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## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 7, 2022

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 7, 2022 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, attended the meeting at 9:35 AM  
Councillor Grant  
Councillor Highet  
Councillor Kerr  
Councillor Lee  
Councillor Yamada  
Regional Chair Henry  
**\*all members of Committee, except Councillor Grant, participated electronically**

Also

Present: Councillor Barton attended for part of the meeting  
Councillor Collier  
Councillor Wotten

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer  
B. Bridgeman, Commissioner of Planning and Economic Development  
A. Brown, Agriculture Program Specialist  
V. Chanthavong, Planner  
J. Demanuele, Acting Commissioner of Works  
P. Frizado, Director, Broadband Services  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
V. Hendry, Senior Planner  
J. Hunt, Regional Solicitor/Director of Legal Services, Corporate Services – Legal  
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  
B. Pickard, Manager, Tourism

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  
N. Taylor, Commissioner of Finance  
L. Trombino, Manager, Plan Implementation  
T. Fraser, Committee Clerk, Corporate Services – Legislative Services

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by Councillor Kerr, Seconded by Councillor Lee,  
(98) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, May 3, 2022, be adopted.

CARRIED

**4. Statutory Public Meetings**

- 4.1 Application to amend the Durham Regional Official Plan, submitted by McDermott & Associates Limited, on behalf of Norman Clements, to permit the severance of a dwelling that would become surplus once the subject lands are purchased by a non-abutting farm operation in the Township of Uxbridge, File Number: OPA 2022-002 (2022-P-13)
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The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

Valerie Hendry, Senior Planner, Planning Division, provided a presentation outlining the details of Report #2022-P-13 of the Commissioner of Planning and Economic Development. She advised that an application has been submitted by McDermott & Associates Limited, on behalf of Norman Clements, to permit the severance of a dwelling that would become surplus once the subject lands are purchased by a non-abutting farm operation. The subject site is located at 10899

Concession Road 4, in the Township of Uxbridge. She provided an overview of the application and land use policy considerations. She also advised that the application has been circulated to relevant agencies and to date no correspondence has been received from the public in response to notice of the application.

V. Hendry responded to questions regarding the anticipated use of the severed dwelling and parcel; whether the farm parcel will be zoned to prohibit the construction of another dwelling; and the unopened road allowance.

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

B) Delegations

1. John McDermott, McDermott & Associates Limited

J. McDermott advised that he is the applicants' agent and was present to answer any questions on Report #2022-P-13. He also advised that he believes the primary issue facing this application is the size of the parcel to be severed. He stated that it is important to look at the compatibility with the adjacent land uses and he noted that they have documented the pattern of existing land use and development in the Land Use Planning Rationale report. He also stated that it is their conclusion that the application conforms with the Provincial Policy Statement and Greenbelt Plan, and it is appropriate and desirable to allow the severance of the lands and consolidation with the Tait farm operation.

J. Dermott referenced the Provincial Policy Statement (PPS) comments in Report #2022-P-13 and he stated that the words "residential use" are not part of the PPS and he referenced the directions set out in the PPS. He also stated that this application does provide for maintenance of the agricultural land base, does not fragment the agricultural land base, and provides for re-enforcement of the agricultural land base by allowing for consolidation of lands with the Tait farm operation.

J. McDermott also advised that the property includes the residence, accessory buildings, outdoor amenity areas and a reforested area. He also advised in 1994, Mr. Clements undertook to reforest the area in the vicinity of the wetland and as part of the pre-consultation process it was brought to their attention the unevaluated wetland needed to be further studied. He stated that GHD was retained to undertake a study which determined that the application would conform with the PPS and the Greenbelt Plan. He added that the Lake Simcoe Region Conservation Authority has indicated they have no objections to the application.

J. McDermott further advised that located across the street, to the west of the subject lands, is an organic farmer. He stated that the wetland area and stream corridor within the wetland flows to the west under a culvert to Mr. Eng's property. He also stated that Mr. Eng's concerns are if the lands are converted to agricultural use, it would have a detrimental impact to his organic farming operation.

2. Ted Eng, 10900 Concession Road 4, Uxbridge

T. Eng advised that his property is located across from the subject site and he appeared in support of the application. He also advised that he is an organic farmer and is a former president of the Ontario Federation of Agriculture – Durham Region, was previously chair of the Greater Toronto Agriculture Committee, and was a member of Uxbridge Council from 2006-2010.

T. Eng further advised that his main concern is when the property is severed it creates a buffer zone for his farm operation. He explained that previously a neighbour rented the property and grew soybeans. He stated that one day the neighbour sprayed the land with a herbicide and then it rained that night. The water ran through the culvert and into his pond and for two years all the vegetation was dead in the pond. He also advised that another time they had a four-and-a-half-inch rainfall in 20 minutes and his neighbours rain gauge indicated there was three feet of water running through the culvert. He noted that this only happens in the spring and not every year.

T. Eng stated that the severance creates a buffer zone for his property and the creation of tall grasses is a filter system, which is why he supports the application. He also advised his only concern is in the future if there is another owner of the property and they put animals, horses or other things on the property it may become a problem again. He added that long vegetation and grasses are ideal for his farm operation.

C) Report

Moved by Councillor Kerr, Seconded by Councillor Lee,

(99) A) That Report #2022-P-13 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning Division for consideration.

CARRIED

## 5. Delegations

- 5.1 Hugh Stewart, Clark Consulting Services, on behalf of Maltheb Farms, re: Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services on behalf of Maltheb Farms 2000 Ltd., File: OPA 2021-008 (2022-P-14)
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Hugh Stewart, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted on behalf of Maltheb Farms Limited.

H. Stewart advised that he is the applicants' agent, and their application relates to a surplus farm dwelling severance in the Township of Scugog. He also advised that the proposed severance is an older building with related buildings and the retained parcel is a large operating farm for cash cropping. He stated that the proposed severance meets the policies of the Durham Regional Official Plan and various Provincial policies. He added that this matter will also require a Township of Scugog Zoning By-law amendment and consent application to the Regional Land Division Committee.

- 5.2 Hugh Stewart, Clark Consulting Services, on behalf of Werrcroft Farms, re: Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., File: OPA 2019-006 (2022-P-15)
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Hugh Stewart, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted on behalf of Werrcroft Farms Limited.

H. Stewart advised that he is the applicants' agent, and their application relates to a surplus farm dwelling severance in the Municipality of Clarington. He also advised that the application results in the consolidation of non-abutting farm parcels and will result in a large farm. He explained that the issue arose when Werrcroft Farm purchased the property and the ownership of two abutting farms was in the same name and the farms inadvertently merged. He further advised that this was determined to be the most appropriate process and follows the intention and definitions within the applicable policies.

- 5.3 Rob Alexander and Tracey Werry, Durham Farm Fresh Marketing Association, re: Durham Farm Fresh Marketing Association Annual Update (2022-EDT-9)
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Rob Alexander, participating electronically, appeared before the Committee with respect to the Durham Farm Fresh Marketing Association Annual Update and 2022 Workplan. He highlighted the various activities and initiatives of the Durham Farm Fresh Marketing Association in 2021. He advised that the state of the Durham Farm Fresh Marketing Association is good and they are a lean operation with a home based office, efficient coordinator, engaged board members, and growing group of members. He also advised that the financial support of the

Region is a vital piece for delivering their mandate. He further advised that in 2021 their members continued to face challenges brought about by the pandemic and he stated that direct to consumer sales are generally up and interest and support for local food continues to grow.

R. Alexander outlined issues impacting local farmers including the rising cost of land; the impacts of climate change; and significant increases in input costs, such as seed, fertilizer, fuel and equipment. He added that farmers are also facing a mental health crisis due to financial strain, uncertainty of the future, increasing demands of their off-farm jobs, and a general sense of apathy from the public towards the future of this industry in Durham Region.

R. Alexander concluded by imploring Committee members to take the issues seriously. He stated that society cannot continue to take farmers and their products for granted and simply expect that our region will always be able to produce food. He stated that without strong support from the community and elected officials, we will continue to see fewer farms in our region and the ability to sustain a growing population will be diminished. He added that Durham Farm Fresh stands as a willing partner to help navigate these challenges and will work with partners to find solutions that will support farmers and secure the local food supply for generations to come.

5.4 Matthew Matysiak, Durham Region International Film Festival, re: Funding Proposal submitted by the Durham Region International Film Festival (2022-EDT-11)

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Matthew Matysiak, participating electronically, provided a presentation regarding the Durham Region International Film Festival (DRIFF).

M. Matysiak advised that DRIFF is a community driven international film festival that was started in 2015 and has grown to include several screening events, education programs and an incubator project. He also advised that DRIFF receives financial support through grants, sponsorships and in-kind support.

M. Matysiak provided a brief overview of their Board of Directors, and he provided an overview of their 2022 activities. He also advised that they are a diverse international film festival, and their goal is to continue this by working on additional events. He added that since 2015 DRIFF events have been showcased all over Durham Region.

M. Matysiak concluded by advising that DRIFF is in desperate need of financial support from the Region in order to hire an Executive Director. He stated that with an Executive Director DRIFF can continue its path to success and when DRIFF succeeds, the local economy succeeds.

5.5 Stephen Lund, Chief Executive Officer, Daniel Hengeveld, Vice President, and Terrie O’Leary, Executive Vice President, Toronto Global, re: Toronto Global Funding Agreement (2022-EDT-8)

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Stephen Lund, Daniel Hengeveld and Terrie O’Leary, participating electronically, provided a presentation regarding Toronto Global.

S. Lund advised that Toronto Global is asking Durham Region to consider supporting a new model for economic development in terms of foreign direct investment in the region. He also advised that the new model is asking for a contribution of \$50,000 per year from each municipality and has one decision making body. He stated that Toronto Global has just finished its best year yet and that they are particularly proud of the fact that 40% of the new jobs they helped create were in the 905 regions. He also stated that they believe they have significant momentum and have a lot of opportunity in Durham Region.

D. Hengeveld advised that their mandate is regional, and they focus on net new foreign investment. He provided an overview of their results and the campaign focused on Durham Region’s cleantech and energy assets. He also outlined companies that have located in or have committed to investing in Durham Region. He also stated that they are focusing outreach efforts on high impact opportunities.

D. Hengeveld concluded by advising that they think there is significant value in Durham, and he stated that they would like to continue their partnership with Durham Region.

S. Lund, D. Hengeveld and T. O’Leary responded to questions of the Committee.

**6. Presentations**

6.1 Simon Gill, Director of Economic Development and Tourism, Stacey Jibb, Manager of Agriculture and Rural Economic Development, and Allison Brown, Agriculture Program Specialist, re: Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry (2022-EDT-10)

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S. Gill, S. Jibb and A. Brown provided a presentation outlining the details of Report #2022-EDT-10 of the Commissioner of Planning and Economic Development. Highlights of their presentation included:

- New Economic Development and Tourism Strategy
- Growing Agri-Food Durham Purpose
- Consultation/Engagement
- Goal Areas
  - Goal 1: Retain and expand local food businesses
  - Goal 2: Streamline the regulation and approval process for agri-food businesses

- Goal 3: Enable and encourage agriculture related and on-farm diversified uses related to agriculture
- Goal 4: Recognize infrastructure is a key component of the agri-food system
- Goal 5: Support businesses to increase agri-food processing capacity
- Goal 6: Identify opportunities and solutions for the workforce and labour shortages in the agri-food sector
- Goal 7: Provide resources for aging and young farmers
- Goal 8: Partner with agricultural organizations to deliver and expand agricultural literacy in the Region
- Goal 9: Enable a culture of innovation in agriculture and food
- Goal 10: Enhance Urban agriculture
- Next Steps
- Local Food Week

Staff responded to questions with respect to the Hamilton-Oshawa Port Authority and movement of agricultural goods; how challenges raised recently by the agricultural community have been addressed; how goals are prioritized; and the Business Retention and Expansion (BR+E) process and timelines.

## 7. Planning

### 7.1 Correspondence

- A) Correspondence from Richard Wannop, Resident of Stouffville, re: Reconsideration of Land Conversion Request CNR-17, Township of Scugog  
Employment Conversion Request
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Moved by Councillor Lee, Seconded by Councillor Yamada,  
(100) That we recommend to Council:

That the correspondence from Richard Wannop, Resident of Stouffville, regarding reconsideration of land conversion request CNR-17, Township of Scugog, be received for information.

CARRIED

### 7.2 Reports

- A) Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services on behalf of Maltheb Farms 2000 Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Scugog, File: OPA 2021-008  
(2022-P-14)
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Report #2022-P-14 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

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

- A) That Amendment #187 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #187, to Report #2022-P-14 of the Commissioner of Planning and Economic Development; and
- B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Scugog, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.

CARRIED

- B) Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006 (2022-P-15)
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Report #2022-P-15 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Kerr, Seconded by Councillor Grant,  
(102) That we recommend to Council:

- A) That Amendment #188 to the Durham Regional Official Plan to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #3 to Report #2022-P-15 of the Commissioner of Planning and Economic Development; and
- B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Municipality of Clarington, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.

CARRIED

- C) Envision Durham – Implementation of the Provincial Agricultural System (2022-P-16)
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Report #2022-P-16 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Grant,  
(103) That Report #2022-P-16 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

## 8. Economic Development

### 8.1 Correspondence

There were no communications to consider.

### 8.2 Reports

#### A) Toronto Global Update and Membership Renewal Decision (2022-EDT-8)

Report #2022-EDT-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Discussion ensued with respect to the Region's membership in Toronto Global; the lack of investments created in Durham; and the proposed new governance model and membership terms.

Staff responded to questions with respect to discussions held with Toronto Global regarding membership renewal; staff's recommendation; the renewal decision of other member municipalities; the proposed timeline for negotiations; services provided by Toronto Global; the number of investment leads generated by Toronto Global and the Region's Economic Development Division; prior Toronto Global membership fees; factors that impact the Region's ability to close leads; and the definition of "remote" investments.

Moved by Councillor Yamada, Seconded by Councillor Highet,  
(104) That we recommend to Council:

- A) That Durham Region advise Toronto Global that it does not accept the new terms proposed by Toronto Global for membership and corporate structure as proposed in Toronto Global's "Draft Term Sheet" included as Attachment #1 to Report #2022-EDT-8 of the Commissioner of Planning and Economic Development;
- B) That staff continue discussions with Toronto Global and other member municipalities in pursuit of more satisfactory terms for membership and corporate structure and if successful, return to Committee and Council to recommend execution of a revised funding agreement; and
- C) That Report #2022-EDT-8 be sent to Toronto Global; the other funding member municipalities of Toronto Global; the Ontario Ministry of Economic Development, Job Creation, and Trade; the Federal Government; and Durham's area municipalities.

CARRIED

B) Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2022-EDT-9)

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Report #2022-EDT-9 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Yamada,  
(105) That Report #2022-EDT-9 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

C) Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry (2022-EDT-10)

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Report #2022-EDT-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Highet,  
(106) That we recommend to Council:

That the Growing Agri-Food Durham Plan be endorsed.

CARRIED

D) Durham Region International Film Festival (DRIFF) Update and Delegation (2022-EDT-11)

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Report #2022-EDT-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Highet,  
(107) That Report #2022-EDT-11 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

**9. Advisory Committee Resolutions**

9.1 Durham Agricultural Advisory Committee

A) Resolution regarding Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios

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Moved by Councillor Yamada, Seconded by Councillor Lee,  
(108) That the Durham Agricultural Advisory Committee resolution regarding Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios be received for information.

CARRIED

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

**11.1 Toronto Global funding in the 2022 Regional Budget**

Regional Chair Henry inquired as to whether Toronto Global membership fees were included in the 2022 Regional Business Plans and Budgets. S. Gill advised that \$218,000 remains in the annual budget.

Regional Chair Henry noted that the proposed membership fee in the Toronto Global Renewal Agreement is \$50,000 and he requested that staff provide a report at the September 2022 Planning & Economic Development Committee meeting on ideas and opportunities to re-allocate the additional funding included in the 2022 budget.

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, September 6, 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 Councillor Highet,  
(109) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:42 AM

Respectfully submitted,

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D. Ryan, Chair

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T. Fraser, Committee Clerk