd., be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

KK) Correspondence from Laura Williams, Whitby resident, regarding Whitby Staff Report PL 71-21, Envision Durham Land Needs Assessment, South Whitby, Nordeagle (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(129) That the correspondence from Laura Williams, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- LL) Correspondence from Colleen Wagar, Whitby resident, regarding Envision Durham – Support for Land Conversion Whitby (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(130) That the correspondence from Colleen Wagar, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

- MM) Correspondence from Michael Domingues, Whitby resident, regarding Town of Whitby Land Conversion Request CNR-06 (2021-P-25)

Moved by Councillor Lee, Seconded by Councillor Kerr,  
(131) That the correspondence from Michael Domingues, Whitby resident, be referred to consideration of Report #2021-P-25 of the Commissioner of Planning and Economic Development.

CARRIED

## 7.2 Reports

- A) Envision Durham – Recommendations on Employment Area Conversion Requests, File: D12-01, OPA 2021-003 (2021-P-25)

Report #2021-P-25 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Discussion ensued with respect to proposed amendments to approve additional Employment Area conversion requests.

Staff responded to questions with respect to proposed amendments; the designation that would apply to approved Employment Area conversion requests; the ability to include a holding provision; the need for and importance of maintaining a healthy supply of serviced employment land; potential servicing cost implications; conversion requests within Provincially Significant Employment Zones; Employment Areas approved for pre-servicing projects; and the amount of serviced or readily-serviceable employment land recommended for conversion.

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

- A) That the following Employment Area conversion requests be endorsed so as to enable Protected Major Transit Station Areas through Regional Official Plan Amendment (OPA-2021-003) and the new Regional Official Plan:
- i) CNR-03, CNR-21, CNR-22 and ADD-01 in the Town of Ajax; and

- ii) CNR-11, CNR-26, CNR-37, CNR-41 (lands within the existing Urban Area Boundary only) in the Municipality of Clarington;
- B) That the following Employment Area conversion requests be endorsed and advanced through Envision Durham, and reflected in the land budget being prepared through the ongoing Land Needs Assessment, to be implemented as part of the new Regional Official Plan:
- i) In the Town of Ajax:
    - a) CNR-04;
    - b) CNR-09 so as to allow for a grocery store;
    - c) CNR-15;
    - d) CNR-19
    - e) CNR-33; and
    - f) ADD-02.
  - ii) In the Township of Brock:
    - a) CNR-01;
    - b) CNR-32; and
    - c) ADD-03 subject to site specific servicing policies and conditions.
  - iii) In the Municipality of Clarington:
    - a) CNR-27; and
    - b) CNR-40 for the lands north of the proposed Townline Road extension only.
  - iv) In the City of Oshawa:
    - a) CNR-18;
    - b) CNR-45; and
    - c) CNR-46.
  - v) City of Pickering:
    - a) CNR-10.

- C) That the remaining Employment Area conversion requests, outside those referenced in Part A) or B), not be supported; and
- D) That a copy of Report #2021-P-25 of the Commissioner of Planning and Economic Development be forwarded to Durham's area municipalities, Indigenous communities, conservation authorities, the Building Industry and Land Development Association, Durham Region Homebuilders Association, agencies and service providers that may have an interest in where and how long term growth in the region is being planned for (school boards, hospitals, utility providers, as specified in Appendix 3 to Report #2021-P-25), the Ministry of Municipal Affairs and Housing, the Envision Durham Interested Parties List, and any persons that have made a submission for an Employment Area conversion request.

CARRIED AS AMENDED LATER IN THE MEETING

(See Following Motions)

Moved by Councillor Lee, Seconded by Councillor Yamada,  
(133) That the foregoing main motion (132) of Councillors Kerr and Lee be amended in Part B) i) by adding the following new items:

- g) CNR-07; and
- h) CNR-20.

CARRIED

Moved by Councillor Kerr, Seconded by Councillor Yamada,  
(134) That the foregoing main motion (132) of Councillors Kerr and Lee be amended in Part B) iv) by adding the following new item:

- d) CNR-39.

CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Chair Ryan

No

Councillor Joe Neal

Members Absent: Councillor Highet

Declarations of Interest: None

Moved by Councillor Yamada, Seconded by Councillor Grant,  
(135) That the foregoing main motion (132) of Councillors Kerr and Lee be amended in Part B) by adding the following new item:

vi) In the Town of Whitby:

a) CNR-06.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Chair Ryan

No

Councillor Joe Neal

Members Absent: Councillor Highet

Declarations of Interest: None

Moved by Councillor Yamada, Seconded by Councillor Lee,  
(136) That the foregoing main motion (132) of Councillors Kerr and Lee be amended in new Part B) vi) by adding the following new item:

b) CNR-29.

DEFEATED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Grant  
Councillor Lee  
Councillor Yamada

No

Regional Chair Henry  
Councillor Kerr  
Councillor Joe Neal  
Chair Ryan

Members Absent: Councillor Highet

Declarations of Interest: None

Moved by Councillor Joe Neal, Seconded by Councillor Lee,  
(137) That the foregoing main motion (132) of Councillors Kerr and Lee, be amended by adding a new Part C) to refer the Clarington request back to staff and re-lettering the existing Part C) and D).

DEFEATED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Lee  
Councillor Joe Neal  
Councillor Yamada

No

Councillor Grant  
Regional Chair Henry  
Councillor Kerr  
Chair Ryan

Members Absent: Councillor Highet

Declarations of Interest: None

Moved by Councillor Grant, Seconded by Councillor Kerr,  
(138) That the foregoing main motion (132) of Councillors Kerr and Lee be amended in Part B) iii) by amending item b) to delete the words “for the lands north of the proposed Townline Road extension only” and adding the following new item to support Clarington’s position:

- c) Southeast Courtice (CNR-30, CNR-38, CNR-41, CNR-42, and CNR-44).

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Chair Ryan

No

Councillor Joe Neal

Members Absent: Councillor Highet

Declarations of Interest: None

Moved by Councillor Kerr, Seconded by Councillor Yamada,  
(139) That the foregoing motion (132) of Councillors Kerr and Lee be amended  
in Part B) by adding the following new item:

vii) In the Township of Scugog:

a) CNR-17.

CARRIED ON THE FOLLOWING  
RECORDED VOTE:

Yes

Regional Chair Henry  
Councillor Kerr  
Councillor Lee  
Councillor Yamada

No

Councillor Grant  
Councillor Joe Neal  
Chair Ryan

Members Absent: Councillor Highet

Declarations of Interest: None

The main motion (132) of Councillors Kerr and Lee was then put to a vote and  
CARRIED AS AMENDED, ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant  
Regional Chair Henry  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Chair Ryan

No

Councillor Joe Neal

Members Absent: Councillor Highet

Declarations of Interest: None

The Committee recessed at 3:53 PM and reconvened at 4:06 PM.

Following the recess, the Clerk conducted a roll call and all members of  
Committee were present with the exception of Councillors Highet and Joe Neal.



## 5. Delegations

- 5.2 Adrian Litavski, Johnston Litavski Ltd, on behalf of Alpa Pre-Engineering Panel Systems Inc., re: Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

A. Litavski, participating electronically, appeared on behalf of Alpa Pre-Engineering Panel Systems Inc., in opposition to Official Plan Amendment #186 to the Durham Regional Official Plan. He advised that Alpa Pre-Engineering Panel Systems Inc. is located at 17 Cigas Road, Clarington. He also advised that he has submitted a letter, dated November 26, 2021, outlining their concerns.

A. Litavski further advised that their lands are located within a Provincially Significant Employment Zone and he stated that Official Plan Amendment #186 is seeking to re-designate the lands to mixed-use in relation to the Major Transit Station Area focussed around the new Courtice GO Station. He also advised that it is an existing industrial use and that they specialize in the production of pre-manufactured building components for the housing industry.

A. Litavski stated that a key concern is Official Plan Amendment #186 as proposed does not recognize existing industry in the area and how the proposed re-development will affect them. He also explained that the amendment as proposed prohibits his client's use and if approved the current use would no longer be permitted. He also stated that there are no protections proposed for existing industry in the interim and that sensitive land uses could conceivably be developed around them without a clear understanding of the existing industry.

A. Litavski further advised that he is suggesting that new policy language be added into Official Plan Amendment #186 and he proposed two new policies be added [Policy 8A.2.13 and Policy 8A.2.18(m)].

A. Litavski concluded by requesting that the Committee consider amending Official Plan Amendment #186 or refer the proposed amendment back to staff for consideration of the proposed new policies.

- 5.12 Scott Plante, Weston Consulting, re: Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

S. Plante, participating electronically, appeared on behalf of Canada Mortgage and Housing Corporation Fund (CMHC), for their administrator CMHC and asset manager Bryton Capital Corp, regarding Official Plan Amendment #186 to the Durham Regional Official Plan.

S. Plante advised that CMHC is considering the future redevelopment of the lands at 480-534 Fox Street, within the Thornton's Corner Major Transit Station Area (MTSA), for a transit-oriented development in the City of Oshawa. He advised that they are generally supportive of the direction the Region is taking with the land use designations and permissions. He also advised that their primary concern is with the delineation of the boundary on the western portion of the boundary for the Thornton's Corner Protected Major Transit Station Area (PTMSA).

S. Plante advised that their request is for additional time to work with stakeholders to determine the western boundary of the PTMSA. He explained that the current boundary cuts through their client's lands and it is their opinion the boundary should be in-line with the property boundary of the subject lands. He added that part of their ongoing discussion will involve further consultation and engagement with stakeholders on the project to determine the boundary.

S. Plante concluded by requesting that a decision on Official Plan Amendment #186 be postponed until January 2022.

5.15 Mark Jacobs, Biglieri Group, re: Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)

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M. Jacobs, participating electronically, appeared on behalf of Courtice Baseline Inc., in opposition to Official Plan Amendment #186 to the Durham Regional Official Plan. He advised that Courtice Baseline Inc. are the owners of 1771 Baseline Road, Courtice.

M. Jacobs also advised that their lands are located within the Courtice GO Protected Major Transit Station Area and that he submitted comments in March 2021 regarding the proposed policy directions for Major Transit Station Areas. He explained that in their comments they supported higher-density mixed-use development in the Major Transit Station Area as well as inclusion of special needs housing and hotels as permitted uses. He also advised that they reviewed the proposed policies presented at the public meeting in September 2021 and were satisfied with the policies as they related to the subject site.

M. Jacobs further advised that the policies have been updated since the public meeting and a new policy was added that directly impacts his client's lands. He stated that Policy 8A.2.12 prohibits sensitive land uses east of Courtice Road and south of Baseline Road due to the proximity of the Darlington Nuclear Generating Station. He also stated that as a result all residential land uses, including special needs housing, would not be permitted on the subject site.

M. Jacobs explained that the policy is in response to Ontario Power Generation (OPG) and Canadian Nuclear Safety Commission comments provided to the Region. He stated that OPG's comments advised of their preference to restrict sensitive uses within the Darlington and Pickering Nuclear Generating Station's

Automatic Action Zones (AAZ). He also stated that while the specific Implementing Plan for Darlington includes the Subject Site in the AAZ, the subject site is located at a distance greater than 3 km from Darlington's venting or release stacks. He further stated that considering the watercourse and woodlot on the east and south parts of the subject site, the egress location will be on the north side at Baseline Road, and lands directly north could conceivably have their means of egress located on Baseline Road at the same location, however they would still be permitted sensitive uses.

M. Jacobs also stated that Policy 8A.2.12 does not impact any lands within the Pickering GO Protected Major Transit Station Area. He noted that all lands south of Highway 401 are within the Pickering Automatic Action Zone and the Pickering GO Station is approximately 2.6 km from the Pickering Nuclear Generating Station.

M. Jacobs further stated that it seems only his client's lands in Courtice are affected by the AAZ associated with the Darlington and Pickering Nuclear Generating Stations even though his client's lands are located further from the Darlington Nuclear Generating Station than many new residential buildings are from the Pickering Nuclear Generating Station. He added that his client has considered a mixed-use residential development for the subject site and would like to maintain the flexibility of a wide-range of uses permitted on their lands.

M. Jacobs concluded by requesting that Policy 8A.2.12 be deleted. Alternatively, he advised that they would support a modified policy allowing for consideration of impacts to the Darlington Nuclear Generating Station through the review of a development application by way of a Land Use Compatibility Study.

## **7. Planning**

### **7.1 Correspondence**

- B) Correspondence from Jonathan Rodger, Zelinka Priamo Ltd., on behalf of CP REIT Ontario Properties Limited, regarding Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry,  
(140) That the correspondence from Jonathan Rodger, Zelinka Priamo Ltd., on behalf of CP REIT Ontario Properties Limited, be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- C) Correspondence from Adrian Litavski, Johnston Litavski Ltd., on behalf of Alpa Pre-Engineering Panel Systems Inc., regarding Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry

(141) That the correspondence from Adrian Litavski, Johnston Litavski Ltd., on behalf of Alpa Pre-Engineering Panel Systems Inc., be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- N) Correspondence from Martin Quarcoopome, Senior Associate, Weston Consulting, on behalf of Canada Mortgage and Housing Corporation Fund, regarding Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry,

(142) That the correspondence from Martin Quarcoopome, Senior Associate, Weston Consulting, on behalf of Canada Mortgage and Housing Corporation Fund, be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- O) Correspondence from Mary Ellen Bench, Dentons Canada LLP, on behalf of Canadian National Railway Company, regarding Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry,

(143) That the correspondence from Mary Ellen Bench, Dentons Canada LLP, on behalf of Canadian National Railway Company, be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- Y) Correspondence from Andy Doersam. Senior Planner, MSO-Central, Ministry of Municipal Affairs and Housing, re: Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry,

(144) That the correspondence from Andy Doersam. Senior Planner, MSO-Central, Ministry of Municipal Affairs and Housing, be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

- GG) Correspondence from Simon Yee, IBI Group, on behalf of 2610144 Ontario Limited and the Lovisek family, regarding Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Moved by Councillor Yamada, Seconded by Regional Chair Henry,

- (145) That the correspondence from Simon Yee, IBI Group, on behalf of 2610144 Ontario Limited and the Lovisek family, be referred to consideration of Report #2021-P-26 of the Commissioner of Planning and Economic Development.

CARRIED

## 7.2 Reports

- B) Durham Regional Official Plan Amendment #186 to establish the policy framework for Protected Major Transit Station Areas, File: OPA 2021-003 (2021-P-26)
- 

Report #2021-P-26 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with respect to the concerns raised by the three delegations heard earlier in the meeting.

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

- A) That Amendment #186 to the Durham Regional Official Plan to implement a policy framework, density target and delineations for Protected Major Transit Station Areas, be adopted as contained in Attachment #1 to Report #2021-P-26 of the Commissioner of Planning and Economic Development;
- B) That the necessary by-law be passed, and once adopted, that Amendment #186 be forwarded to the Minister of Municipal Affairs and Housing for approval under Sections 17 and 26 of the Planning Act; and
- C) That the "Notice of Adoption" be sent to the Minister of Municipal Affairs and Housing, the area municipalities, the Ministry of Transportation, Ministry of Economic Development, Job Creation and Trade, Metrolinx, the Envision Durham Interested Parties contact list, and all other persons or public bodies who requested notification of this decision.

CARRIED

**7. Planning**

**7.1 Correspondence**

- A) Petition from residents of the Township of Brock to the Council of the Township of Brock, regarding Application by CBM Aggregates to expand existing aggregate operation located at Part Lots 7 & 8, Concession 2, Township of Brock

Moved by Councillor Grant, Seconded by Councillor Kerr,  
(147) That the petition from residents of the Township of Brock regarding an application by CBM Aggregates to expand existing aggregate operation located at Part Lots 7 & 8, Concession 2, Township of Brock, be referred to staff for a report.

CARRIED

**8. Economic Development**

**8.1 Correspondence**

There were no communications to consider.

**8.2 Reports**

There were no Economic Development reports to consider.

**9. Advisory Committee Resolutions**

There were no advisory committee resolutions to be considered.

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

There was no other business to be considered.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, January 11, 2022 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Kerr, Seconded by Regional Chair Henry,  
(148) That the meeting be adjourned.

CARRIED

The meeting adjourned at 4:31 PM

Respectfully submitted,

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D. Ryan, Chair

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T. Fraser, Committee Clerk