



The Regional Municipality of Durham

Planning & Economic Development Committee Agenda

Council Chambers
Regional Headquarters Building
605 Rossland Road East, Whitby

Tuesday, June 7, 2022

9:30 AM

Note: In an effort to help mitigate the spread of COVID-19 and to comply with public health measures, this meeting will be held in a hybrid meeting format with electronic and limited in-person participation. It is encouraged that members of the public [view the Committee meeting](#) via live streaming, instead of attending the meeting in-person. If in-person attendance is required, arrangements must be made by emailing clerks@durham.ca prior to the meeting date. Individuals are required to complete passive screening prior to entering Regional Headquarters and must wear a mask or face covering while on the premises.

1. Roll Call

2. Declarations of Interest

3. Adoption of Minutes

- A) Planning & Economic Development Committee meeting
– May 3, 2022

Pages 5 - 42

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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- A) Presentation
1. Valerie Hendry, Senior Planner
- B) Public Input
- C) Report

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) [Item 7.2 A)]
- 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) [Item 7.2 B)]
- 5.3 Rob Alexander and Tracey Werry, Durham Farm Fresh Marketing Association, re: Durham Farm Fresh Marketing Association Annual Update (2022-EDT-9) [Item 8.2 B)]
- 5.4 Matthew Matysiak, Durham Region International Film Festival, re: Funding Proposal submitted by the Durham Region International Film Festival (2022-EDT-11) [Item 8.2 D)]
- 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) [Item 8.2 A)]

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) [Item 8.2 C)]

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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**Pulled from the May 20, 2022 Council Information Package
by Councillor Wotten**

Recommendation: Receive for Information

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) 58 - 66
- 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) 67 - 77
- C) Envision Durham – Implementation of the Provincial Agricultural System (2022-P-16) 78 - 93

8. Economic Development

8.1 Correspondence

8.2 Reports

- A) Toronto Global Update and Membership Renewal Decision (2022-EDT-8) 94 - 109
- B) Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2022-EDT-9) 110 - 113
- C) Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry (2022-EDT-10) 114 - 145
- D) Durham Region International Film Festival (DRIFF) Update and Delegation (2022-EDT-11) 146 - 188

9. Advisory Committee Resolutions

9.1 Durham Agricultural Advisory Committee

- A) Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios 189

Recommendation: Receive for Information

10. Confidential Matters

There are no confidential matters to be considered

11. Other Business

12. Date of Next Meeting

Tuesday, September 6, 2022 at 9:30 AM

13. Adjournment

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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, May 3, 2022

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, May 3, 2022 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:36 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: Councillor Ryan, Chair
Councillor Joe Neal, Vice-Chair
Councillor Grant
Councillor Highet
Councillor Kerr
Councillor Lee
Councillor Yamada
Regional Chair Henry
*** all members of Committee participated electronically**

Also

Present: Councillor Ashe
Councillor Barton
Councillor Collier
Councillor Crawford attended for part of the meeting
Councillor Dies
Councillor Drew
Councillor Mulcahy
Councillor John Neal attended for part of the meeting
Councillor Pickles attended for part of the meeting
Councillor Roy 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
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Manager, Policy Planning & Special Studies
A. Harras, Regional Clerk/Director of Legislative Services
R. Inacio, Systems Support Specialist, Corporate Services – IT

S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs
J. Kelly, Principal Planner
G. Muller, Director of Planning
G. Pereira, Manager, Transportation Planning
D. Perkins, Planner, attended for part of the meeting
B. Pickard, Manager, Tourism
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
K. Smith, 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 Highet,
(35) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, April 5, 2022, be adopted.
CARRIED

Moved by Regional Chair Henry, Seconded by Councillor Lee,
(36) That the order of the agenda be altered after Item 4.1 to consider Item 6.1 Presentation from Regional Planning staff and consultants related to Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendations on Land Need Scenarios, prior to Item 5. Delegations.
CARRIED

4. Statutory Public Meetings

- 4.1 Application to Amend the Durham Regional Official Plan, submitted by Malone Given Parsons on behalf of Oland Holdings (Uxbridge) Inc., in association with TACC Developments to permit a soil remediation use in the Township of Uxbridge (2022-P-10)
-

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 noted that the purpose of the public meeting is to provide the public with information about the proposed amendment and to hear any submissions.

A) Presentation

David Perkins, Planner, Planning Division, provided a presentation outlining the details of Report #2022-P-10 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by Malone Given Parsons, on behalf of Oland Holdings (Uxbridge) Inc., to permit soil remediation and processing uses, including soil screening, sampling, crushing and treatment within an existing industrial building. The subject site is municipally known as 102 Prouse Road and is located on the north side of Prouse Road, east of York Durham Line (Regional Road 30), in the Township of Uxbridge. He provided an overview of the application and land use policy considerations. He also advised that the application has been circulated to relevant agencies and to date no commenting agencies have expressed concerns with the application. One inquiry has also been received from a Whitchurch-Stouffville Councillor.

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

B) Delegations

1. Don Given, Malone Given Parsons

D. Given, participating electronically, appeared with respect to the application to amend the Durham Regional Official Plan submitted by Oland Holdings (Uxbridge) Inc. Vince Figliomeni, Ahmed Al-Temimi, Robert Johnson, and Jason Cole, were also in attendance for the meeting.

D. Given advised that he is the applicants' agent and was present to answer any questions on Report #2022-P-10. He also advised that a concern has been raised that they have not looked at a natural heritage feature within 120 metres of the site; however the natural heritage feature is not within 120 metres of the site and the hedgerow shown on the attachment to Report #2022-P-10 is 120 metres away from the site. He stated that they will be addressing this further with staff. He also stated that there were no objections from the Toronto and Region Conservation Authority or Lake Simcoe Region Conservation Authority.

C) Report

Moved by Regional Chair Henry, Seconded by Councillor Lee,

(37) A) That Report #2022-P-10 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

6. Presentations

- 6.1 Brian Bridgeman, Commissioner of Planning and Economic Development, Gary Muller, Director of Planning, and Melanie Hare, Urban Strategies, re: Envision Durham – Growth Management Study Land Need Assessment - Staff Recommendation on Land Need Scenarios (2022-P-11)
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B. Bridgeman provided preliminary comments. G. Muller and M. Hare provided a PowerPoint presentation outlining the details of Report #2022-P-11 of the Commissioner of Planning and Economic Development. Highlights of their presentation included:

- Presentation Outline
- Guiding Principles of the Growth Plan
- Where and How to Grow
- Settlement Area Boundary Expansion
- Regional Strategic Priorities
- Responding to Regional Policy Directions
- Land Needs Assessment
- Growth Management Study
- Approach to the LNA Analysis
- What we Studied and Why
- Growth Target in Durham Region is Aspirational
- Durham Region is Forecast to be the Fastest Growing Region in the GTHA
- Housing Growth in Durham Region is Forecast to More than Double
- The Population of the Future is not the Population of Today
- Housing Preferences in Durham have Changed and Will Continue to do so
- Planning for a Range of Housing
- Addressing Missing Middle and Affordability will be key
- Grade-Related Housing will Continue to Play a Significant Role in the Future
- Durham's Intensification Potential
- Durham's Diversifying Economy
- Greenfield communities have become increasingly compact
- What we have learned: 10 Outcomes
- Alternative Scenarios
- Recommended Employment Area Scenario
- Range of Community Area Scenarios
- Updated Assessment Results
- Recommendations: Community Area Scenario 4
- Recommendation: Community Area Scenario 4
- Recommended Scenarios
- What We Have Heard

Staff responded to questions with respect to the overall housing unit mix in the Region by 2051 if Scenario 4 is adopted; the minimum density required for sustainable transit in a new community; the ability to add additional land to the urban boundary in the future; cost implications for servicing; whether consultation has included First Nations; the impact of Bill 109; whether the Minister will be looking for expansion of urban boundaries to encourage more housing; the request of Clarington Council for the Region to release Clarington specific allocations; the proposed Employment Area density target of 27 jobs per hectare; slide 22 example of Clarington greenfield community; the secondary units category and percentage of secondary units in the Community Area Land Need Scenarios; the potential of Council's decision impacting the housing market; the possibility of higher densities encouraging land banking; the environmental sustainability of Scenarios 2 and 3; how work at home jobs are incorporated; whether projections were calculated pre-COVID; the ability to update projections in the future; and the monitoring of key performance indicators.

The Committee recessed at 11:32 AM and reconvened at 11:48 AM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present.

5. Delegations

5.1 Matthew Cory, Malone Given Parsons, on behalf of BILD (Durham Chapter), re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Matthew Cory appeared on behalf of BILD Durham Chapter, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Cory advised that BILD has been active throughout the Envision Durham process, and he thanked Regional staff. He also advised that BILD believes that the missing middle needs to be prominent and the main housing type in one of the scenarios. He stated that medium density housing should be the prominent housing form going forward and Durham Region is seeing this in many of the new development applications.

M. Cory requested that the Planning & Economic Development Committee consider giving staff direction to move forward with a much needed affordable middle option, which he proposed as a modified Scenario 2. He stated that the land area required is very similar to the staff proposed Scenario 2 and would include a housing unit mix of new units of 33% low density, 38% medium density and 29% high density. He also stated that this would achieve the Growth Plan target of 50% intensification and would be 57 people and jobs per hectare in designated greenfield areas.

M. Cory further advised that Scenario 4 recommended by staff requires 950 hectares of new community area land which is about two and a half concession lot blocks to be spread over four municipalities. He stated that BILD is concerned this could result in the creation of incomplete communities and not have coherent, comprehensive planning of new growth coming forward. He outlined the benefits of a modified Scenario 2 and housing propensities for Scenarios 2 and 4.

M. Cory concluded by advising that they believe a correction is required to the existing supply of residential units. He explained that the 2021 Census indicates 243,050 occupied private dwellings and Envision Durham relies on 263,000 residential units. He also advised that they believe confirmation of the greenfield supply by residential unit type will assist with this. He requested that a much needed affordable middle scenario be the basis for proceeding with the remainder of Envision Durham.

M. Cory responded to questions of the Committee.

5.2 Despina Melohe, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Despina Melohe, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

D. Melohe stated that as 50% of the world's population lives in urban areas, climate solutions have to come from cities. She requested that the Planning & Economic Development Committee endorse a modified Scenario 5, with zero-urban boundary expansion and no new lands dedicated for employment; make public the financial costs of each scenario to the taxpayer; make public the financial costs of climate change mitigation associated with each scenario; and delay the final decision until after the provincial election.

D. Melohe also stated that we have to recognize that our climate systems are out of balance and that we've brought ourselves and our planet to the brink of extinction through a car centric model of land use. She further stated that as stewards of 40% of the Class 1 farmland in Canada, we cannot afford to squander even one hectare. She also stated that by embracing the idea of the commons we must envision a transformation of our urban and rural areas into complete communities, and we must see our urban spaces as part of nature, not separate from it.

D. Melohe further stated that in addition to the health and social benefits to walkable cities, there are also economic benefits. She stated that walkable environments boost prosperity, generates wealth, encourages investments in cities and towns, increases land and property values, and reduces motor vehicle and road costs, and she provided examples from other cities.

D. Melohe concluded by urging the Planning & Economic Development Committee to share best practices and to endorse a zero urban boundary expansion movement not just in Durham Region but across the Province.

D. Melohe responded to questions of the Committee.

5.3 Robert Brown, Uxbridge resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Robert Brown, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

R. Brown advised that the time has come to enact a development plan that starts to counteract the environmental, economic, and social costs brought to bare on our communities after decades of subsidizing unsustainable urban sprawl. He stated that between the Community Area Scenarios the Planning & Economic Development Committee has been presented with a scale that measures land need but also implicitly contains a commitment to differing versions of environmental, economic, and social impacts. He also stated that if Committee members are not supporting Scenario 5 today, then they are not making a strong commitment to fight the climate crisis; are voting for a series of tax levies to subsidize development and the real cost associated with urban sprawl; and become an advocate for the further marginalization of the poor and precarious. He further stated that there are various reasons why the Township of Uxbridge has not supported one scenario over another, but one that stands out in his mind is the Township of Uxbridge has been excluded from the Envision Durham process because they cannot afford to pay their planner to engage in the process in any substantial way.

R. Brown concluded by stating that if Committee members are not advocating for Scenario 5, they are worsening the effects of climate change, and if they are not voting to boost Scenario 5, they are voting against debt relief. He added if Committee members are not voting to support Scenario 5, they are furthering the marginalization of the poor and precarious.

R. Brown responded to questions of the Committee.

5.4 Mark Flowers, Davies Howe LLP, and Steve Schaefer, SCS Consulting Group Ltd., on behalf of North East Pickering Landowners Group, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Mark Flowers and Steve Schaefer, participating electronically, appeared on behalf of the North East Pickering Landowners Group, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development. The North East Pickering Landowners Group includes Dorsay Development Corp.; Tribute Communities; Trinison Management Corp.; Coughlan Homes; 2750 Hwy 7 Inc.; The Brown Group; and Armland Group.

M. Flowers advised that the North East Pickering Landowners Group supports the BILD position that the Region should be planning to accommodate an additional 2,500 hectares of Community Area land, through a modified Scenario 2. He stated that the Northeast Pickering lands are an ideal location for a settlement boundary expansion. He also advised that the North East Pickering Landowners Group has submitted a request for a settlement area boundary expansion of approximately 1,000 hectares of Living Area and approximately 250 hectares of Employment Area. He also noted that Northeast Pickering has been identified as an area to accommodate future growth since 2006 and has twice been endorsed by Regional Council as a settlement expansion area. He added that Regional Official Plan Policy 7.3.11 p) recognizes the potential for an urban area expansion in Northeast Pickering, subject to two additional considerations.

M. Flowers further advised that the City of Pickering has already initiated the process for developing a Community Plan for the Northeast Pickering lands and the Regional Official Plan Policy requirement for the preparation and completion of the East Duffin and Carruthers Creek Watershed Plans, has already been satisfied. He also stated that there is significant misinformation circulating about the impact of development of the Northeast Pickering lands on the watershed and he noted that the Toronto and Region Conservation Authority has clarified on its website that the Carruthers Creek Watershed Plan does not state that development in the upper reaches of the watershed should not proceed.

S. Schaefer provided an overview of the studies that have already been completed regarding potential downstream impacts of developing the Northeast Pickering lands. He advised that the Town of Ajax completed a Class Environmental Assessment in 2013, which recommended various mitigation solutions, and he stated that to date none of the recommendations have been implemented. He also advised that the current Carruthers Creek Watershed Study modelled a theoretical “developed” scenario in Northeast Pickering with no storm water management controls and the Toronto and Region Conservation Authority (TRCA) identified that the next step is to complete a mitigated analysis to reflect the required storm water management controls within Northeast Pickering to avoid any impacts to downstream areas. He further advised that SCS Consulting Group has taken the next step and built on the TRCA scenario by adding typical storm water management controls. He stated that their analysis concluded that using on-site controls, the downstream flood level will not be impacted. He also stated that two prominent engineers have peer reviewed and confirmed the conclusions of the SCS Consulting Group. He advised that any new development will be required to complete a comprehensive Master Environmental Servicing Plan (MESP) to ensure that the interconnected matters of stormwater management, natural hazards and natural heritage are adequately addressed. He noted that the final approved MESP will have mitigation measures for implementation that result in no impact downstream.

M. Flowers and S. Schaefer responded to questions of the Committee.

5.5 David Crombie, former Mayor of Toronto, former MP, and former Chair of the Greenbelt Council, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

David Crombie, participating electronically, appeared on behalf of Friends of the Golden Horseshoe, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

D. Crombie advised that the Greater Golden Horseshoe is the fastest growing region in North America; is 70% of the population of Ontario; two-thirds of the province's economic activity; and has over 40% of the best agricultural land in the province. He stated that from now until 2051, the population will grow from 7 million to 14 million.

D. Crombie also advised that this historic growth will offer many opportunities and challenges. He stated that the first challenge is saying no to urban sprawl. He also stated that urban sprawl is the old way of accommodating growth; is more costly than we can afford to bear; has gobbled up a vast area of our farmland; cuts through swaths of our natural environment and natural heritage; has become the most expensive way to develop and maintain urban community goods and services; and has failed to meet the challenge of affordable housing for most people. He further stated that the second challenge is building affordable housing and the third challenge is that our local government institutions like municipal governments and conservation authorities have been under attack from the Provincial government.

D. Crombie concluded by advising that they urge Durham Regional Council to say yes to the vision of the direction that is offered by Envision Durham; to say no to urban sprawl; to say yes to growing inward and not outward; to say yes to building compact, walkable, affordable, transit oriented communities; and to say no to grossly tall, dense buildings that warehouse people and diminish aspects of community.

D. Crombie responded to questions of the Committee.

5.6 Elizabeth Stocking on behalf of The National Farmers Union Ontario Local 345, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Elizabeth Stocking, participating electronically, appeared on behalf of the National Farmers Union - Ontario Local 345, regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

E. Stocking advised that the National Farmers Union – Ontario is an accredited farm organization representing thousands of sustainable family farmers in Ontario and has advocated for farm families across Ontario and Canada since 1969. She also advised that they believe strongly in the importance of responsible

development, smart densification and realization of complete communities in existing built-up areas, and the preservation of all prime farmland, and lands zoned rural and agricultural that are in agricultural use.

E. Stocking further advised that the National Farmers Union – Ontario does not view any of the proposed scenarios as adequate in supporting the growth of responsible density and complete communities; however, they most support Scenario 5, which supports a model in which no urban boundary expansion is needed for future housing growth. She stated that they urge the Region to push forward a modified Scenario 5 in which:

- The minimum permitted density of development for all existing Designated Greenfield Areas (DGAs) is increased to 90 people and jobs per hectare;
- The number of townhomes, semi-detached homes and detached secondary units (such as garden suites and laneway homes) is substantially increased in existing built-up areas; and
- Excess DGA is reallocated as Employment Area Land and significantly increases job density of Employment Area Land by supporting multi-story warehouse and distribution facilities and planning for job-dense types of employment.

E. Stocking stated that developing on prime farmland will have disastrous long-term effects on the local and provincial economy. She also stated that the Greater Golden Horseshoe is home to one of North America's largest agricultural and agri-food industry clusters, with a unique diversity of primary farm production, food processing, food service, food distribution and retail that represents the fastest growing employment sector in Ontario. She further stated that the lack of firm urban boundaries has led to immense amounts of land speculation by developers on farmland and this has the effect of driving the prices of farmland up and barring new and young farmers from entering into farming as a career.

E. Stocking also advised that they urge Durham Region to extend greenbelt protection to the Carruthers Headwaters in its entirety and to remove policy directions in the Envision Durham project that supports development of an airport or aerospace project in North Pickering. She stated that Pickering Council's endorsement of a request to initiate a Ministerial Zoning Order for a 4,000 acre development at the headwaters of the Carruthers Creek endangers residents and ecosystems downstream from the proposed development.

E. Stocking further advised that only 0.5 percent of Canada's agricultural soil is classified as Class 1, and about half of the entire country's Class 1 soil is found in Ontario. She stated that a critical question you need to ask is does it make sense to open up farmland to developers who don't know how to feed themselves or their community in order to build housing for more people who are unable to feed themselves or does it make more sense to ensure we keep it in the hands of farmers that can feed themselves and their communities.

5.7 Mike Borie, Pickering resident, re: Envision Durham – Growth Management Study
Land Need Assessment (2022-P-11)

Mike Borie, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Borie requested that the Planning & Economic Development Committee vote for no new land for housing and employment lands. He asked the Committee to maximize the growth areas we already have and to hold the urban boundary where it is today for at least 10 years. He advised that his request is based on the following realities:

- There is tremendous uncertainty about the build-out of the Seaton DGA and the pace to date has been slow.
- There are more questions than answers about wastewater servicing costs and capacity at the Duffins Creek Water Pollution Control Plant, which Phase 2 of Seaton will depend on.
- That downstream Ajax is vulnerable to flooding if upstream Carruthers Headwaters is urbanized, and the cost to create manmade stormwater controls will be exorbitant.
- That affordable housing is most achievable if built on existing infrastructure networks.
- That for Durham to have a chance at complete communities we have to invite future neighbours into mature areas with very low densities.
- That agriculture contributes to our economy through goods and ecosystem services and prime agricultural areas are not lands-in-waiting for development.
- That natural assets are sequestering carbon for free, and we need more of them in service to the climate crisis.

M. Borie questioned why take the risk on so much new land and why give 30 years of control and regional power away today when it's not absolutely necessary. He also questioned whether consuming these vast natural areas will have zero impact on our ability to mitigate climate change, will increase housing affordability, or will have a measurable impact on our food security.

M. Borie stated that there is plenty of land already designated for growth for the next ten years and more. He also stated evidence suggests that you don't need an urban boundary expansion before 2051, you can safely make that decision knowing you can correct it at the next Municipal Comprehensive Review if more accurate information becomes available. However, if you unnecessarily expand the urban boundary and subsequent information makes it clear that you shouldn't have, you can't take the land back. He further stated that the consequence is unnecessary and irreversible sprawl for present and future taxpayers to pay for.

M. Borie responded to questions of the Committee.

5.8 Helen Brenner, Pickering resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Helen Brenner, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

H. Brenner stated that there has never been a time when land use decisions have been as critical as today. She also stated that on April 4th, the UN Intergovernmental Panel on Climate Change warned that government inaction on Green House Gas targets around the globe means that unless we act now the world is on a fast track to disaster and scientists are declaring it's now or never to limit planetary warming to 1.5 degrees.

H. Brenner further stated that today municipalities across the Greater Golden Horseshoe are making critical decisions that could lock in 156,000 acres for development over the next 30 years. She also stated that in Durham, the fate of about 17,000 acres sits in the hands of this Regional Government and at risk are watersheds, prime agricultural lands, and natural assets. She stated that we are at a critical fork in the road, and that the time for business-as-usual decisions is over. She also stated Committee members need to be courageous, innovative and bold.

H. Brenner further advised that the Region has received over 300 letters from concerned residents asking it to reject sprawl and that the community of voices is asking the Region to adopt a Land Needs Scenario that embraces sustainable development goals and smart planning principles that allows the Region to welcome the next 30 years' worth of new citizens within our existing urban boundaries. She stated that this investment in current neighbourhoods and designated growth area will efficiently use the lands we already have available. She also stated that by growing inwards first and planning for gentle density within the built-up area and maximizing density of designated growth areas, we can accelerate housing affordability with a diverse blend of smaller yet attractive missing middle housing forms. She further stated that taking this approach will result in excess community area land within the existing designated greenfield that could be reallocated to the employment area land. She also stated that it will be important to significantly increase the employment area land densities by requiring land efficient building forms and planning for more job dense types of employment. She added that through gentle intensification we can transition to complete communities.

H. Brenner requested that Durham Region provide all decision makers and citizens with both the financial cost and the financial cost of climate change mitigation, associated with each of the seven land needs scenarios before any decisions are made to expand beyond existing urban boundaries. She concluded by referencing the Durham Region Climate Change Emergency Declaration and stating that we must all acknowledge that there is now no margin for error in the land use decisions we make today.

5.9 Peter Cohen re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Peter Cohen, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

P. Cohen advised that it has been just over two years since Durham Region declared a climate emergency and he stated that this declaration recognized that climate action was within the Region's best interest. He also stated that in declaring a climate emergency, the Region promised to act on the climate crisis with the type of decisive action that an emergency demands.

P. Cohen further advised that according to the Alternative Land Need Scenario Assessment Summary Report, Scenario 5 is the only scenario that fulfills Principle 4. He stated that this priority is not optional if you are uncomfortable with the thought of all of our current problems getting worse. He also stated that right now the world is struggling to accommodate and support refugees and there are currently around 85 million people who have been forcibly displaced. He further stated that the climate crisis threatens to displace 1.2 billion people by 2050 and rising sea levels alone could displace up to 2 billion people by 2100.

P. Cohen also advised that we are struggling with food insecurity and in 2018 the Durham Region Health Department found that 12% of households reported experiencing food insecurity. He stated that the Intergovernmental Panel on Climate Change found that climate change could cause the price of food to rise by up to 30% by 2050 and it could further reduce food yield due to rising temperatures and more frequent droughts. He also stated that the higher temperatures get, the more cases we'll see of vector borne disease and the CDC says three out of four new or emerging infectious diseases in humans come from animals. He added that the destruction of habitat increases the risks of this happening as wild animals are forced to live closer to humans.

P. Cohen referenced a recent Toronto Star article and he stated that according to the National Bank of Canada, the Canadian housing market is the least affordable it has been since the 1990s. He also stated that according to the Ontario Real Estate Association, nearly half of prospective home buyers under 45 have considered or are considering moving out of Ontario due to housing affordability. He added that his generation cannot afford to live in a single family detached house and need higher density housing.

P. Cohen concluded by stating that Scenario 5 means reducing the amount of people vulnerable to displacement, avoiding further food insecurity, reducing risk of disease, and making sure people can afford to live here. He added it is the best option for climate change and affordability.

- 5.10 Phil Pothen, Ontario Environment Program Manager, Environmental Defence, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)
-

Phil Pothen, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

P. Pothen stated that the correct choice would be for Durham Region to vote for a modified Scenario 5 that increases the minimum permitted density of development for all existing Designated Greenfield Areas to 90 people and jobs per hectare; reallocates the excess Community Area land to Employment Area land; and increases the planned Employment Area land densities by requiring land efficient forms of development.

P. Pothen advised that he is most concerned about the adoption of any scenario that would extend the settlement area boundary more than is provided in Scenario 4. He stated that there is no plausible way to pursue Scenarios 1, 2 or 3 that is compatible with Durham Region's environmental obligations. He also stated that even Scenario 4 falls somewhat short and that there is no amount of green building standards or electric vehicles that will change that.

P. Pothen stated that for climate change we need the 90 people and jobs per hectare to shift most trips into transit and active transportation. He also stated that Durham has to reduce the number of trips that rely on private automobiles. He further stated that there is not a way to convert farmland into residential and industrial land without destroying the habitat values of the wetlands that are left over. He added that it is not possible to maintain the water temperatures required for species in the tributaries.

P. Pothen referenced policy 1.1.3.8 of the Provincial Policy Statement, 2020, and he stated that Councils are legally obliged to error on the side of no settlement area boundary expansion and they are prohibited from any boundary expansion that is beyond what is demonstrated to be necessary to accommodate growth and market demand. He also stated that in light of Bill 109 this is not just a technical issue, and his organization regularly intervenes and launches appeals.

P. Pothen further stated that there is an error in terminology that has caused a vast overestimation of the amount of land that is estimated to be required for all of the growth scenarios. He also stated that it is possible to hit the density of 90 people and jobs per hectare relying entirely on single and semi-detached homes, as long as they are built efficiently, modestly and intelligently, without too much parking.

Moved by Councillor Joe Neal, Seconded by Councillor Lee,
(38) That P. Pothen be granted a one-time two-minute extension to finish his delegation.

CARRIED

P. Pothen advised that staff use the terminology low density, medium density and high density, housing types. He stated that the Region is legally required to plan for three main categories: single and semi-detached homes; townhomes; and apartments. He also stated that there is no connection between the housing type that assumes it has a low population density. He further stated that it is assumed that people move to Durham, Halton or York Regions because they want car dependent lifestyles. He also advised that they have done polling and residents tell them they were pushed into Durham because they were priced out of other neighbourhoods and they wanted to live in walkable, transit supportive neighbourhoods with single and detached homes.

P. Pothen responded to questions of the Committee.

5.11 Mark Jacobs, The Biglieri Group, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Mark Jacobs, participating electronically, appeared on behalf of Marshall Harding, 2722228 Ontario Corp., Dellray Group of Companies, 2439648 Ontario Inc, and 2298 Hwy 2 Inc., regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Jacobs advised that their clients have lands in Oshawa, Pickering, Whitby and Clarington, and settlement area boundary expansion requests have been submitted as part of the Envision Durham process.

M. Jacobs thanked Regional staff and he advised that they are in support of the modified Scenario 2 for Community Area lands presented by BILD. He stated that a modified scenario 2 will increase the share of medium density, secondary units, and missing middle development throughout the built-up areas and designated greenfield areas. He also stated that a modified Scenario 2 allows for greater flexibility for local municipalities and to respond to market needs. He added that a modified scenario 2 will increase the intensification within the built-up area to meet the Growth Plan minimum intensification target of 50% and meet the Growth Plan minimum designated greenfield area density of 50 people and jobs per hectare. He also advised that a modified Scenario 2 is consistent with resolutions passed by the Councils of the City of Pickering and City of Oshawa.

M. Jacobs responded to questions of the Committee.

5.12 Kathleen Ffolliott, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Kathleen Ffolliott participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

K. Ffolliott requested that the Planning & Economic Development Committee endorse Scenario 5 and a zero boundary expansion in both community and

employment land as part of the Municipal Comprehensive Review. She stated that Scenario 4 for community lands and Scenario 2 for Employment lands fall short in realizing the mandates of the Region's own growth plan. She also stated that planning for sprawl by expanding urban boundaries goes against the mandate to manage future growth, protect the environment, ensure residents' well-being, and attract and keep businesses. She further stated that fiscal management requires the Region to consider the costs of sprawling outside our urban boundaries. She added that other communities have found calculating the costs of sprawl versus infill intensification very revealing and she stated that the Committee and taxpayers deserve to know the true cost of sprawl before Regional Council commits to any expansion of urban boundaries.

K. Ffolliott also stated that during the course of this planning exercise, she's noticed that what is coming out of most municipalities is a lack of understanding of the fact that this exercise is regional in scope. She further stated that this exercise is establishing how our Region intends to grow overall and how the growth will be distributed will be decided later. She also stated that there is no need to assume that the only options are sprawl or tall. She added that the Region can accommodate new growth within existing urban boundaries, and through gentle intensification, can establish mixed-use neighbourhoods and create livable, complete communities.

K. Ffolliott further stated that planning for and enabling uncontrolled sprawl in a climate crisis is irresponsible. She also stated that opening up land now for 30 years of possible future growth goes against the Region's sustainability goals and climate commitments. She further stated that the Region should not be giving up Class 1 farmland to low-density housing or to businesses with huge footprints and few actual jobs, and that land outside our urban boundaries has a vital role to feed us, prevent flooding, sequester carbon, clean our air and water, and more. She added that Scenario 5 would help the Region reduce GHG emissions.

K. Ffolliott concluded by urging the Planning & Economic Development Committee to endorse Scenario 5. She stated that the Region has an opportunity to prioritize building complete communities by establishing a minimum target of 80 people and jobs per hectare so walkable, bikeable, transit-oriented communities are possible.

5.13 Max Lysyk re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Max Lysyk, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

M. Lysyk advised that he is an Oshawa resident, and his family has a business in the development industry which has been primarily focused on intensification and infill development in the City of Oshawa and Town of Whitby.

M. Lysyk requested that the Planning & Economic Development Committee consider a modified Scenario 2 as presented by BILD and he presented some the challenges they have experienced with intensification, including meeting the Growth Plan target of 50%; securing land; municipal infrastructure capacity; and ownership.

M. Lysyk outlined reasons why he believes the BILD modified Scenario 2 is best, including that most land located on the outskirts of the existing urban boundary are ready for development and ready for a partnership between landowners and municipalities. He also stated that Durham Region is a leading force in farming and vertical farming and can push for that in new employment areas. He further stated that infrastructure within the existing urban boundary has already planned for future growth.

M. Lysyk concluded by urging the Planning & Economic Development Committee to endorse BILD modified Scenario 2 in order to ensure that the Region can meet the Growth Plan targets set out to 2051.

5.14 Alyssa Scanga, Whitby resident, re: Envision Durham – Growth Management Study Land Need Assessment (2022-P-11)

Alyssa Scanga, participating electronically, appeared regarding Report #2022-P-11 of the Commissioner of Planning and Economic Development.

A. Scanga advised that she supports Scenario 5 as she believes it is the best option for both the community and the planet. She stated that in January 2020, Durham Region declared a climate emergency and acknowledged that climate change is the biggest existential threat of our time and promised to act. She also stated that Envision Durham sets the tone for the next several decades in Durham Region and the buildings we build today will exist for at least 70 years.

A. Scanga further advised that the recent IPCC report makes it clear that this is a crucial moment to reduce the expected casualties. She stated that it is more difficult and expensive to retrofit things for sustainability than to do it from the outset and if we don't prioritize climate now, we will have already lost and will lose so much.

A. Scanga stated that it appears to her that Scenario 5's perceived weakness is that many of the high density units will not be needed because the demand will not be there. She advised that she disagrees, and she also stated that there is a huge demand for housing in Durham. She also advised that Scenario 5 does not represent the elimination of low-density units, as 20% of new units would be low-density and by 2051 low-density would represent almost half of Durham's total unit mix. She further stated that Scenario 5 demonstrates a better balance between low-density, medium-density and high-density units than any other scenario. She added that the public ranked Scenario 5 as their top choice on the consultation survey and the Region's Advisory Committees recommended it as

well. She also stated that the focus on more efficient land use would also support transit-oriented communities.

A. Scanga concluded by stating that Scenario 5 does not require any new Community Area land, allowing the Region to avoid urban sprawl. She advised that this means less destruction of habitats and less loss of biodiversity. She also stated that this decision cannot be made without considering the climate first and foremost. She added that this is a crisis and we have a responsibility to be brave and take bold strides to fight for a liveable future.

6. Presentations

- 6.1 Brian Bridgeman, Commissioner of Planning and Economic Development, Gary Muller, Director of Planning, and Melanie Hare, Urban Strategies, re: Envision Durham – Growth Management Study Land Need Assessment - Staff Recommendation on Land Need Scenarios (2022-P-11)
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This item was considered earlier in the meeting. Refer to pages 4 and 5 of these minutes.

7. Planning

7.1 Correspondence

- A) Correspondence from Bart Hawkins, Bowmanville resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that Durham Regional Council support Scenario 5, with no expansion to current urban boundaries.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (39) That the correspondence from Bart Hawkins, Bowmanville resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- B) Correspondence from David Steele, Pickering resident, requesting that the Planning & Economic Development Committee move the Durham Environmental Advisory Committee recommendation requesting that Regional Council support the inclusion of the Carruthers Creek Headwaters in the Greenbelt.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (40) That the correspondence from David Steele, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- C) Correspondence from Amanda Steinberg, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (41) That the correspondence from Amanda Steinberg, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- D) Correspondence from Alison Wilton, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (42) That the correspondence from Alison Wilton, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- E) Correspondence from Bogdan Lisiecki, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (43) That the correspondence from Bogdan Lisiecki, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- F) Correspondence from Conor Alexander, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(44) That the correspondence from Conor Alexander, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- G) Correspondence from Carmen Lishman, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(45) That the correspondence from Carmen Lishman, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- H) Correspondence from Darrah Barry, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(46) That the correspondence from Darrah Barry, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- I) Correspondence from Deborah Gilchrist, Toronto resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(47) That the correspondence from Deborah Gilchrist, Toronto resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- J) Correspondence from Dianne Shular, Scarborough resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (48) That the correspondence from Dianne Shular, Scarborough resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- K) Correspondence from Jacob Cameron, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (49) That the correspondence from Jacob Cameron, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- L) Correspondence from Joseph Caruso, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (50) That the correspondence from Joseph Caruso, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- M) Correspondence from Jenni LeForestier, Caledon resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(51) That the correspondence from Jenni LeForestier, Caledon resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- N) Correspondence from John Nemeth, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(52) That the correspondence from John Nemeth, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- O) Correspondence from Janet Snetsinger, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(53) That the correspondence from Janet Snetsinger, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- P) Correspondence from Lesley Cameron, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(54) That the correspondence from Lesley Cameron, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Q) Correspondence from Lynn Jacklin, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (55) That the correspondence from Lynn Jacklin, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- R) Correspondence from Linda Power, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (56) That the correspondence from Linda Power, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- S) Correspondence from Lumbo Rose, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (57) That the correspondence from Lumbo Rose, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- T) Correspondence from Michael Measure, Executive Director, Birdsafe Building Consultant, FLAP Canada, regarding Envision Durham and expressing concern that he sees no mention of bird-building collisions in the latest recommendations under the Durham Regional Official Plan. He recommends that Durham Region add bird collision mitigation measures into the Official Plan.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(58) That the correspondence from Michael Mesure, Executive Director, Birdsafe Building Consultant, FLAP Canada, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- U) Correspondence from Meaghan Orlinski, Hampton resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(59) That the correspondence from Meaghan Orlinski, Hampton resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- V) Correspondence from Nancy Logan, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary and stop the 413.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(60) That the correspondence from Nancy Logan, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- W) Correspondence from Nancy Niklas, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(61) That the correspondence from Nancy Niklas, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- X) Correspondence from Roberto Ventrillon, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and prioritize zero boundary expansion for community and employment land needs. He states that we need rezoning of existing urban areas in order to incentive redevelopment, no more sprawl. When the farmlands are gone these are gone for good.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (62) That the correspondence from Roberto Ventrillon, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Y) Correspondence from Samantha Huisbrink, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (63) That the correspondence from Samantha Huisbrink, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- Z) Correspondence from Sanjin Zeco, Bowmanville resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (64) That the correspondence from Sanjin Zeco, Bowmanville resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- AA) Correspondence from Claire Malcolmson, Executive Director, Rescue Lake Simcoe Coalition, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that the Rescue Lake Simcoe Coalition supports Scenario 5.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (65) That the correspondence from Claire Malcolmson, Executive Director, Rescue Lake Simcoe Coalition, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- BB) Correspondence from Paula Tenuta, SVP, Policy & Advocacy, BILD, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising the BILD does not support the staff recommendation. BILD is recommending that Regional staff be directed to proceed with a draft Regional Official Plan amendment based on a modified Scenario 2 with a unit mix consisting of 33% low density units, 38% medium density units, and 29% high density units; an intensification rate of 50%; an overall Designated Greenfield Area Density target of 57 people and jobs per hectare; and an additional New Community Area Land Need of 2,500 hectares (6,178 acres).
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (66) That the correspondence from Paula Tenuta, SVP, Policy & Advocacy, BILD, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- CC) Correspondence from J.A. Clark, regarding Envision Durham and recommending the following:

1. Upgrade the western Type “C” road (N.S. 2) to a Type B so that it functions as a bypass; do not locate schools on this road; and create a seamless transition from the 407 and Howden.
 2. Downgrade the eastern Type “C” road (N.S. 1) to a Collector and shift it further east away from the cluster of heritage properties at Grass Grove Lane.
 3. Expand the Special Policy Area (SPA) and strengthen its heritage protections: north on Simcoe to Howden, south to the intersection with E.W. 2/3, and east and west to Ritson and Thornton (or at least to the intersections with N.S. 1 and N.S. 2.).
 4. Move the Mixed-Use Nodes further from the SPA, OR spread this use over the entire SPA/village area in the form of a “Hamlet Commercial” or “Mixed Use Heritage Main Street” area.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (67) That the correspondence from J.A. Clark, be referred to staff for consideration as part of the Envision Durham process.

CARRIED

- DD) Correspondence from Mike Borie, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and forwarding the YouTube video “Don’t let the Province of Ontario Pave our Future”.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (68) That the correspondence from Mike Borie, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- EE) Correspondence from Mike Borie, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and forwarding a letter to the durhamregion.com from Helen Brenner.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (69) That the correspondence from Mike Borie, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- FF) Correspondence from Barbara Neshevich, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (70) That the correspondence from Barbara Neshevich, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- GG) Correspondence from Christina Heinze, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (71) That the correspondence from Christina Heinze, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- HH) Correspondence from Mary-Anne O'Connor, Port Perry resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (72) That the correspondence from Mary-Anne O'Connor, Port Perry resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- II) Correspondence from Nell Cross, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (73) That the correspondence from Nell Cross, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- JJ) Correspondence from Mary Drummond, Chair, Durham Food Policy Council, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee support Community Area Scenario 5: "Emphasis on higher densities and intensification beyond minimum Growth Plan targets" and support designating no new land for employment purposes.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (74) That the correspondence from Mary Drummond, Chair, Durham Food Policy Council, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- KK) Correspondence from Mary Delaney, Chair, Land Over Landings, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee choose Scenario 5 for housing and reject both of the employment area scenarios. They urge the Planning & Economic Development Committee to vote for no expansion of the urban boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(75) That the correspondence from Mary Delaney, Chair, Land Over Landings, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- LL) Correspondence from Steve Parish, Ajax resident and former Mayor of Ajax, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting Regional Council support Scenario 5 and no urban boundary expansion.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(76) That the correspondence from Steve Parish, Ajax resident and former Mayor of Ajax, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- MM) Correspondence from Ed Beach, President, Durham Region Federation of Agriculture, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee consider the importance of the agri-food sector in Durham and that any further urban expansion be directed upwards and not out onto lands that are a finite food producing resource.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(77) That the correspondence from Ed Beach, President, Durham Region Federation of Agriculture, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- NN) Correspondence from Barbara Sternberg, Brechin resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and writing in support of no sprawl and no extension of urban boundaries.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(78) That the correspondence from Barbara Sternberg, Brechin resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- OO) Correspondence from Tammy Atkinson, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee pick Scenario 5.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(79) That the correspondence from Tammy Atkinson, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- PP) Correspondence from Linda Gasser, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee not support the staff recommendation of Scenario 4 and please support Scenario 5.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(80) That the correspondence from Linda Gasser, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- QQ) Correspondence from Leigh Paulseth, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee adopt a hard zero urban boundary expansion for community and employment lands for Durham. She asks that the Planning & Economic Development Committee reject the staff recommendation to adopt Scenario 4 for community lands and Scenario 2 for employment lands and instead adopt no urban boundary expansion for community and employment lands.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(81) That the correspondence from Leigh Paulseth, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- RR) Correspondence from Cindy Poon, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(82) That the correspondence from Cindy Poon, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- SS) Correspondence from Deborah Gilchrist, Toronto resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (83) That the correspondence from Deborah Gilchrist, Toronto resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- TT) Correspondence from E. McMorrow, Whitby resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (84) That the correspondence from E. McMorrow, Whitby resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- UU) Correspondence from George Oxenholm, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (85) That the correspondence from George Oxenholm, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- VV) Correspondence from Jen O’Leary, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,
(86) That the correspondence from Jen O'Leary, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

WW) Correspondence from Leanne Cowsn, Ajax resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(87) That the correspondence from Leanne Cowsn, Ajax resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

XX) Correspondence from Lynn Laflamme, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(88) That the correspondence from Lynn Laflamme, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

YY) Correspondence from Mili Roy, Mississauga resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region's new homes and workplaces within the existing Settlement Area Boundary.

Moved by Councillor Kerr, Seconded by Councillor Lee,
(89) That the correspondence from Mili Roy, Mississauga resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- ZZ) Correspondence from Oliver Rohn, Pickering resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (90) That the correspondence from Oliver Rohn, Pickering resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- AAA) Correspondence from Ronald Van De Walker, Oshawa resident, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and requesting that the Planning & Economic Development Committee vote for Community Area Land Need and Employment Land Need scenarios that accommodate the next 30 years of Durham Region’s new homes and workplaces within the existing Settlement Area Boundary.
-

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (91) That the correspondence from Ronald Van De Walker, Oshawa resident, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

- BBB) Correspondence from Correspondence from Meaghan Harrington, Manager, Policy, City of Oshawa, regarding Envision Durham – Growth Management Study Land Need Assessment (2022-P-11) and advising that at their meeting held on April 25, 2022, Oshawa City Council adopted the following recommendation:

“That pursuant to Report DS-22-76, dated April 6, 2022, City Council endorse Scenario 2A as submitted by the Columbus Developers Group as Item DS-22-90 as the City's recommended scenario on the Alternative Land Need Scenarios Report prepared by the Region of Durham as part of the Envision Durham the Municipal Comprehensive Review of the Durham Region Official Plan.”

Moved by Councillor Kerr, Seconded by Councillor Lee,

- (92) That the correspondence from Meaghan Harrington, Manager, Policy, City of Oshawa, be referred to consideration of Report #2022-P-11 of the Commissioner of Planning and Economic Development.

CARRIED

The Committee recessed at 2:07 PM and reconvened at 2:46 PM.

Following the recess, the Clerk conducted a roll call and all members of Committee were present.

7.2 Reports

A) Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios (2022-P-11)

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

Staff and consultants responded to questions with respect to modified Scenario 2a; the time required to prepare population and employment forecasts, intensification targets, and designated greenfield area density targets for each municipality; the anticipated timeframe for completion of the Municipal Comprehensive Review; the amount of weight given to input from area municipal councils and the public; the consideration of written submissions; Scenario 5 and possible housing forms; current Regional Official Plan policies related to Northeast Pickering; settlement area boundary expansion policies of the Growth Plan; potential impacts on secondary plans; and potential impact on employment lands.

Discussion ensued with respect to the proposed amendment to endorse modified Scenario 2a; types of medium density development; public input received; planning for transit; and the staff recommendation to endorse Community Area Land Need Scenario 4.

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

A) That Community Area Land Need Scenario 4 be endorsed, as follows:

- i) an intensification rate of 50%;
- ii) an overall Designated Greenfield Area density target of 60 people and jobs per hectare by 2051;
- iii) a unit mix consisting of 28% low density units, 28% medium density units, 41% high density units, and 3% secondary units;
- iv) an additional Community Area urban land need of **950 hectares (2,348 acres)**;

B) That Employment Area Land Need Scenario 2 be endorsed, as follows:

- i) a vacant Employment Area density target of 27 jobs per hectare;
- ii) an employment intensification rate of 20%;
- iii) an additional Employment Area urban land need of **1,171 hectares (2,894 acres)**;

- C) That future Regional Official Plan policies for the required settlement area boundary expansion area address sustainability practices to reduce greenhouse gas emissions, energy and water consumption, and waste generation through measures including;
 - i) the phasing of new growth in any settlement area boundary expansion area be undertaken in an orderly and sequential manner;
 - ii) the establishment of multi-modal transportation opportunities, and active transportation facilities to encourage healthy and active living, and smart transportation technologies;
 - iii) implementation of measures to ensure communities are resilient to our changing climate through infrastructure, building, housing unit and community design and construction practices;
 - iv) the use of low-carbon and smart energy systems and technologies at the district scale or building-scale in these new areas;
 - v) protection and enhancement of the Regional Natural Heritage System; and
 - vi) providing strong connections between employment areas and community areas to contribute to economic sustainability;
- D) That staff be directed to proceed to Phase 2 of the Growth Management Study to identify, assess and consult on candidate locations for settlement area boundary expansion and report back following the completion of the consultation process; and
- E) That a copy of Report #2022-P-11 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 (BILD), 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 2), the Ministry of Municipal Affairs and Housing, the Envision Durham Interested Parties List, and any persons that have made a submission for a settlement area boundary expansion request.

CARRIED AS AMENDED LATER IN THE
MEETING

(See Following Motions)

Moved by Councillor Yamada, Seconded by Councillor Kerr,

(94) That the foregoing main motion (93) of Councillors Yamada and Kerr be amended by deleting Part A) in its entirety and replacing it with the following new Part A):

A) That a Community Area Land Need Scenario 2a with the greatest percentage of new residential growth through medium density units be prepared by staff as the basis for Phase 2 of the Growth Management Study and is endorsed as follows:

- i) an intensification rate of 50%;
- ii) an overall designated Greenfield Area density target of 57 people and jobs per hectare by 2051;
- iii) a unit mix generally consisting of 33% low density units, 38% medium density units, and 29% high density units;
- iv) an additional Community Area urban land need generally consistent with the requirements of Scenario 2.

CARRIED LATER IN THE MEETING
(See Following Motion)

Moved by Councillor Joe Neal, Seconded by Councillor Lee,

(95) That the foregoing main motion (93) and amending motion (94) of Councillors Yamada and Kerr be referred back to staff; and

That the Region of Durham be requested to release the population and employment forecasts, intensification targets, and designated greenfield area density targets allocated to each municipality prior to Regional Council selecting a Land Need Scenarios.

DEFEATED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Lee
Councillor Joe Neal

No

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

Members Absent: None

Declarations of Interest: None

The amending motion (94) of Councillors Yamada and Kerr was then put to a vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant
Regional Chair Henry
Councillor Kerr
Councillor Yamada
Chair Ryan

No

Councillor Highet
Councillor Lee
Councillor Joe Neal

Members Absent: None

Declarations of Interest: None

The main motion (93) of Councillors Yamada and Kerr was then put to a vote and CARRIED AS AMENDED, ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Grant
Regional Chair Henry
Councillor Kerr
Councillor Yamada
Chair Ryan

No

Councillor Highet
Councillor Lee
Councillor Joe Neal

Members Absent: None

Declarations of Interest: None

B) Durham Environmental Advisory Committee (DEAC) Membership Appointments (2022-P-12)

Report #2022-P-12 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Lee, Seconded by Councillor Grant,
(96) That we recommend to Council:

- A) That Muaz Nasir be appointed as the Town of Ajax's Area Municipal Representative to the Durham Environmental Advisory Committee;
- B) That the above-named citizen volunteer be advised of their appointment to the Durham Environmental Advisory Committee; and
- C) That a copy of Report #2022-P-12 of the Commissioner of Planning and Economic Development be forwarded to the area municipalities.

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, June 7, 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,
(97) That the meeting be adjourned.
CARRIED

The meeting adjourned at 3:49 PM

Respectfully submitted,

D. Ryan, Chair

T. Fraser, Committee Clerk



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-P-13
Date: June 7, 2022

Subject:

Public Meeting Report

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.

Recommendation:

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Commissioner's Report #2022-P-13 be received for information; and
 - B) That all submissions received be referred to the Planning Division for consideration.
-

Report:

1. Purpose

- 1.1 On March 29, 2022, McDermott & Associates Limited, on behalf of Norman Clements submitted an application to amend the Durham Regional Official Plan (ROP) to permit the severance of a dwelling that would become surplus once the subject lands are purchased by a non-abutting farm operation. The proposed amendment also seeks to include accessory buildings, outdoor amenity areas and

reforested areas/wetland as part of the land holdings to be included with the severance of the dwelling.

2. Site Description

- 2.1 The subject site (the Clements property) is located at 10899 Concession Road 4, in the former Township of Scott, in the Township of Uxbridge (Attachment 1).
- 2.2 The property is rectangular in shape and has access to Concession Road 4. In total, it is approximately 40.57 hectares (100.24 acres) in size, of which approximately 31.29 hectares (77.32 acres) is being used for cultivation. A woodland is located on the northeast portion of the site, while two watercourses traverse the southwestern and eastern parts of the site. The cultivated lands are generally flat, while the woodland slopes easterly. The southwesterly portion of the site contains an unevaluated wetland and has been replanted with more than 1,600 coniferous saplings.
- 2.3 The proposed severed lands, approximately 4.5 hectares (11.1 acres), contain the following:
 - a. existing residence and yard (1.81 hectares [4.47 acres]);
 - b. a garage/wood workshop (100.4 square metres [1,080 ft²]);
 - c. other accessory structures, including storage sheds, chicken coop and a goat shed (totalling 148.2 square metres [894.0 ft²]); and
 - d. a wooded reforested area containing 1,600 coniferous saplings and an unevaluated wetland (2.71 hectares [6.70 acres]).
- 2.4 Surrounding uses located adjacent to the subject site include:
 - a. North – agricultural lands, woodlands and wetlands, unopened road allowance;
 - b. East – agricultural lands, woodlands and wetlands, recreational play fields, unopened road allowance;
 - c. South – agricultural lands and woodlands; and
 - d. West – agricultural lands, woodlands and wetlands.

3. Proposed Official Plan Amendment

- 3.1 The proposed amendment to the ROP seeks to permit the severance of a 4.5 hectare (11.1 acre) parcel of land containing a dwelling, accessory buildings, outdoor amenity area, and reforested area/wetland. If this application is successful, it is understood by Regional planning staff that the remaining 36.27 hectares (89.62

acres) will be purchased by Irvin and Sharon Tait and consolidated with their farm operation immediately north of the subject site, north of an unopened road allowance. It is Regional planning staff's understanding that the Clements dwelling is not needed by the Tait farm operation.

- 3.2 The applicant would like to use the surplus farm dwelling policies in the ROP to enable the creation of the 4.5 hectare (11.1 acre) lot for Mr. Clements' ongoing use. The applicable ROP policy contemplates that the subject dwelling has been rendered surplus as a result of a farmer acquiring additional farm lands. This precondition has not yet happened, the subject lands have not yet been acquired by a farmer; hence, any future approval of this application would need to be conditional on the Clements property being acquired by the Tait family, or by another farm operation that does not have a need for the Clements' dwelling.

4. Reports Submitted in Support of the Application

- 4.1 A Land Use Planning Rationale, prepared by McDermott & Associates Limited, dated February 2022, has been submitted in support of the application. The report concludes that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Growth Plan, the Greenbelt Plan, the ROP, and the Township of Uxbridge Official Plan and Zoning By-law. The report also concludes the proposed severance will comply with the Minimum Distance Separation requirements. The applicant's consultant advises that the proposed dwelling to be severed has been in existence since the late 1800's and would be surplus to the Tait farm operation following the proposed consolidation of the two farms.
- 4.2 An Inventory of Land Holdings, prepared by McDermott & Associates Limited, was also submitted in support of the application. The 2021 inventory states that Irvin and Sharon Tait own one farm parcel with a single dwelling comprising approximately 73 hectares (180 acres) of tillable farmland. The report also indicates that an additional 13 agricultural parcels are farmed by the broader Tait family under an agreement with the owner of those lands. The total tillable land area comprises approximately 408.75 hectares (1,010 acres) of which 85 percent of those lands are located in the Township of Uxbridge and the balance are in York Region (refer to Attachment 2).
- 4.3 An Agricultural Capability Review prepared by Clark Consulting Services dated June 2, 2021, and a Scoped Environmental Impact Study (EIS) prepared by GHD dated January 5, 2022, were also submitted in support of the application.

5. Policy Context

- 5.1 Provincial plans build upon the policy foundation in the Provincial Policy Statement (PPS) and are to be read in conjunction with the PPS. Provincial plans take precedence over the PPS to the extent of any conflict, except where legislation establishing provincial plans provides otherwise, including the Greenbelt Plan.

Provincial Policy Statement (PPS)

- 5.2 The subject site is within the Provincial Agricultural System and designated as “prime agricultural area” in the PPS.
- 5.3 Section 2.3.1 states that prime agricultural areas shall be protected for long-term use for agriculture. It further states, in part, that “Prime agricultural areas are areas where prime agricultural lands predominate [including]...Canada Land Inventory Class 1, 2, and 3 lands, and any associated Class 4 through 7 lands within the prime agricultural area.”
- 5.4 Section 2.3.4.1 of the PPS states, in part, that lot creation in prime agricultural areas is discouraged and may only be permitted for four discrete reasons. Section 2.3.4.1.c pertains to lot creation for a residence surplus to a farming operation as a result of farm consolidation. In this scenario, the PPS stipulates that the new lot will be limited to a minimum size needed to accommodate the use (i.e. the “use” being the surplus residence) and appropriate sewage and water services. The creation of a 4.5 hectare (11.1 acre) parcel under the surplus farm dwelling provisions is well beyond what Regional Council has ever approved previously in terms of the “minimum size needed”.

Greenbelt Plan

- 5.5 The subject site is located within the “Protected Countryside” designation of the Greenbelt Plan.
- 5.6 The Greenbelt Plan may permit the severance of a residence surplus to a farming operation as a result of farm consolidation subject to criteria.
- 5.7 Policy 4.6.1.b)i. of the Greenbelt Plan stipulates that the minimum lot size for severed and retained lots intended for agricultural uses within Prime Agricultural Areas shall be 40 hectares (100 acres).
- 5.8 Like the PPS, the Greenbelt Plan lot creation permissions stipulate that the severance of the surplus farm dwelling be limited to the minimum size needed to

accommodate the use (i.e. the “use” being the surplus residence) and appropriate sewage and water services.

- 5.9 The planning authority must also ensure that a residential dwelling is not permitted in perpetuity on the proposed retained farm lot to be acquired by Irvin and Sharron Tait.

Durham Regional Official Plan Context

- 5.10 The subject site is designated as “Prime Agricultural Areas” and “Major Open Space”. Severance applications for agricultural uses within these designations may be considered in accordance with the relevant policies of Sub-Section 9A and 14 of the ROP.
- 5.11 Policy 9A.2.9. of the ROP stipulates that the creation of parcels of land for agricultural uses of less than 40 hectares (100 acres) is not permitted.
- 5.12 Policy 9A.1.2 of the ROP discourages fragmentation of the agricultural land base and Policy 9A.1.3 encourages the consolidation of agricultural parcels of land.
- 5.13 Policy 9A.1.6 of the ROP states that marginal agricultural land, key natural heritage and hydrological features and woodlands located within Prime Agricultural Areas, shall be considered as significant elements of the agricultural land base.
- 5.14 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
- a. The dwelling is not needed for a farm employee;
 - b. The farm parcel is a size which is viable for farm operations;
 - c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004;
 - d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling.
- 5.15 Policy 14.8.7 of the ROP generally states the size of the lot shall be of adequate size for the use proposed, having regard for the topography of the land, the siting of the proposed buildings and points of access. Regard shall also be had for the ability to accommodate private servicing which complies with the standards of the Ministry of Environment, Conservation and Parks and the Region.

- 5.16 Policy 14.8.12 of the ROP generally states that in Prime Agricultural Areas and Major Open Space Areas, any severance applications for agricultural uses shall conform with the Greenbelt Plan.
- 5.17 Policy 14.8.14 and 14.8.15 of the ROP generally state that no new lot may be created for a residential dwelling in Prime Agricultural Areas or where development would negatively impact a key natural heritage and/or hydrological feature and no new lots may be created, in part, that are within or partially within a minimum vegetation protection zone of a key natural heritage feature and/or a hydrologically sensitive feature.

6. Consultation

- 6.1 The ROP Amendment has been circulated to a variety of agencies, including the Ministry of Municipal Affairs and Housing; the Township of Uxbridge; the Regional Works and Health Departments; the Lake Simcoe Region Conservation Authority; the Durham Environmental Advisory Committee; and the Durham Agricultural Advisory Committee.

7. Public Consultation

- 7.1 A “Notice of Complete Application” and “Notice of Public Meeting” regarding this application was advertised in the Uxbridge Times Journal newspaper and notice was posted on the Region’s website. Notice of this meeting has also been mailed out to those who own land within 120 metres (400 feet) of the subject site. The report was made available to the public prior to the meeting.
- 7.2 Anyone who attends the 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.
- 7.3 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 Ontario Land Tribunal (OLT); and
 - b. May not be added as a party to the hearing of an appeal before the OLT, as appropriate, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

- 7.4 Anyone who want 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
605 Rossland Road East
Whitby, ON L1N 6A3

8. Future Regional Council Decision

- 8.1 The Planning and Economic Development Committee will consider this ROP Amendment application at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 8.2 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.

9. Previous Reports and Decision

- 9.1 There are no previous reports on this matter.

10. Relationship to Strategic Plan

- 10.1 The objective in the processing of Regional Official Plan Amendment applications is to ensure responsive, effective and fiscally sustainable service delivery.

11. Attachments

Attachment #1: Location Sketch

Attachment #2: Agricultural Land Holdings Inventory

Respectfully submitted,

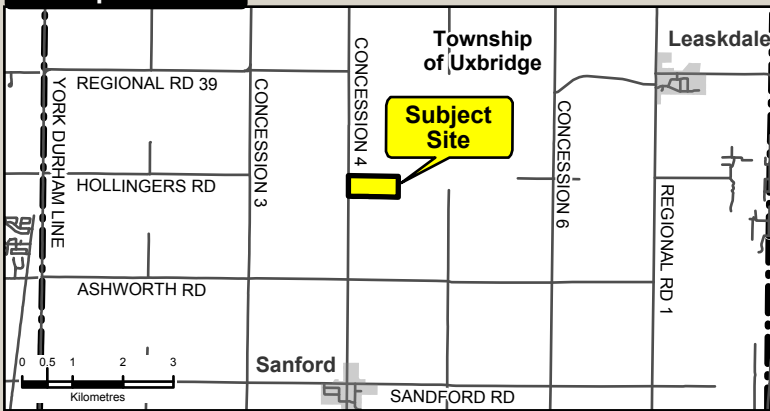
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Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

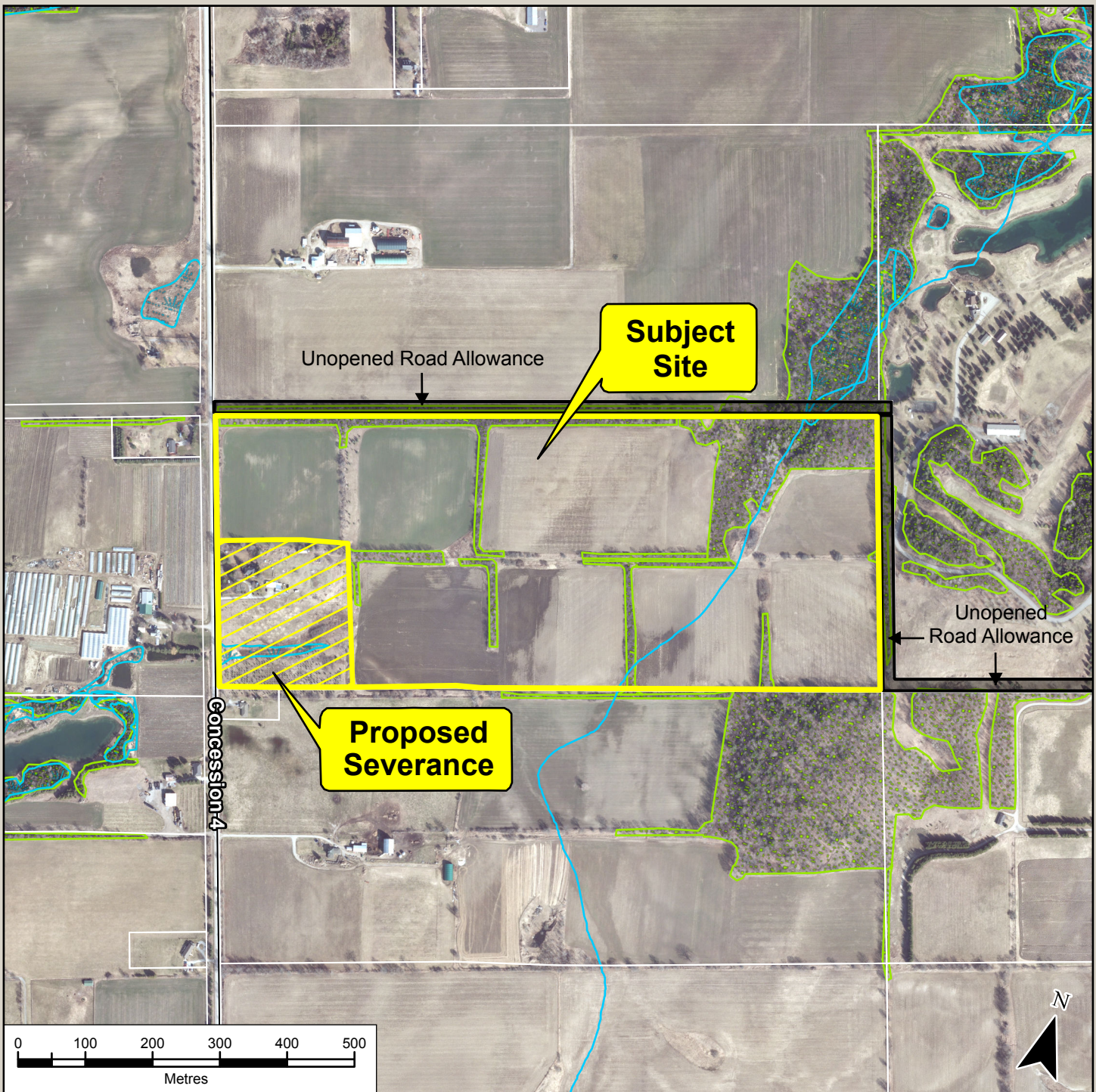
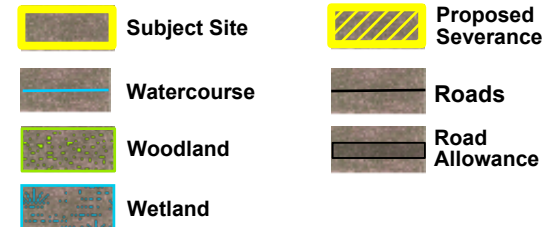
Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

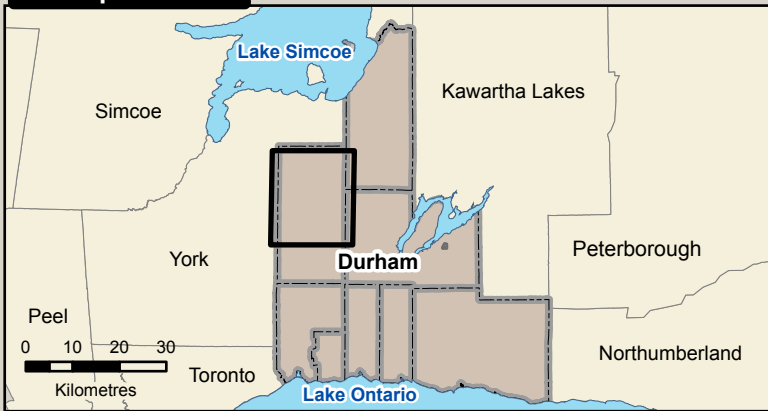
Municipal Context



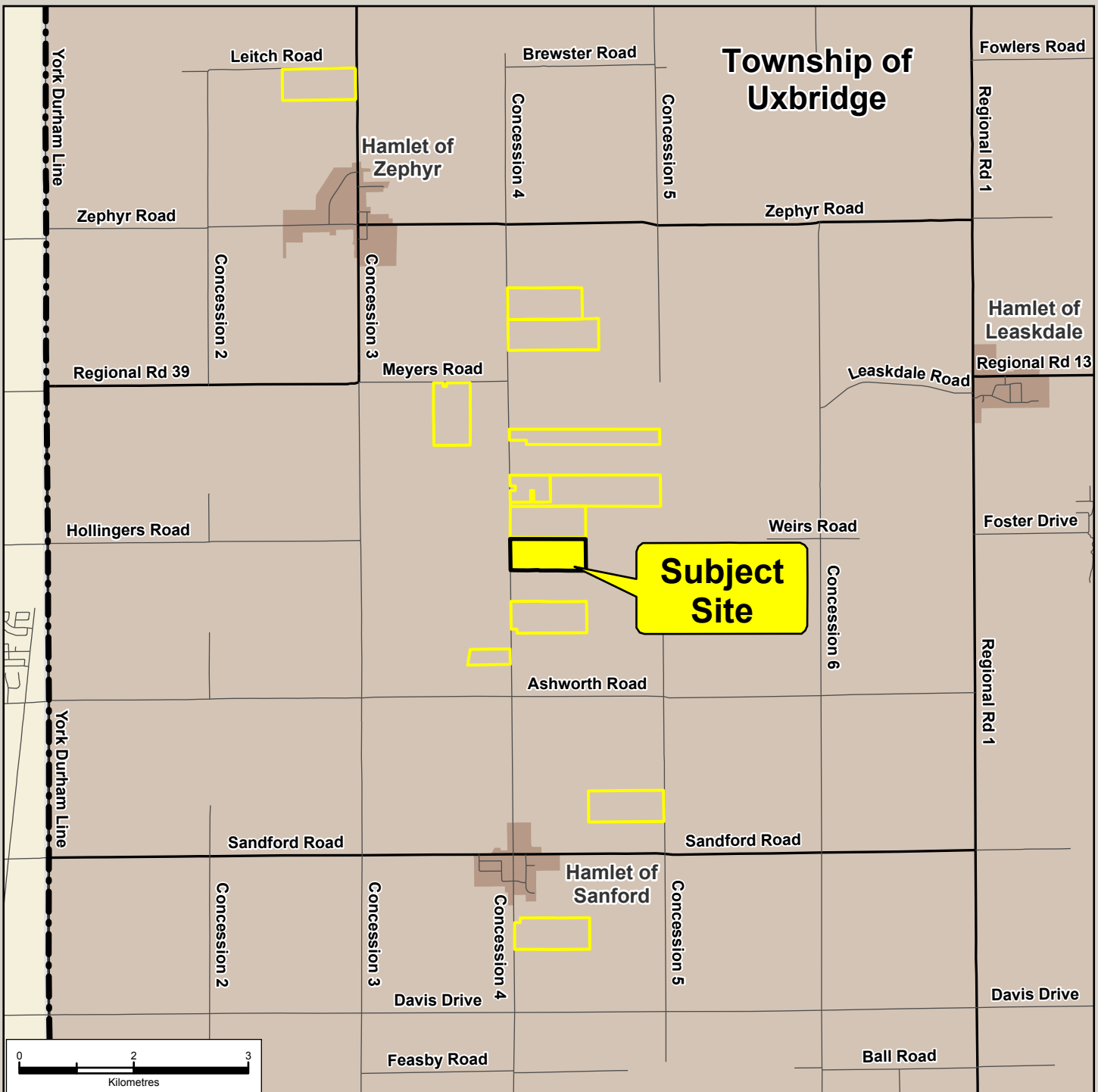
Legend



Municipal Context



Legend



Richard Wannop

47 Katherine Crescent, Stouffville, On.

L4A 1K4

May 17, 2022

To: Mr. John Henry, Regional Chair, Durham Region

Re: CNR-17, Township of Scugog Employment Conversion Request, Regional Council, December 22, 2021

I am asking Regional Council to reconsider our Land Conversion Request, CNR-17 and include it in the further deliberations for the Land needs assessment and discussion of potential scenarios.

I am disappointed with the defeat of our Conversion Request at the Region Council Meeting December 22, 2021.

Here is a list of some of the important dates involving the development of the property.

September 16, 2020 – Report number 2020-COW-23, Section 7-9 The Committee of the Whole were made aware of our Conversion Request before voting on the expenditure of \$750,000 on the EA for the pumping station.

December 21, 2020 - Scugog Council voted of 5 to 1 in favour of our Conversion Request.

April 26th, 2021 - Scugog Council unanimously supported our MZO Application that would have allowed for a Long-Term Care Facility, Retirement Home, Day Care facility and a Satellite Education Facility along with numerous beneficial employment opportunities.

May 26, 2021 - Durham Regional Council also supported this MZO application.

July 30, 2021 - This MZO request was denied by the Province in error, as the land was deemed Green Belt by Provincial Staff. It should have been allowed because it is located in a permitted settlement area.

December 7, 2021 - Durham Regional Planning and Economic Committee voted in favour of our Employment Land Conversion.

December 22, 2021 - At this Regional Council Meeting, our application was defeated. I feel that misleading information from Staff and a few Councillors resulted in this narrow defeat.

There have been multiple conversations and meetings involving both Scugog and Durham Region staff which would demonstrate our efforts to cooperate with Staff to reach a solution and make progress with the development of the land. None of these efforts were mentioned.

Here is a brief summary of some of these meetings.

In 2017, we were approached by Mr. Rich Tindall, of the Durham Works Department, to see if we would be willing to allow a water tower to be placed on our property. During these meetings, they requested that we put together a road design that would enable the construction of the water tower and

subsequent water main to Reach Street. This road design was completed. As of today, it has still not been finalized as to where the water tower is being placed.

In late fall 2019, I was approached by Town Staff to consider servicing my employment land in conjunction with Durham Region. This would allow to have shovel ready employment land and it would open the door for the Region and Town to service the remaining Employment Lands on the south side of Reach Street to Highway 12, by gaining access through our land

In January 2020, I had a site meeting with Simon Gill, Stacey Jibb and Councillor Wotten to demonstrate the severe elevation changes of over 50 feet. This creates very difficult grading issues for Employment purposes. This meeting concluded at the Town office, with Town and Regional staff present. At this time, I committed to the Town and the Region that I would service a portion of my land for immediate Employment Development. It was made known to all in attendance, that this involved our western block that was comprised of a flat section of property. At that time, I made it quite clear that we needed a portion of our lands converted to Residential zoning to make the servicing of the Employment Land financially feasible.

My cooperation with Simon Gill, Director of Economic Development, and Regional and Town Staff was never mentioned in staff's response. During Councillor Neal's questioning he asked to speak to Mr. Gill, but he had left the meeting. Mr. Bridgeman responded for Mr. Gill and never mentioned to Council that Mr. Gill and myself had agreed, in principle, to service a portion of our lands. This agreement was signed by myself to demonstrate good faith and my willingness to proceed with the servicing of the Employment Lands upon the conversion of the remaining property, as per the draft agreement. This was forwarded to Scugog Township on December 18, 2020.

In fact, during the questioning, Mr. Bridgeman and Councillor Neal made it appear that the Region had already spent money on the land that was being converted from Employment to Residential zoning. This was misleading because none of the land involved in the assessment and servicing study was included in my Conversion Request. In fact, the land that was to be converted to Residential would not be serviced by the Regionally Funded Pumping Station but would use a gravity feed service along Reach Street that would have to be installed and paid for by myself.

Mr. Neal stated that money had been spent towards the servicing of the lands and Mr. Bridgeman agreed to this comment.

With respect to the comment by Councillor Joe Neal, just prior to the recorded vote. Councillor Neal said that, Councillor Wotten had stated that the Planning and Development Committee had supported this conversion when in fact they had opposed the conversion.. This was misleading as at the December 7, 2021 meeting, the Committee supported moving ahead with the conversion by a vote of 4 to 3.

Some Councillors made mention that Developers buy cheap land and change the zoning to make a "Quick Buck" This is not the case, as our family has owned and farmed our properties on Reach Street for over 37 years.

During these 30 plus years we have only received a single inquiry, in August 2018, by Mr. Heritage, Director of Development Services of the Township of Scugog for a concrete paver manufacturing company that involved the acquiring up to 25 acres that would employ 10 full-time people.

At the April 11, 2022 Planning and Community Affairs Meeting, Scugog Council voted that DEV-2022-009 be forwarded to the Region of Durham as the Township of Scugog's comments on the Alternative Land Scenarios Assessment Report. The Scugog Council reiterated their support of the conversion of a portion of our Employment Land to Living Area located at 1520, 1540 and 1580 Reach Street in a vote of 6 to 0.

Our Conversion Request would result in the creation of a much needed Long Term Care Facility along with a Retirement Home, Daycare Site, Satellite Educational Campus and also help address the housing shortage.

I hope this information adds clarity to our request for reconsideration of our Land Conversion Request.

Thank you for your consideration and please feel free to contact me if you have any questions or comments.

Sincerely

A handwritten signature in black ink, appearing to read 'Richard Wannop', written in a cursive style.

Richard Wannop



Richard C. Wannop

47 Katherine Crescent, Stouffville, On. L4A1K4



December 18, 2020

Re: Basis for Agreement to Service Employment Land

I, Richard Wannop, undertake to enter into an agreement to service the land on the south side of Reach Street with roads, sewers and water for the lands shown as Industrial on the concept plan prepared by Makone Given Parsons, which was on Council's agenda on December 14, 2020, on the following basis;

1. The conversion is approved by Scugog and Durham Council.
2. The Official Plans for Scugog and Durham are amended to allow for the conversion as proposed.
3. A Plan of Subdivision and Zoning By-Law is approved with conditions on this subdivision and a Holding Provision in this By-Law that will allow the Residential and Industrial land to proceed concurrently.
4. Durham Region will construct the Water Tower, pumping station and other external services necessary to allow development of the lands and to allow some of the works to be constructed by Mr. Wannop with development charge credits.

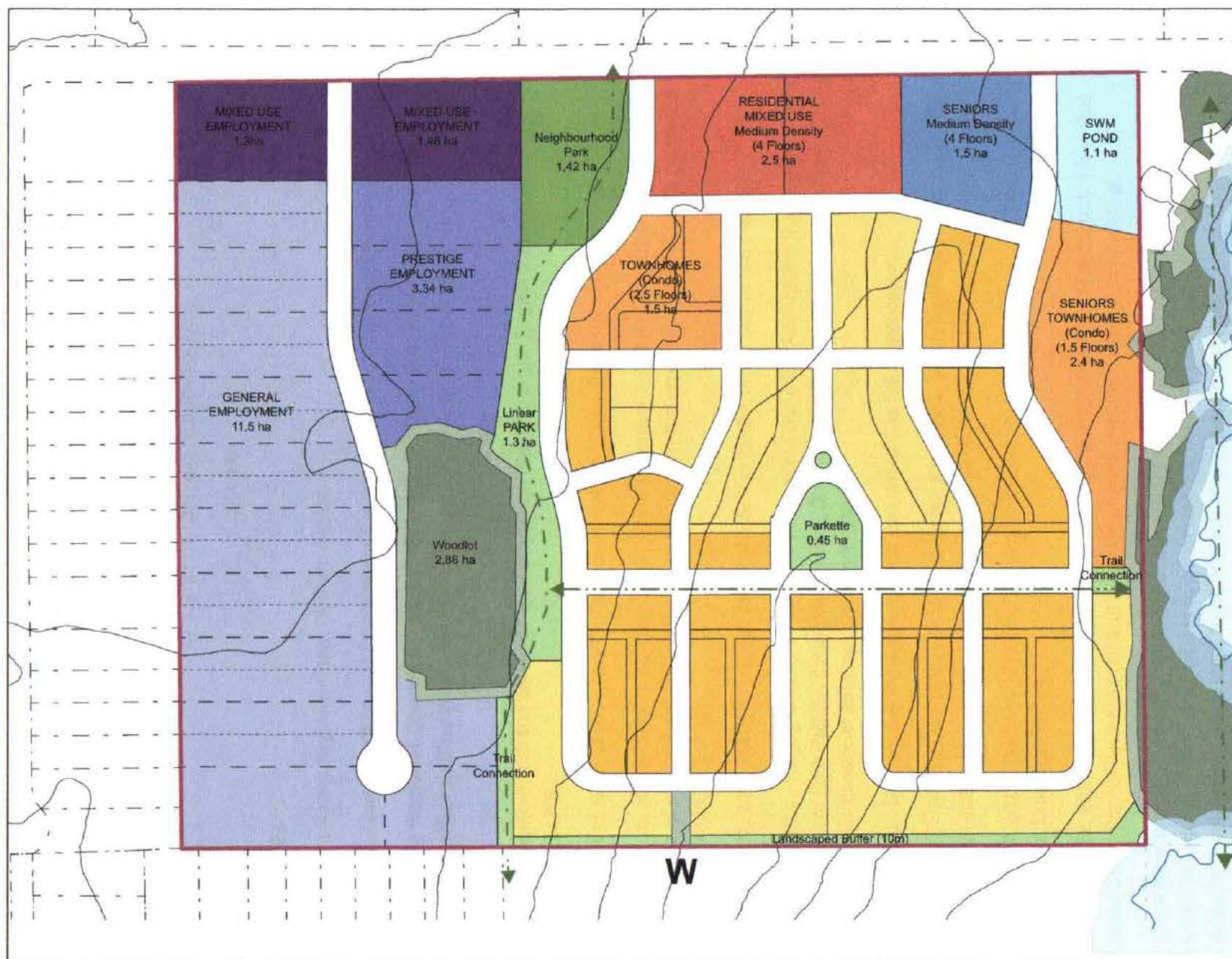
A handwritten signature in black ink, appearing to be 'Rick Wannop', written over a grey rectangular redaction box.

President Rick Wannop Developments

President Wannop Family Farms

Dec 18 / 2020

December 18, 2020



PRELIMINARY DESIGN CONCEPT

Reach Street,
Port Perry, Ontario

- Subject Lands (62.8 ha)
- Woodlot
- Woodlot Buffer
- Watercourse Setback
- Neighbourhood Park
- Linear Park Parkette, Trail Connections
- Stormwater Management Pond
- Mixed Use Employment
- Prestige Employment
- General Employment
- Seniors/LTC (4 Floors)
- Residential/Mixed Use (4 Floors)
- Residential Condo
- Laneway Accessed Homes (Singles, Semis, Towns)
- Street Access Homes (Singles, Semis, Towns)
- Watertower Conceptual Location
- Possible Trail Connections

Date: November 24, 2020
 Job: 20-2901
 Prepared By: AH
 Prepared For: Richard Wannop Developments

MGP Malone
Given
Parsons.



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-P-14
Date: June 7, 2022

Subject:

Decision Meeting Report

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

Recommendation:

That the Planning and Economic Development Committee recommends to Regional 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 Commissioner's Report #2022-P-14; 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.
-

Report:**1. Purpose**

- 1.1 On October 27, 2021, Clarke Consulting Services Ltd. on behalf of Maltheb Farms 2000 Ltd., submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a 0.85 hectare (2.11 acre) parcel containing an existing farm dwelling, from a 70 ha (170 acre) agricultural parcel.

2. Site Description

- 2.1 The subject site is located at the northeast quadrant of Highway 7A and Regional Road 57, approximately 1.7 kilometres west of the Hamlet of Nestleton Station and approximately 2 kilometres north of the Hamlet of Blackstock. The property is municipally known as 3512 Regional Road 57, and is located in Part of Lot 12, Concession 7 in the Township of Scugog (refer to Attachment #1).
- 2.2 The subject site is approximately 70 hectares (173 acres) in size and is irregular in shape. The western portion of the site contains an existing dwelling, a storage building, a barn and a shed to be removed. A wooded area is located at the northeast and southerly portions of the site. The site is bisected by a former road allowance which has since merged with the subject site.
- 2.3 Maltheb Farms 2000 Ltd. also owns a livestock operation in the City of Kawartha Lakes. In May 2021, the subject site was purchased by the applicant to expand the farm's feed crop operation. The workable area of the site is approximately 43 hectares (106 acres). The existing dwelling located on the site is occupied by a tenant not involved in the farm operation.
- 2.4 The following land uses surround the subject site:
- a. North – agricultural lands, a wooded area, and rural residences
 - b. East – rural residences, agricultural lands, and a wooded area
 - c. South – Highway 7A, rural residences, and a wooded area
 - d. West – Regional Road 57, rural residences, and agricultural lands

3. Reports Submitted in Support of the Application

- 3.1 A Planning Rationale/Agricultural Assessment Report, including a Total Land Inventory Report, was prepared by Clarke Consulting Services Ltd. The Planning Rationale/Agricultural Assessment Report indicated that the application conforms to

the applicable Provincial and Regional policies and the Provincial Minimum Distance of Separation (MDS) requirements.

- 3.2 An Environmental Site-Screening Questionnaire was prepared by GHD Ltd. The Site Screening Report indicated that the subject site had a low level of environmental concern.

4. Previous Reports and Decisions

- 4.1 On March 1, 2022 the Planning and Economic Development Committee received the related Public Meeting Report #2022-P-1 which includes the details of the proposed non-abutting surplus farm dwelling severance.

5. Provincial Policies

- 5.1 The subject site is located within the Protected Countryside of the Greenbelt Plan. Both the Greenbelt Plan and the Provincial Policy Statement permit the severance of a residence surplus to a farming operation as a result of farm consolidation, subject to criteria and provided that the planning authority ensures that a new residential dwelling is not permitted on the proposed retained farm lot created by the severance.

6. Durham Regional Official Plan Context

- 6.1 The subject site is designated “Prime Agricultural Areas” in the ROP. The site is located within the Provincial Agricultural System. The north-easterly and southerly portions of the site contain Key Natural Heritage and/or Hydrologic Features. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 6.2 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, by amendment to the ROP, provided that:
- a. the dwelling is not needed for a farm employee;
 - b. the farm parcel to be acquired is of a size which is viable for farming operations;
 - c. within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and

- d. the farm parcel to be acquired is zoned to prohibit any further severances and the establishment of any residential dwelling.

The Regional Official Plan also states that no further severances shall be permitted from the acquired parcel.

7. Planning Analysis

- 7.1 Maltheb Farms 2000 Ltd. owns a total of five agricultural properties located in the City of Kawartha Lakes and in the Township of Scugog (refer to Attachment #2). The residence located on the subject site is presently rented out to persons having no interest or involvement with the farm business and is surplus to the needs of the farm operation.
- 7.2 The dwelling on the subject site has existed prior to December 16, 2004 when the Greenbelt Plan came into force. The proposed severed parcel is an appropriate size to accommodate the existing dwelling and the private servicing systems.
- 7.3 The proposed retained farm parcel will continue to be of a size viable for farming operations. The draft Official Plan Amendment requires that the proposed retained farm parcel be zoned to prohibit any further severances and the establishment of any new dwelling.
- 7.4 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan and the ROP.

8. Public Meeting and Submissions

- 8.1 In accordance with the Planning Act, a notice of public meeting regarding this application was published in the appropriate newspaper, mailed to those who own land within 120 metres (400 feet) of the subject site, and a public meeting was held on March 1, 2022. Commissioner's Report #2022-P-1 provides information on the application.
- 8.2 The Region did not receive any written submissions from the public concerning this application.

9. Consultation

- 9.1 On March 28, 2022, the Council of the Township of Scugog adopted a resolution supporting the approval of the application to amend the ROP. A Zoning By-law Amendment application will be required to rezone the retained farm parcel to

prevent any further severances and to prevent the construction of any new dwellings.

9.2 The Township of Scugog, the Lake Simcoe Region Conservation Authority, the Durham Agricultural Advisory Committee, the Regional Health Department, Canada Post, and the Regional Works Department have no concerns with the approval of the proposed application.

9.3 No comments or concerns were received from any member of the public.

10. Notice of Meeting

10.1 Written notification of the meeting time and location of the Planning and Economic Development Committee was sent to all that requested notification, in accordance with Regional Council procedure.

10.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by the Regional Council on June 29, 2022. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Ontario Land Tribunal (OLT).

11. Relationship to Strategic Plan

11.1 In the processing of ROP amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), "Service Excellence".

11.2 Goal 3 of the DRSP promotes Economic Prosperity. The application specifically supports the Goal 3.5 "Provide a supportive environment for agriculture and agri-food industries.

12. Conclusion

12.1 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan and the ROP. It has been demonstrated that the dwelling is surplus to the needs of the farming operation. The required zoning restrictions on the retained farm parcel will prohibit any further severances and the establishment of a new dwelling. The proposal maintains the intent of the ROP to preserve agricultural lands for agricultural purposes in the long-term. Accordingly, it is recommended that Amendment #187 to the ROP, as shown in Attachment #3, be adopted.

13. Attachments

Attachment #1: Location Sketch

Attachment #2: Maltheb Farms 2000 Ltd. Agricultural Land Holdings

Attachment #3: Amendment #187 to the Regional Official Plan

Respectfully submitted,

Original signed by

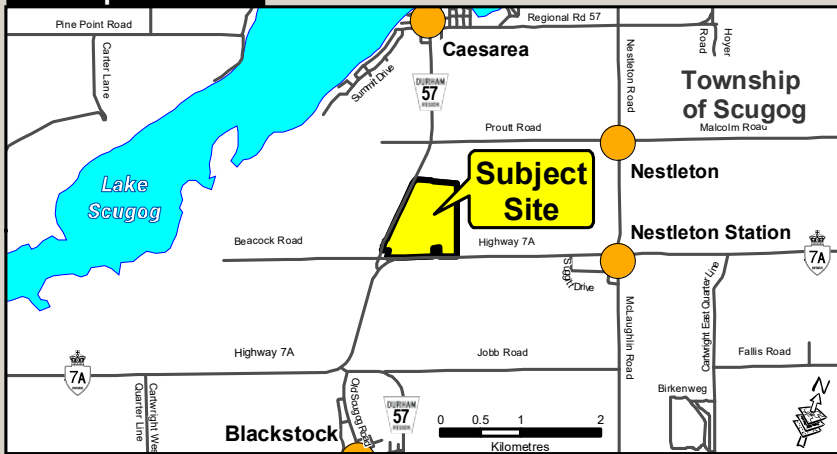
Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Original signed by

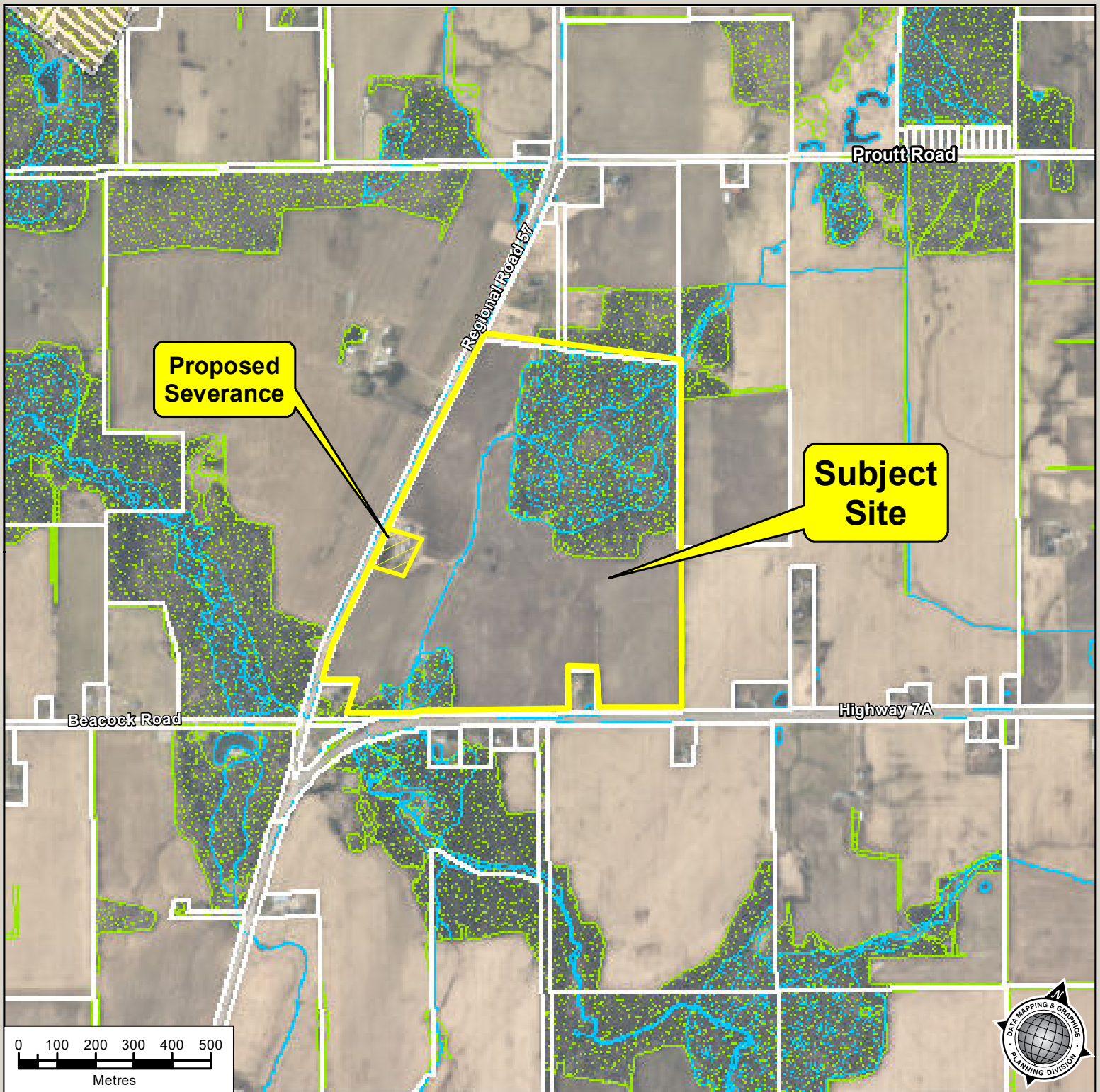
Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Legend

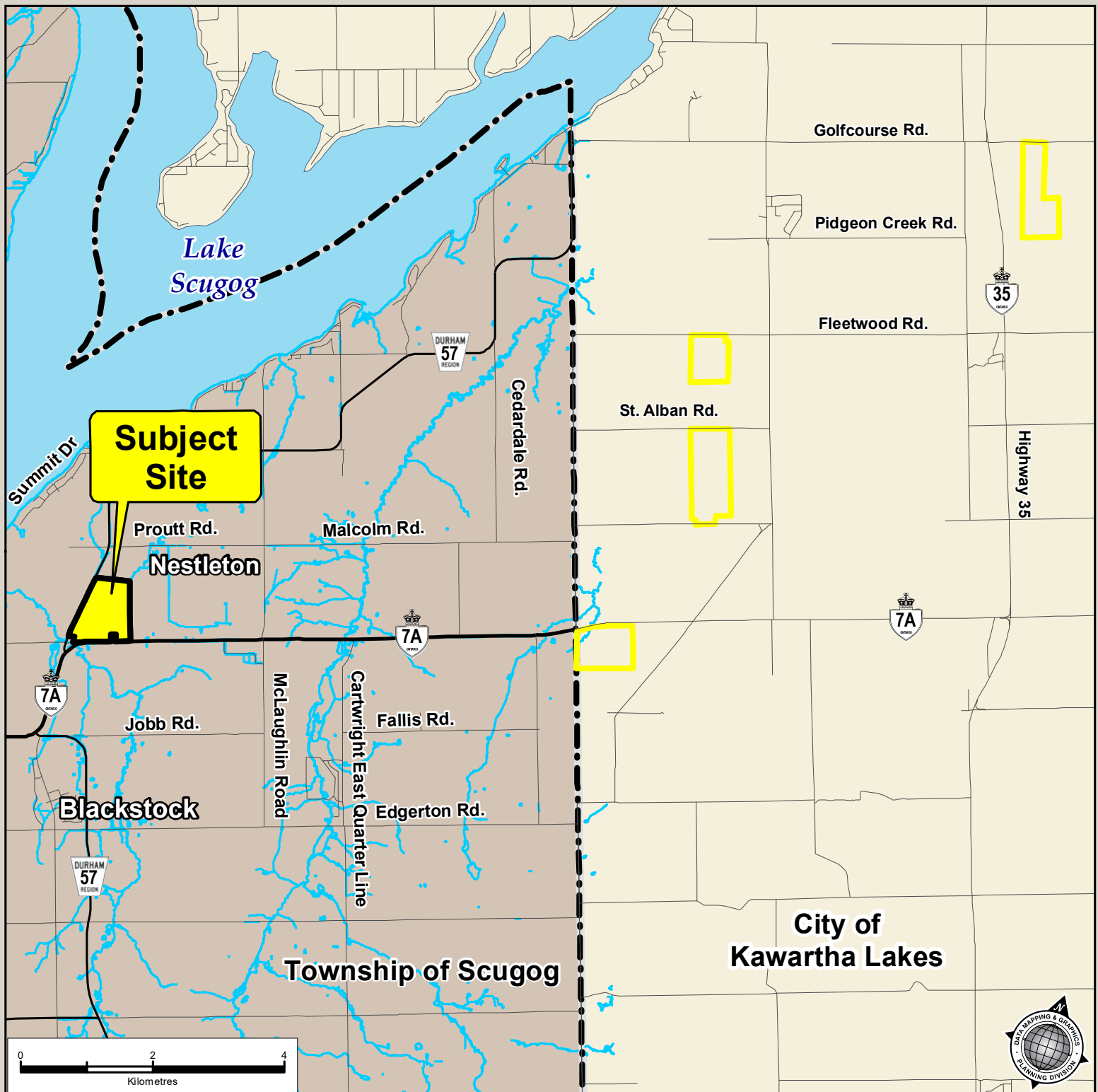
- Subject Site
- Woodland
- Wetland
- River or Stream
- Proposed Severance
- Wetland



Municipal Context



Legend



Amendment #187 to the Regional Official Plan

Purpose and Effect:	The purpose of this Amendment is to permit the severance of a residential dwelling rendered surplus as a result of the consolidation of non-abutting parcels on lands designated "Prime Agricultural Areas," in the Township of Scugog.
Location:	The subject site is located at the northeast quadrant of Highway 7A and Regional Road 57, approximately 1.7 kilometers west of the Hamlet of Nestleton Station and approximately 2 kilometers north of the Hamlet of Blackstock. The site is legally described as 3512 Regional Road 57, Part of Lot 12, Concession 7, in the Township of Scugog.
Basis:	The subject site has been consolidated with another non-abutting farm parcel owned by the applicant. The residential dwelling on the subject site is not required by, and is surplus to, the farm operation. This amendment conforms with the Durham Regional Official Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
Amendment:	<p>The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:</p> <p>"9A.3.2 bbb) A surplus farm dwelling is severed from the parcel identified as Assessment No. 18-20-040-030-00700 located in Part of Lot 12, Concession 7, former Township of Cartwright, in the Township of Scugog, subject to the inclusion of provisions in the zoning by-law to prohibit the establishment of any dwellings on the retained parcel. In accordance with Provincial and Regional policies, no further severances of the property are permitted."</p>
Implementation:	The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to the Amendment.
Interpretation:	The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to the Amendment.



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-P-15
Date: June 7, 2022

Subject:

Decision Meeting Report

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.

Recommendation:

That the Planning and Economic Development Department recommends to Regional 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 Commissioner's Report #2022-P-15; 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.
-

Report:

1. Purpose

- 1.1 On August 14, 2019, Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., submitted an application to amend the Durham Regional Official Plan (ROP) to

permit the severance of a 0.43-hectare (ha) or 1.07-acre (ac) rural residential lot containing an existing farm dwelling, from a 76.8 ha (190 ac) agricultural parcel as a result of the consolidation of non-abutting farms parcels.

2. Site Location/Description

- 2.1 The subject site is located on the east side of Vannest Road between Concession Roads 6 and 7, approximately 800 metres (m) west of the Hamlet of Solina. The agricultural parcel is irregular in shape and topography. Two streams within the Farewell Creek Subwatershed meander through the site.
- 2.2 The parcel is legally described as Part of Lot 28, Concession 6, in the Municipality of Clarington and contains three municipal addresses and three dwellings containing a total of four dwelling units, they include:
- 1785 Concession Road 7;
 - 6115 Vannest Road; and
 - 6171 Vannest Road, which contains a secondary dwelling unit (refer to Attachment #1).
- 2.3 The uses surrounding the subject site include:
- a. North – Concession Road 7, and agricultural lands;
 - b. East – Agricultural lands, woodlands and wetlands;
 - c. South – Concession Road 6, agricultural lands, and a cemetery; and
 - d. West – Vannest Road, agricultural lands, woodlands and wetlands.

3. Background

- 3.1 Werrcroft Farms Ltd. is a private corporation owned by Diane and Kevin Werry. The subject farm was purchased in 2016 as part of an expansion to their farming operation. The dwelling at 1785 Concession Road 7 is not needed by the farming operation and is currently tenanted.
- 3.2 Werrcroft Farms Ltd. owns seven farms in partnership with other individuals and/or companies throughout the Region. The subject site is part of a cluster of four land holdings. The proponents presently own an total of approximately 207 ha (511 ac) of agricultural land, with approximately 189 ha (467 ac) being actively farmed.
- 3.3 Clark Consulting Services Ltd. (CCS) prepared a Planning Justification Report, dated August 13, 2019 in support of the application. The report concluded that the proposed amendment meets the objectives and requirements of the Provincial

Policy Statement, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the ROP. The report provided the following summary:

- Werrcroft Farms jointly owns seven farms with other individuals/companies;
- Six of the farms are located throughout the Municipality of Clarington and the other in the City of Oshawa (refer to Attachment #2);
- Three of the seven farm properties contain an overall total of seven residential units in six dwellings;
- The subject site, under the Werrcroft Farms company name, is owned by Helen Werry, David Spicer and Wendy Spicer;
- All of the owners are bona fide farmers;
- One of the owners lives in one of the detached dwellings on the proposed retained parcel, whereas another family member and an unrelated tenant both live in the other dwelling that contains two separate residential units;
- Werrcroft Farms currently rents out the existing dwelling on the proposed severed parcel to a tenant that does not have a vested interest in the farming operation;
- Werrcroft Farms Ltd. also jointly owns the abutting farm parcel to the east at 6120 Werry Road. This property contains two detached dwellings (one of which is occupied by one of the owner's sons and the other dwelling remains vacant).

3.4 On April 10, 2019, GHD completed a Phase One Environmental Site Assessment, which indicated that the subject site did not contain any significant environmental site contamination concerns.

3.5 At the Public Meeting held on October 1, 2019, Planning and Economic Development Committee questioned if the proposed Regional Official Plan Amendment (ROPA) should be reconsidered or amended to properly reflect the current ownership of the non-consolidated farm parcels in accordance with Policy 9A.2.10 of the ROP.

3.6 On September 27, 2021, CCS provided a letter noting that prior to May 17, 2016, the north portion of the subject site (1785 Concession Road 7) was a separate 9.33 ha (23.05 ac) parcel that inadvertently merged with the abutting south lot (6115 and 6171 Vannest Road).

3.7 CCS also noted that the Owners initially intended to submit a Land Division Application to Regional Land Division Committee to permit the severance of a dwelling rendered surplus as a result of the consolidation of an abutting farm parcel

(which would not require a ROPA under Policy 9A.2.9 of the ROP) until they were notified about the merger.

4. Provincial Plans

- 4.1 The PPS, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan permit lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of a farm consolidation, provided that the planning authority ensures that no new residential dwellings are permitted on the retained farm parcel to be created by the severance.
- 4.2 The PPS and the Greenbelt Plan also require the creation of lots to comply with Provincial Minimum Distance Separation (MDS) requirements.

5. Durham Regional Official Plan

- 5.1 According to Schedule 'A' – Map 'A5' of the Durham Regional Official Plan (ROP), the subject site is primarily designated as "Prime Agricultural Areas" within the Rural System.
- 5.2 According to Schedules 'A' – Map 'A5' and 'B' – Map 'B3' of the ROP, part of the north end of the subject site (including the proposed severed lands and the surplus farm dwelling) is located within the Oak Ridges Moraine and is designated as "Countryside Area" with a "Prime Agriculture" overlay.
- 5.3 The severance of dwellings rendered surplus as a result of the consolidation of farms may be considered under both designations noted above in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 5.4 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
- a. The dwelling is not needed for a farm employee;
 - b. The farm parcel is a size which is viable for farm operations;
 - c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004;
 - d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling; and
 - e. No further severances shall be permitted from the acquired farm parcel.

6. Planning Analysis

- 6.1 Werrcroft Farms Ltd. jointly owns seven farm properties with other individuals/companies throughout the Municipality of Clarington and the City of Oshawa (refer to Attachment #2). Three properties contain six existing detached dwellings, one of which contains two separate residential units on the subject site. At least one of the owners lives in one of three dwellings on the subject site, whereas the remaining two dwellings are rented to another family member and two separate tenants not interested in the farming operation (one of which rents the proposed surplus farm dwelling). The proposed retained agricultural parcel is of a size that will remain viable for farming.
- 6.2 The subject site contains a farmhouse that was constructed in the mid-1800's and has been actively farmed since then. In 2016, the subject site was acquired by the current owners. The farming of this property supports the Werry Farms Ltd. dairy operation.
- 6.3 The retained farm parcel will continue to be used as a viable farm parcel and will not be altered through this application. The proposed severance will not encompass any active farmland.
- 6.4 Werrcroft Farms also jointly owns the east abutting farm parcel under different individuals (6120 Werry Road). This property contains a dairy farm and two accessory detached dwellings (one dwelling is occupied by one of the owner's sons while the other is vacant). It is staff's understanding that the ownership information was created in a way to prevent the merger of this property with the subject site.
- 6.5 The applicant has submitted a concurrent Zoning By-law Amendment application with the Municipality of Clarington. The proposed amendment would rezone the subject site to prohibit further residential development and severances on the proposed retained agricultural parcel.
- 6.6 The proposed amendment complies with MDS requirements and complies with the intent of the applicable provisions of the PPS, the Greenbelt Plan, the Oak Ridges Moraine Plan, and the ROP.
- 6.7 The proposed severed parcel will be limited in size to accommodate the surplus farm dwelling and the existing private well and septic systems.
- 6.8 The subject farm configuration stems from the inadvertent consolidation of two of the Werrcroft's farm parcels and would simply restore the original separate dwelling

while enabling additional agricultural lands to be consolidated with the existing larger farm parcel.

- 6.9 The application would maintain the intent of the Regional OP policy by permitting the severance of one surplus farm dwelling from the subject site. Further severances and/or new dwellings would not be permitted on the retained farm parcel in accordance with Provincial and Regional policies.

7. Public Meeting and Submissions

- 7.1 In accordance with the *Planning Act*, a notice of public meeting regarding the application was published in the appropriate newspapers, mailed to those who own land within 120 metres (400 feet) of the subject site and a sign was posted on the property. A public meeting was held on October 1, 2019. Commissioner's Report [#2019-P-40](#) provides information on the application.
- 7.2 The Region did not receive any written submissions from the public concerning the application.

8. Consultation

- 8.1 The Municipality of Clarington advised in their letter dated April 27, 2022 that on August 14, 2019, the applicant submitted a Zoning By-law Amendment Application (file ZBA 2019-0013) to facilitate the proposed development. The Municipality also advised that it accepts the consolidation of farm parcels provided that the retained farm parcel is rezoned to prohibit further residential development.
- 8.2 The Ministry of Municipal Affairs and Housing, the Central Lake Ontario Conservation Authority, the Regional Health Department, Regional Works Department have no concerns with the approval of the amendment.
- 8.3 The Durham Agricultural Advisory Committee (DAAC) advised that they have no concerns with the approval of the amendment.

9. Notice of Meeting

- 9.1 Written notification of the meeting time and location of the Planning and Economic Development Committee meeting was sent to all that requested notification, in accordance with Regional Council procedure.
- 9.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on June 29, 2022. If Council

adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Ontario Land Tribunal (OLT).

10. Relationship to Strategic Plan

10.1 In the processing of ROP Amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), "Service Excellence".

10.2 Goal 3 of the DRSP promotes Economic Prosperity. The application specifically supports the Goal 3.5 "Provide a supportive environment for agriculture and agri-food industries."

11. Conclusion

11.1 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the ROP. It has been demonstrated that the dwelling is surplus to the needs of the farming operation. The related Zoning By-law Amendment will prohibit any additional dwellings on the retained lands and any further severances from subject site. The proposal maintains the intent of the ROP in protecting agricultural lands for agricultural purposes. Furthermore, the proposed severance of the farm dwelling will be limited to the minimum size needed to accommodate the surplus dwelling and will continue to provide a housing option in the rural area. Accordingly, it is recommended that Amendment #188 to the ROP, as shown in Attachment #3, be adopted.

12. Attachments

Attachment #1: Location Sketch

Attachment #2: Agricultural Land Holdings

Attachment #3: Amendment #188 to the Durham Regional Official Plan

Respectfully submitted,

Original signed by

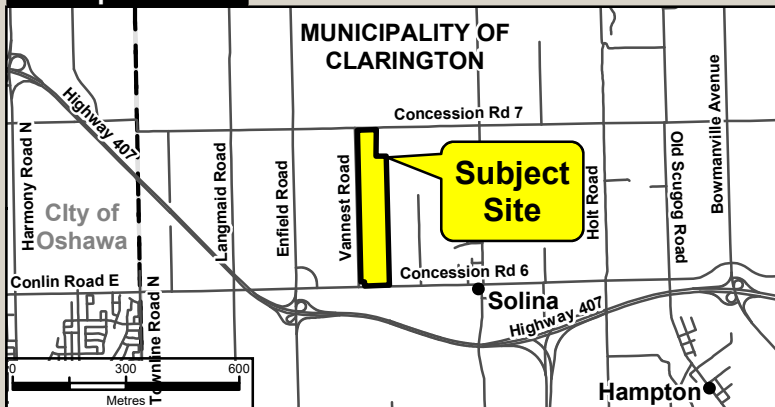
Brian Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Attachment #1

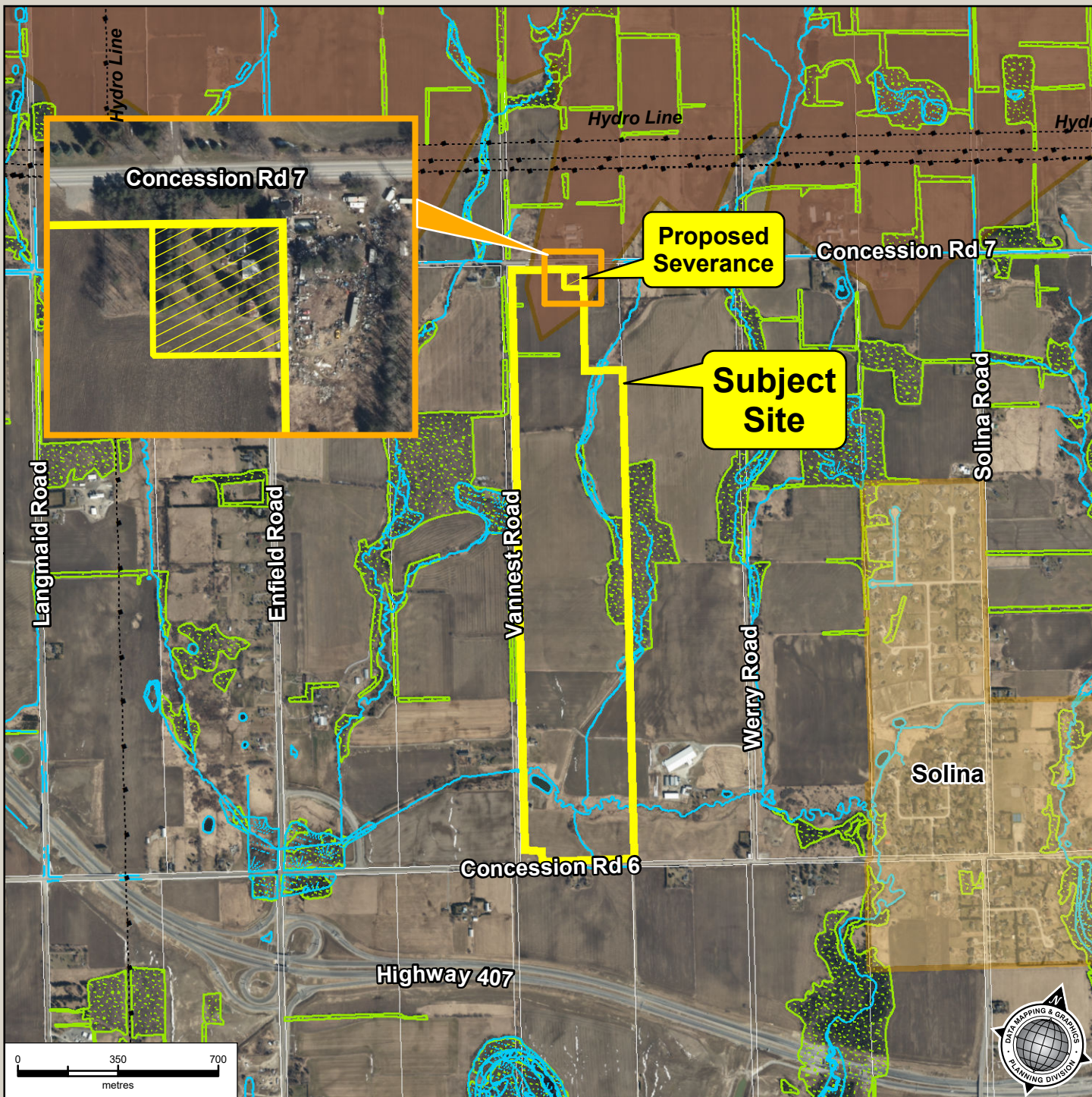
Commissioner's Report: 2022-P-15

File: OPA 2019-006

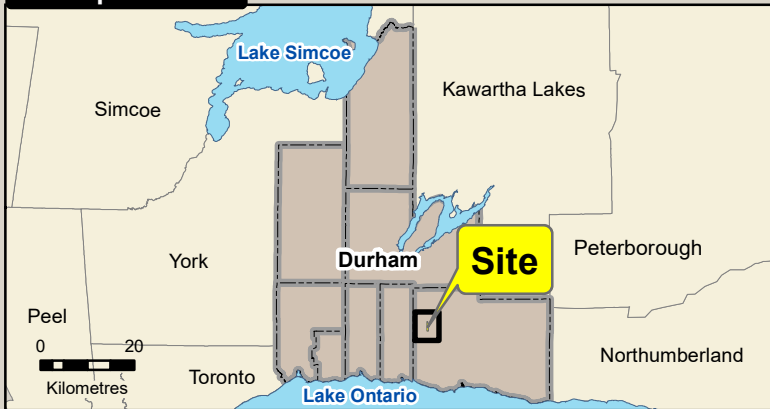
Municipality: Municipality of Clarington

Legend

	Subject Site		Proposed Severance
	Woodland		Wetland
	River or Stream		Settlement Area
	Oak Ridges Moraine		



Municipal Context



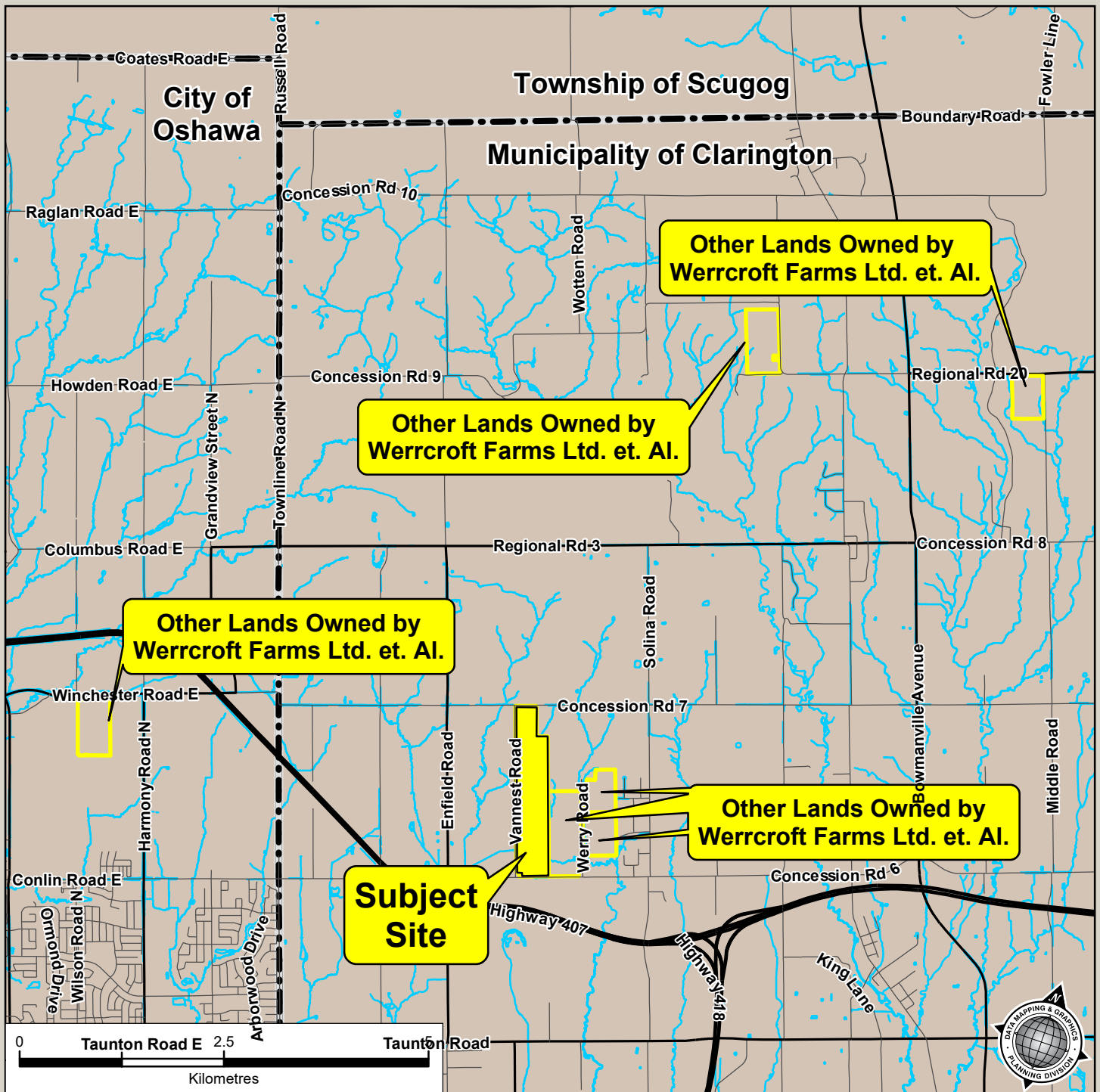
Attachment #2

Commissioner's Report: 2022-P-15

File: OPA 2019-006

Municipality: Municipality of Clarington

Legend



Amendment #188 to the Durham Regional Official Plan

Purpose and Effect: The purpose of this Amendment is to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels on lands designated “Countryside Area” and “Prime Agriculture Areas,” in the Municipality of Clarington.

Location: The subject site is located between Concession Roads 6 and 7 on the east side of Vannest Road. The parcel contains three addresses, which are municipally known as 1785 Concession Road 7, 6115 and 6171 Vannest Road, Part of Lot 28, Concession 6, in the Municipality of Clarington.

Basis: The subject site is proposed to be consolidated with the other non-abutting farm parcels owned the applicant. The residential dwelling on the subject lands is not required by, and is surplus to, the farm operation. This amendment is consistent with the Provincial Policy Statement and conforms to the Durham Regional Official Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe.

Amendment: The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:

“9A.3.2 ccc) A surplus dwelling is severed from a parcel identified as Assessment No. 1817 0101 302 8900 located in Part of Lot 28, Concession 6, Former Township of Darlington, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.”

Implementation: The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.

Interpretation: The provisions set out in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regard to this Amendment.



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-P-16
Date: June 7, 2022

Subject:

Envision Durham – Implementation of the Provincial Agricultural System, File D12-01

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 The purpose of this report is to advise Committee that draft proposed changes to implement the Provincial Agricultural System mapping in the Regional Official Plan (ROP) are being released for public and agency comment. This map is a key component of Envision Durham, the Municipal Comprehensive Review (MCR) of the ROP.
- 1.2 The inclusion of the Provincial Agricultural System is required for the new ROP to be consistent with the Provincial Policy Statement (PPS), and to conform with provincial plans (the Growth Plan, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan). It should be noted that the Agriculture System will apply outside of any future urban boundaries and that the final proposed changes will reflect the urban area boundary that will come forward in Phase 2 of the Growth Management Study.

- 1.3 Following Regional Planning and Economic Development Committee on June 7, 2022, the draft mapping for the Provincial Agricultural System will be posted to the Envision Durham [project webpage](#) in the format of an interactive map viewer and are also provided as Attachment #1 to this report. Those wishing to provide input may do so by commenting directly into the online map viewer, emailing EnvisionDurham@durham.ca or mailing the Planning and Economic Development Department. Comments are requested by September 9, 2022.

2. Background

- 2.1 Durham is implementing the provincial agricultural system through Envision Durham, the Region's Municipal Comprehensive Review (MCR) of the Regional Official Plan (ROP).
- 2.2 The ROP currently designates Prime Agricultural Areas, reflecting rural areas in the Region where agricultural lands and agricultural uses predominate.
- 2.3 The ROP also includes policies that permit a full range of agricultural, agricultural-related and secondary uses within both the Prime Agricultural Area and Major Open Space Area designations, consistent with the PPS, Greenbelt Plan and Oak Ridges Moraine Conservation Plan.

3. Existing Provincial Policy Requirements

- 3.1 Provincial planning policy, plans and legislation requires the implementation of an agricultural system approach that achieves a continuous and connected agricultural system across the Greater Golden Horseshoe.
- 3.2 The PPS requires that prime agricultural areas be protected for long-term use for agriculture. In addition, the PPS requires planning authorities designate prime agricultural areas in accordance with provincial guidelines and municipalities are encouraged to use an agricultural system approach to maintain and enhance the geographic continuity of the agricultural land base and the functional and economic connections of the agri-food network.
- 3.3 The PPS encourages planning authorities to use an agricultural system approach to maintain and enhance geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network. The Greenbelt Plan, Growth Plan and Oak Ridges Moraine Conservation Plan all go further by requiring municipal official plan conformity with the Provincial Agricultural System, released by the Province in 2018.

- 3.4 To develop the Provincial Agricultural System, the Ontario Ministry of Agriculture, Food and Rural Affairs (OMAFRA) undertook a Land Evaluation Area Review (LEAR) and identified the following:
- areas already designated as Prime Agricultural Areas in approved official plans;
 - additional areas identified as meeting the definition of Prime Agricultural Areas, subject to municipal review; and
 - candidate areas that could be Prime Agricultural Areas, also subject to municipal review.
- 3.5 The Growth Plan for the Greater Golden Horseshoe, 2020 provides for the identification and protection of an Agricultural System including a continuous and productive land base, and that Prime Agricultural Areas be designated and protected for long term use for agriculture.
- 3.6 OMAFRA identified a Provincial Agricultural System across the Greater Golden Horseshoe and released mapping in 2018 that includes the following components:
- an agricultural land base, consisting of prime agricultural areas, including speciality crop areas and rural lands that together create a continuous, productive land base for agriculture; and
 - an agri-food network that includes infrastructure, services and assets, important to the viability of the agri-food network.
- 3.7 As a supplementary direction, the Growth Plan commits the province to identifying, establishing or updating the Agricultural system. Accordingly, in March 2020 the province released its [“Implementation Procedures for the Agricultural System in Ontario’s Greater Golden Horseshoe”](#), which are intended to help municipalities, farmers and others interpret the agricultural system references in provincial plans for the GGH.
- 3.8 Upper-tier municipalities may refine provincial mapping of the agricultural land base at the time of initial implementation in their official plans, based on the Implementation Procedures issued by the province. After provincial mapping of the agricultural land base has been implemented in official plans, further refinements may only occur through a municipal comprehensive review.
- 3.9 The Growth Plan also directs municipalities to ensure that the geographic continuity of the agricultural land base and the functional and economic connections to the agri-food network will be maintained and enhanced.

- 3.10 The Greenbelt Plan directs municipalities to update mapping within the Protected Countryside and upper-tier municipalities to refine and augment official plan mapping to bring prime agricultural areas, including specialty crop areas, and rural lands into conformity with provincial mapping and implementation procedures.

4. Implementing the Provincial Agricultural System

Provincial Agricultural System Land Base Mapping

- 4.1 Durham's Rural System in the ROP includes all lands outside of the region's designated Urban Areas. The Rural Area is primarily made up of Prime Agricultural Areas and Major Open Space Areas designations. Prime Agricultural Areas are intended to be used for agriculture and farm-related uses while Major Open Space Areas are intended for environmental conservation and a full range of agricultural uses and subject to specific criteria, major recreational and non-agricultural uses.
- 4.2 There are differences between the Provincial Agricultural System and the Prime Agricultural Areas designation in the current ROP. Areas currently designated as Major Open Space Areas in the ROP have been identified by the Province as Prime Agricultural Areas, or as Candidate Areas that could either become Prime Agricultural Areas or remain as Major Open Space Areas, depending on the outcome of municipal review.
- 4.3 According to the Implementation Procedures for the Agricultural System in Ontario's Greater Golden Horseshoe, municipalities must assess whether to include Candidate Areas as Prime Agricultural Areas.
- 4.4 In February 2021, the Region retained Planscape Inc. to assist in the review, assessment and approaches to implementing the Provincial Agricultural System into the ROP and to provide input into how the agri-food network should be addressed.
- 4.5 Regional staff and the consultant team connected with the Envision Durham Area Municipal and Conservation Authority Working Groups, Durham Agricultural Advisory Committee, Clarington Agricultural Advisory Committee and Durham Federation of Agriculture regarding the Region's initial approach to refine the Provincial Agricultural System.
- 4.6 The review was a combination of a desktop exercise and on-the-ground assessment of the region's Rural Area. This work included:
- validating Provincial determinations of additional Prime Agricultural Areas;

- categorizing candidate areas as either those that should become Prime Agricultural Areas or remain Major Open Space Areas in the ROP;
 - excluding sites that have the majority of the area occupied by significant woodlands;
 - prioritizing the existing Major Open Space system by maintaining integrity and connectivity of Major Open Space Areas;
 - excluding national park sites, the Pickering airport lands, and special policy areas because they are federally regulated or intended for a non-agricultural use; and
 - excluding sites identified by the area municipalities, where information was provided to justify exclusion from the Prime Agriculture System.
- 4.7 Portions of the Major Open Space area between Ajax and Whitby has been proposed for redesignation to Prime Agricultural Areas as these larger parcels are contained within the Greenbelt Plan Area.
- 4.8 Proposed refinements to the Provincial Agricultural System would increase the area of land within the Prime Agricultural Areas designation by 278 hectares, representing an increase of 2.7 per cent.
- 4.9 The Oak Ridges Moraine Prime Agriculture “overlay” would be increased by 7,753 hectares (an increase of 89.7 per cent). Taken together, the total area of Prime Agricultural System (designation and overlay) would be 121,582 hectares.
- 4.10 Within the Oak Ridges Moraine Countryside designation, identification of lands as Prime Agriculture, results in some ability for establishing new non-agricultural uses, but would not allow small-scale commercial, industrial, institutional and major recreational uses in keeping with the ORMCP. The identification of the Prime Agriculture overlay on lands designated Natural Core Areas and Natural Linkage Areas on the Moraine allows for some additional flexibility for agricultural sector uses, including agriculture-related uses and on-farm diversified uses.
- 4.11 Attachments 2 through 6 identify proposed changes to the ROP for inclusion into the Prime Agricultural Areas designation, while Attachments 6 and 7 illustrate the assessment units that are proposed to be included in the Prime Agricultural overlay in the Oak Ridges Moraine.
- 4.12 Agri-food network policies will be released at a later date for consultation through the draft new ROP. Agri-food assets are not proposed to be mapped in the ROP. The agri-food network asset mapping that is maintained by the Economic

Development Division is also available through the provincial [ConnectON](#) system. This mapping is updated regularly and is more nimble than through a schedule in the official plan.

5. Major Open Space Areas Designation

- 5.1 The Region's existing Major Open Space Areas designation constitutes an important element of the Regional Structure, serving a dual function. Not only does it comprise significant natural heritage and hydrologic features, where the intent is conservation and environmental protection, but also includes rural-type lands where a full range of agricultural uses, non-agricultural and major recreational uses may be permitted, subject to site specific evaluation and criteria.
- 5.2 The Major Open Space designation provides flexibility for some non-farming uses compared to the Prime Agriculture designation. It allows for a greater variety of rural economic uses, including agri-business, commercial kennels and landscaping industrial uses, as well as major recreational uses. When lands are designated Prime Agriculture, the rural economic development potential is limited to agricultural practices.
- 5.3 Critical feedback heard in response to the [Environment and Greenlands and Agricultural and Rural Discussion Papers](#) was the importance of ensuring sufficient Major Open Space Areas are retained for parks, major recreational and non-agricultural uses, such as cemeteries.
- 5.4 Regional staff's approach to implementing the Provincial Agricultural System, was to only make a change from Major Open Space Area to the Prime Agriculture designation if no natural heritage features were present, and if the lands were under active cultivation.

6. Public Consultation Process

- 6.1 This report, the draft Regional Agricultural System mapping, including instructions on how to use the map viewer, as well as a series of Frequently Asked Questions (FAQ) regarding Natural Heritage Systems, will be posted to the project webpage at www.durham.ca/EnvisionDurham for public and agency review.
- 6.2 Interested parties are encouraged to provide input directly within the online map viewer. Comments may also be submitted to EnvisionDurham@durham.ca or by mail and are requested by September 9, 2022. Information on the release of the draft Regional Agricultural System will be announced by way of:

- a. News release and public service announcement;
- b. Social media platforms, including Facebook, Twitter and LinkedIn;
- c. Email notifications and report circulation, as detailed below.

6.3 A copy of this report and an invitation to provide input through the online map viewer will be forwarded to all Envision Durham Interested Parties, Durham's area municipalities, conservation authorities, Indigenous communities, BILD – Durham Chapter, and the Ministry of Municipal Affairs and Housing and the Ontario Ministry of Agriculture, Food and Rural Affairs. Circulation will also be provided to Regional Advisory Committees (Durham Environmental Advisory Committee, Durham Agricultural Advisory Committee and Durham Region Roundtable on Climate Change) that may have interest in where and how the Region intends to protect and enhance the Regional Agricultural System.

7. Relationship to Strategic Plan

7.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

- Priority 1.3 under the goal of environmental sustainability, protect preserve and restore the natural environment, including greenspaces, waterways, parks, trails and farmlands; and
- Priority 3.5 under the goal of economic prosperity, provide a supportive environment for agriculture and agri-food industries.

8. Previous Reports and Decisions

8.1 The following Regional staff reports related to the Provincial Agricultural System have been provided to Council since the launch of Envision Durham:

- Report [#2018-INFO-57](#) - Provincial Decisions on the Regional Natural Heritage System and Agricultural System for the Growth Plan for the Greater Golden Horseshoe
- Report [#2019-P-12](#) Envision Durham – Agricultural and Rural System Discussion Paper.
- Report [#2021-P-7](#) Envision Durham – Proposed Policy Directions

9. Conclusion

9.1 Implementation of the Provincial Agricultural System is required to achieve conformity with provincial planning legislation.

- 9.2 The approach that is being proposed for the Region's new official plan is to implement provincial planning legislation on appropriate sites based on detailed research and criteria.
- 9.3 Input on the draft Regional Agricultural System is requested by September 9, 2022. Feedback received will be reviewed and will inform the preparation of the draft ROP.

10. Attachments

Attachment #1: Glossary

Attachment #2-6: Draft ROP Agricultural System Mapping

Attachment #7-8: Draft ROP Agricultural System Mapping on the Oak Ridges Moraine

Respectfully submitted,

Original signed by Gary Muller for

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

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

Attachment #1 – Glossary

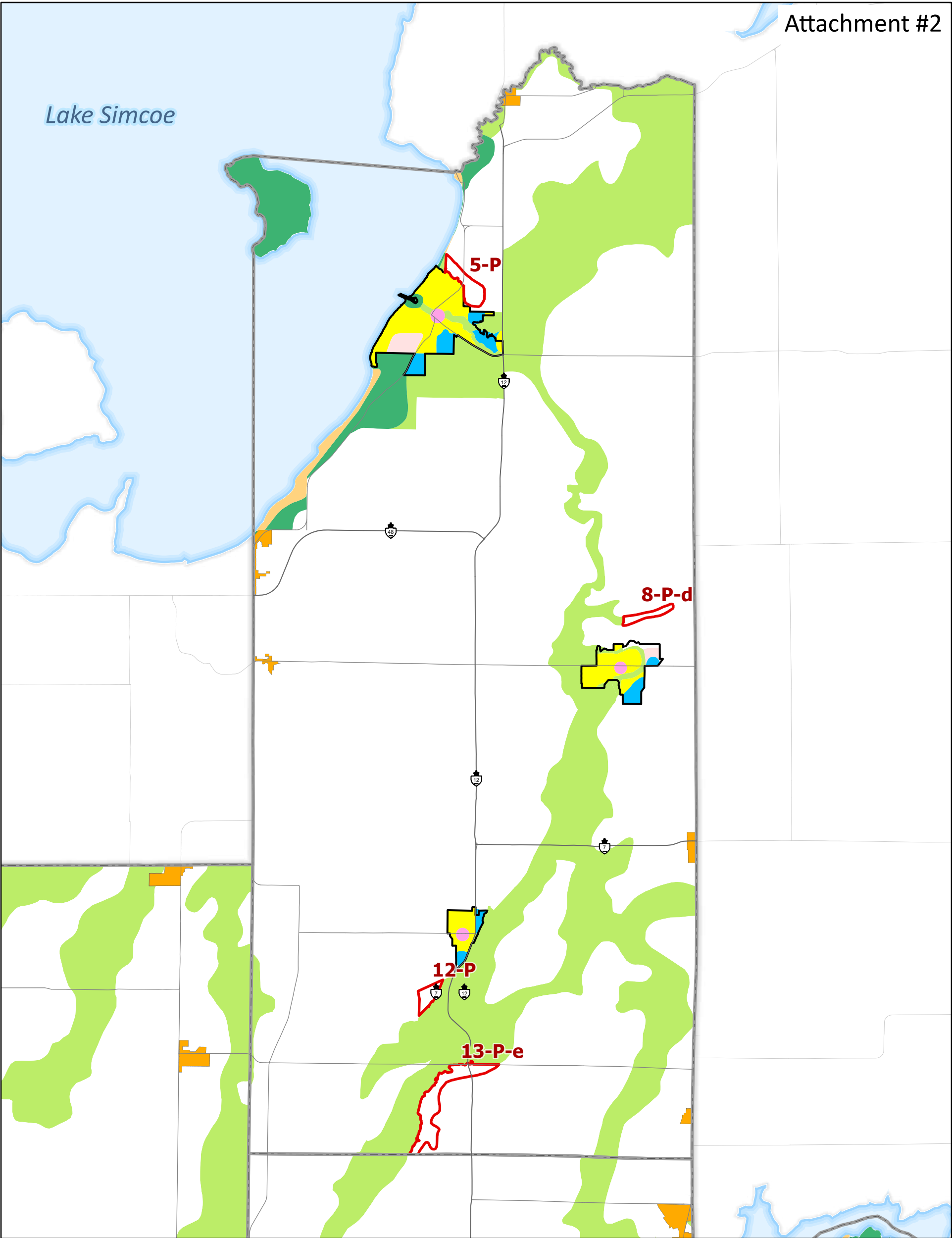
Agricultural System: is the system mapped and issued by the province in accordance, comprised of a group of inter-connected elements that collectively create a viable, thriving agricultural sector. It has two components:

- An agricultural land base comprised of prime agricultural areas, including specialty crop areas, and rural lands that together create a continuous productive land base for agriculture;
- An agri-food network which includes infrastructure, services, and assets important to the viability of the agri-food sector.


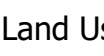


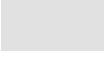

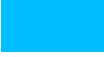







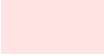

Agri-Food System: is defined within provincial plans as “within the Agricultural System, a network that includes elements important to the viability of the agri-food sector such as regional infrastructure and transportation networks; on-farm buildings and infrastructure; agricultural services, farm markets, distributors, and primary processing; and vibrant, agriculture-supportive communities

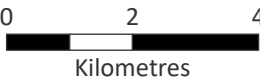
Candidate Areas: areas that are equal to or larger than 250 hectares which received medium LEAR scores and are in agricultural production

Land Evaluation Area Review (LEAR): is a commonly used tool in Ontario, developed by OMAFRA to quantitatively evaluate the relative importance of lands for agriculture based on the land’s inherent characteristics and other factors affecting agricultural potential



Draft Prime Agriculture System

	Assessment Unit		Land Use Designation		Nuclear Power Plant
	Urban Area Boundary		Airport		Oak Ridges Moraine
			Employment Area		Prime Agricultural Area
			Hamlet		Regional Centre
			Living Area		Specific Policy Area
			Major Open Space		Shoreline Residential
			Municipal Service		Special Study Area

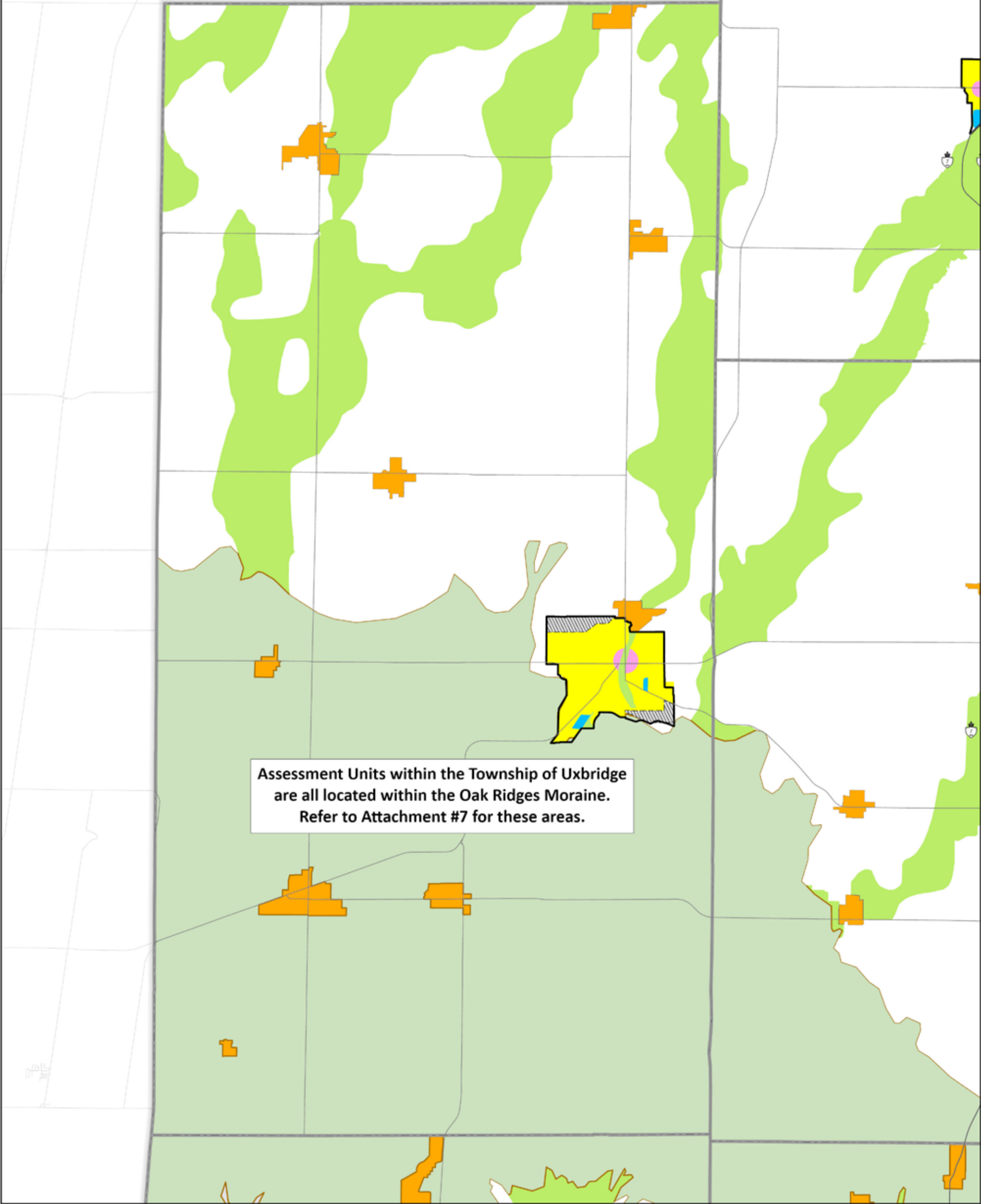


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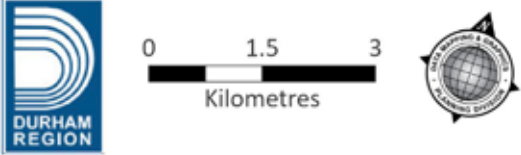
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Draft Prime Agriculture System

<div></div> Assessment Unit	Land Use Designation	
<div></div> Urban Area Boundary	<div></div> Airport	<div></div> Nuclear Power Plant
	<div></div> Employment Area	<div></div> Oak Ridges Moraine
	<div></div> Hamlet	<div></div> Prime Agricultural Area
	<div></div> Living Area	<div></div> Regional Centre
	<div></div> Major Open Space	<div></div> Specific Policy Area
	<div></div> Municipal Service	<div></div> Shoreline Residential
		<div></div> Special Study Area

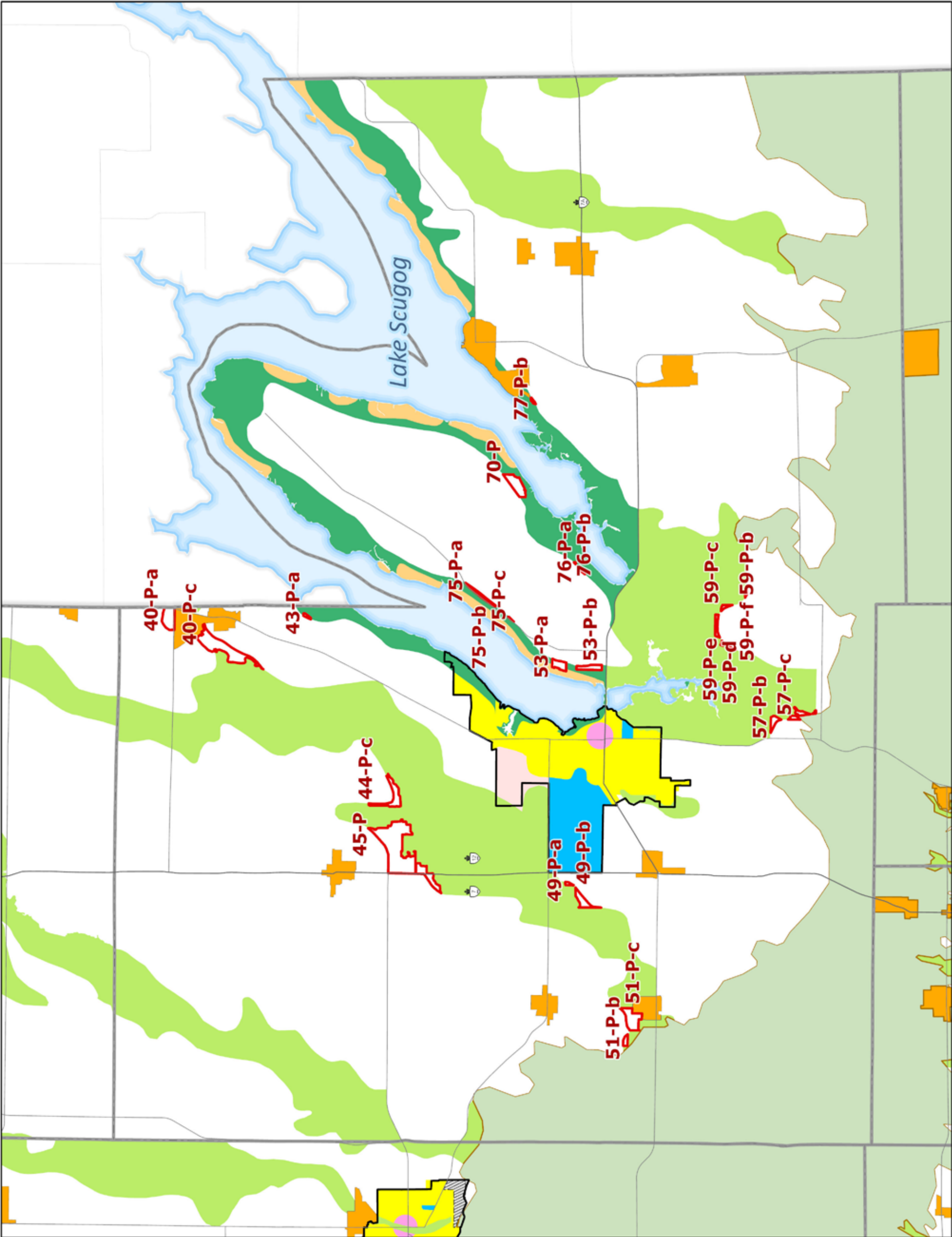


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Attachment #4 Draft Prime Agriculture System

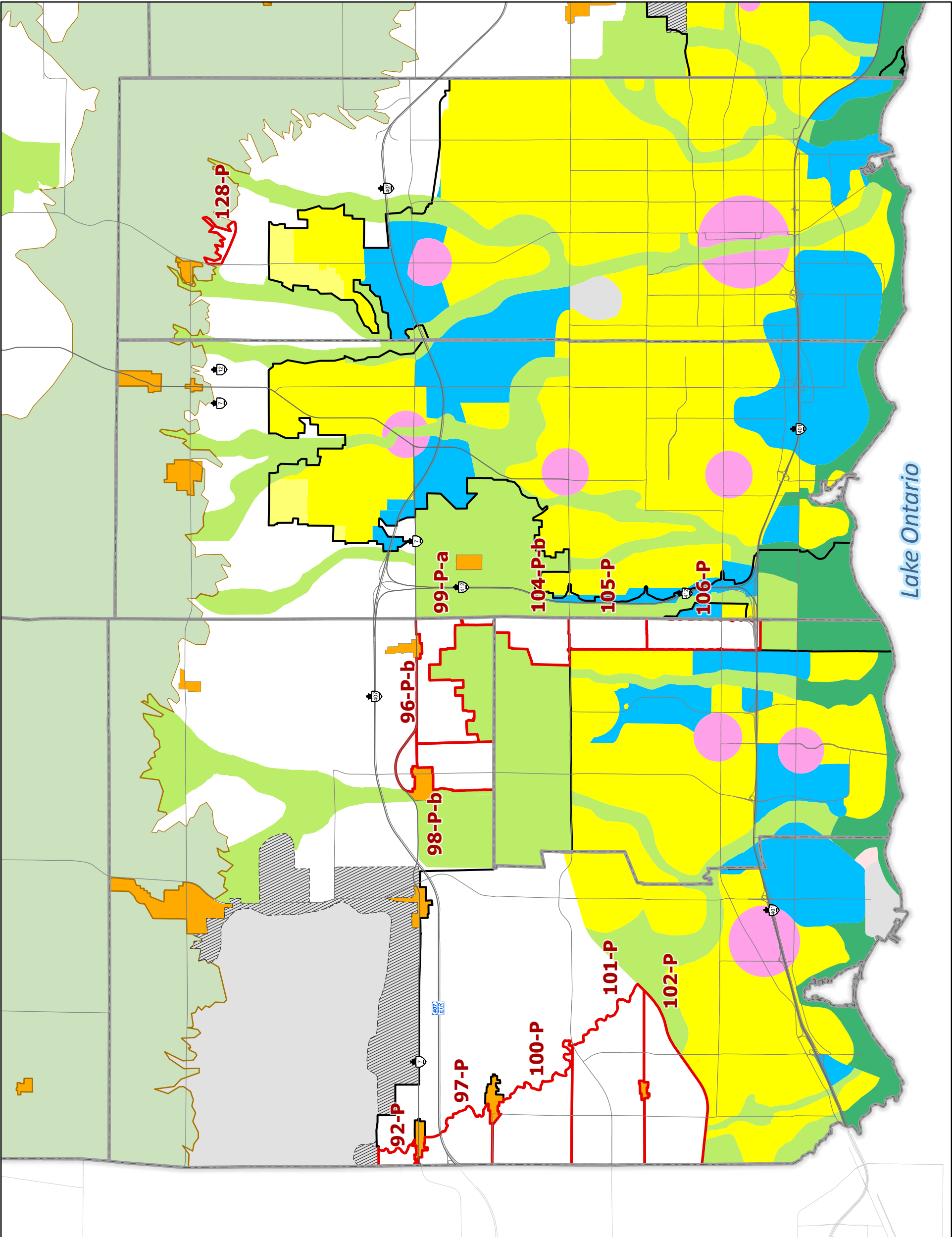
- Assessment Unit
- Urban Area Boundary
- Land Use Designation
- Airport
- Employment Area
- Hamlet
- Living Area
- Major Open Space
- Municipal Service
- Nuclear Power Plant
- Oak Ridges Moraine
- Prime Agricultural Area
- Regional Centre
- Specific Policy Area
- Shoreline Residential
- Special Study Area

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Attachment #5

Draft Prime Agriculture System

Assessment Unit

Urban Area Boundary

Airport

Employment Area

Hamlet

Living Area

Major Open Space

Municipal Service

Nuclear Power Plant

Oak Ridges Moraine




Prime Agricultural Area

Regional Centre

Specific Policy Area

Shoreline Residential

Special Study Area

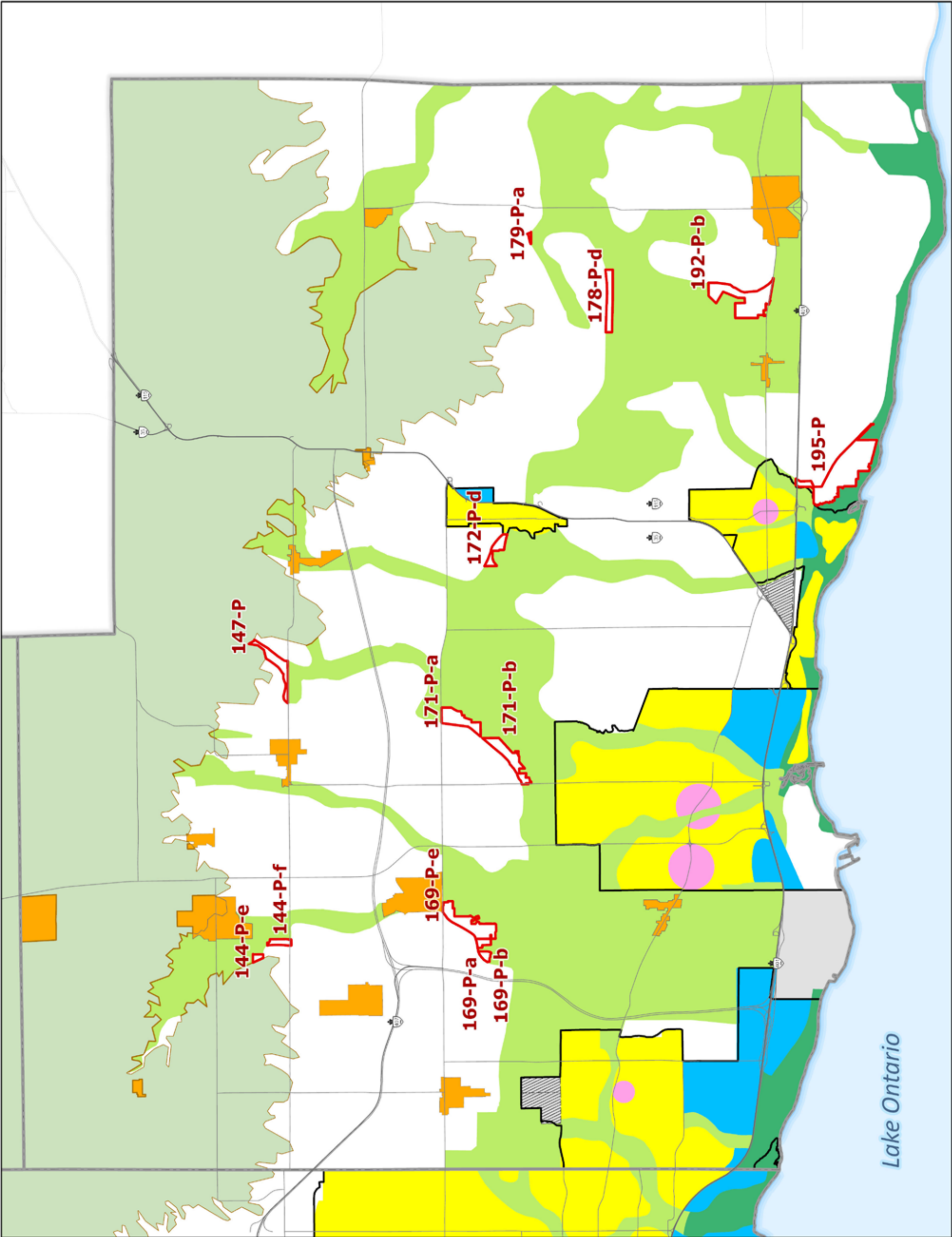


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Draft Prime Agriculture System

- Assessment Unit
- Urban Area Boundary
- Land Use Designation
 - Airport
 - Employment Area
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 - Living Area
 - Major Open Space
 - Municipal Service
 - Nuclear Power Plant
 - Oak Ridges Moraine
 - Prime Agricultural Area
 - Regional Centre
 - Specific Policy Area
 - Shoreline Residential
 - Special Study Area



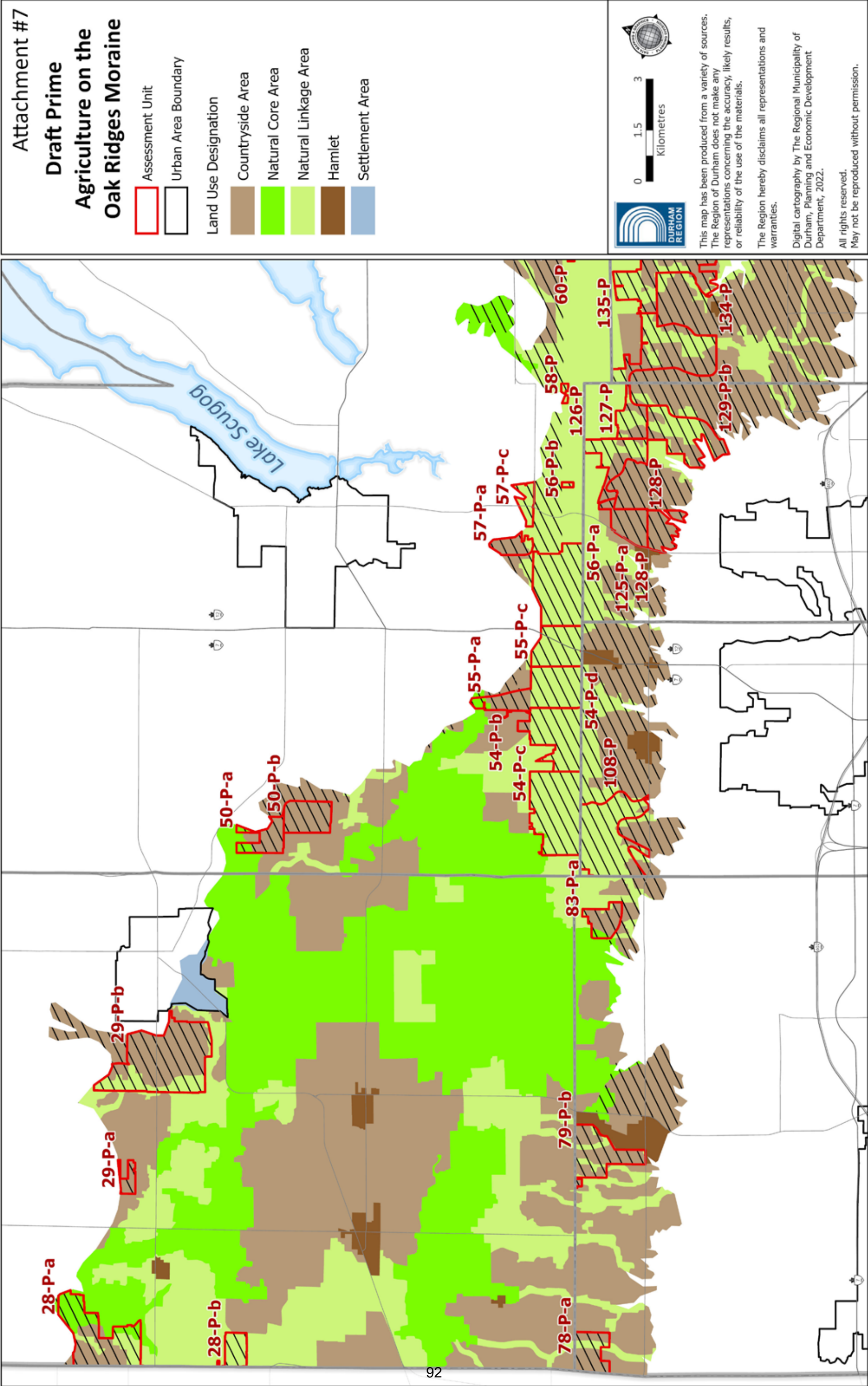
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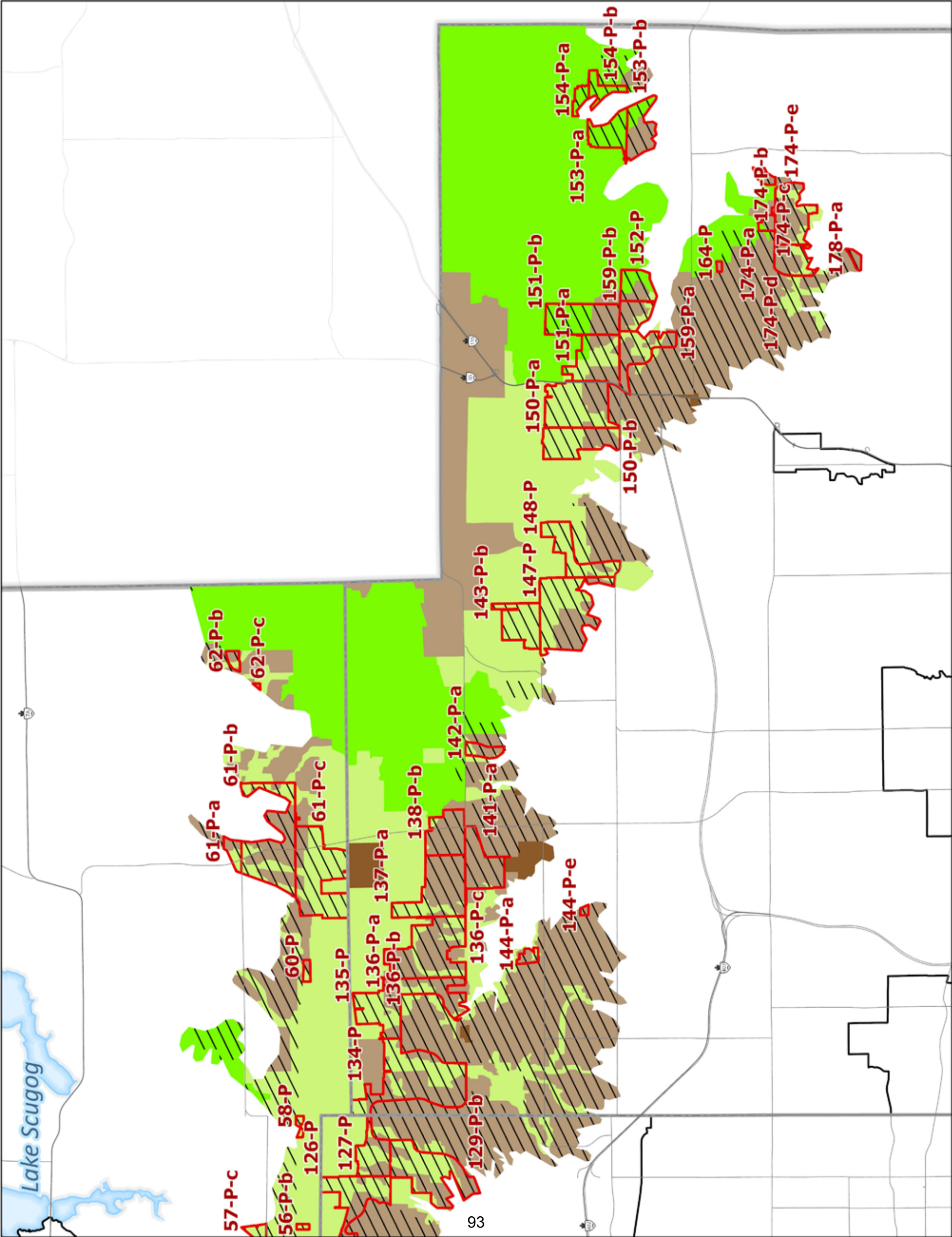
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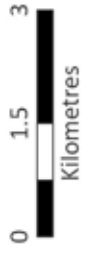


Attachment #8

Draft Prime

Agriculture on the

Oak Ridges Moraine

- Assessment Unit
- Urban Area Boundary
- Land Use Designation
 - Countryside Area
 - Natural Core Area
 - Natural Linkage Area
 - Hamlet
 - Settlement Area



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The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-EDT-8
Date: June 7, 2022

Subject:

Toronto Global Update and Membership Renewal Decision

Recommendation:

That the Planning and Economic Development Committee recommends to Regional 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 this report;
 - 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 this report 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.
-

Report:

1. Purpose

1.1 The purpose of this report is to:

- a. Provide a status update on the Region's membership with Toronto Global ("TG");
- b. Outline the newly-proposed governance model, membership terms, and other details of TG's Draft Term Sheet (included as Attachment #1);
- c. Provide an analysis of two options considered by staff;
- d. Advise Committee that a delegation from TG will be appearing to request that Durham Region join as members for a new term.

2. Background

- 2.1 Durham Region's strong growth and its location within Ontario and the Toronto Region has resulted in high demand for industrial and commercial development. In 2020, commercial and industrial building activity reached \$1 billion. 2021 investments include (but are not limited to) William F White's 90-acre film backlot in the City of Pickering, Greenwood Mushroom Farm expanding their greenhouse operations by 100,000 square feet in Scugog, and Aosom Canada and GEODIS locating in Oshawa. Ontario Power Generation's commitment to Durham with the development of their new headquarters, as well as the first grid-tied Small Modular Reactor (SMR), help make Durham the Clean Energy Capital of Canada.
- 2.2 Many of these recent investments by innovative companies are a result of Durham Region's talent offering. Durham's skilled and talented workforce is a key selling feature that contributes to investor decision making. Durham's top-ranked post-secondary institutions are educating a talented workforce for the economy of the future. Our innovation community made up of businesses, government organizations, incubators, accelerators, start-up supports, research and development facilities, and post-secondary infrastructure continues to grow. These community assets provide the business community with the support needed to be future-ready, innovative, and competitive.
- 2.3 Durham's Economic Development and Tourism team has an Investment Attraction program that works nationally and internationally to promote the region for investment. The strong value proposition for investment in Durham Region—our booming growth, our in-demand location, our talented workforce, and our innovation community—is compelling to national and international audiences.
- 2.4 For the prior six years, Durham has been a member of TG, a pan-regional Foreign Direct Investment (FDI) attraction organization representing its funding members Halton, Mississauga, Brampton, Toronto, York and Durham (collectively, the "Toronto Region"). TG's mandate is to attract FDI to the Toronto Region.

- 2.5 TG receives inbound investment leads and inquiries from Provincial and Federal FDI agencies and economic officers in Canadian embassies and consulates worldwide. TG's team of in-house advisors handle all aspects of investment attraction including prospecting, sourcing of opportunities, investment sales and client services.
- 2.6 The Region has executed two prior three-year funding agreements with TG, for the periods of April 2016 to March 2019, and April 2019 to March 2022. The prior funding agreement expired on March 31, 2022. The current Provincial funding agreement is in force until June 2022 and the current Federal funding agreement is in force until 2023. TG has started discussions with upper-tier government partners to secure continued commitment for multi-year funding support.
- 2.7 While there is no longer a contractual agreement in force between the Region and TG, TG has continued to operate business-as-usual while it has been developing the new Draft Term Sheet.

3. Previous Reports and Decisions

- 3.1 [#2019-EDT-3](#): Toronto Global Effectiveness Evaluation and Funding Renewal
- 3.2 [#2019-EDT-18](#): Toronto Global Annual Report 2018/2019
- 3.3 [#2021-COW-1](#): Toronto Global Update and Annual Report 2019/2020

4. Toronto Global: Investment Results

- 4.1 TG has had a positive impact in attracting FDI into the Toronto Region; however, the vast majority of successful business investments have been located in the City of Toronto, and there has been limited FDI attracted to the surrounding municipalities (the "905 members"), particularly to Durham Region.
- 4.2 TG notes that for the 2021/22 fiscal year, there were a total of 39 new investments in the Toronto Region, representing 2,469 jobs expected to be created within the first three years of operation. These investments represent a total capital expenditure over three years of \$638,512,750.
- 4.3 Below is a table displaying total number of investments secured by TG, jobs created over three years, and capital expenditures (CapEx), from inception to March 2022, by fiscal year-end.

Period	Investment Projects	Direct Jobs Created	Total CapEx
2017/2018	27	1,199	\$194.8M
2018/2019	33	2,299	\$300.2M
2019/2020	49	2,441	\$482.8M
2020/2021	22	1,287	\$291.4M
2021/2022	39	2,469	\$638.5M
Total	170	9,695	\$1.9B

- 4.4 Below is a summary table displaying total number of investments and jobs created, from inception to March 2022, by investment location. (Jobs are expected to be created within first three years of operations.)

Funding Member Municipality	Investment Projects	Direct Jobs Created
City of Toronto	136	6,172
City of Brampton	1	30
Durham Region	2	80
Halton Region	6	103
City of Mississauga	17	3,082
York Region	5	155
Remote	3	73
Total	170	9,695

- 4.5 Two investments were secured by TG in Durham Region, creating an estimated 80 jobs over three years. These results remain significantly below the expected results for Durham. While Durham has contributed approximately 10.4% of the total municipal funding (proportional to population), Durham has received only 0.8% of the total jobs created.
- 4.6 Indirectly, Durham benefits from successful investments in neighbouring regions by way of increased employment opportunities for Durham residents, and in some cases a strengthening of the competitiveness of Durham's clusters and overall value proposition. As COVID-19 has increased the amount of remote work, the impact of the physical location of offices for FDI projects, particularly knowledge workers, is uncertain.
- 4.7 In June 2019, Durham welcomed Servify to 1855 Accelerator, with initial staff of two and a job creation projection of 20 FTEs over three years. In February 2022,

Durham welcomed Excelencia to 1855 Accelerator with a job creation projection of 60 FTEs over three years.

5. Toronto Global Funding Renewal: Discussion

- 5.1 Durham staff continue to enjoy a strong, positive, and collaborative working relationship with the Investment Attraction team at TG under the direction of the VP, Investment Attraction. Durham and TG Investment Attraction staff support one-another on significant investment prospects, and TG staff have made great efforts over the prior two terms of membership to visit Durham Region and attend events and familiarization tours. TG staff have taken a proactive approach to learn about the Region's competitiveness attributes, assets, value proposition, and key priority sectors for FDI.
- 5.2 In September 2020, Stephen Lund was named the new CEO of TG. On October 14, 2020, the Economic Development Directors of all 905-area municipal funding members co-operatively developed and delivered a joint submission to TG detailing their feedback and recommendations regarding the proposed TG Business Plan. Among the recommendations was to establish a firm target ratio of 50/50 for investments to the 416 and 905 geographies respectively, and that equitable geographic distribution of investments across all funding members should be a priority. This request was not incorporated in TG's new draft business plan.
- 5.3 On April 29, 2021, the Economic Development Directors of all 905-area municipal funding members delivered a second joint submission to TG, with the same request, but again the request was declined in a response received on May 4, 2021.
- 5.4 On January 11, 2022, the Regional Chairs and Mayors of Durham, York, Brampton, and Mississauga delivered a third joint letter to TG restating the need for equitable geographic targets and a governance model where 905 members have decision-making authority over the business plan. Durham's Director of Economic Development & Tourism, Durham's Chief Administrative Officer, and the Regional Chair have met multiple times with TG's CEO and Board Chair to clearly state the Region's requirements for membership renewal, without success.
- 5.5 On February 27, 2022, TG delivered a Draft Term Sheet for a new Governance and Funding Model, attached as Attachment #1. Key changes to the proposed model are illustrated in the table below.

Item	Previous Structure	Proposed Draft Term Sheet
Agreement Term	3 years	3 years with renewal option for 2 additional years
Membership Eligibility	Toronto, Brampton, Mississauga, Durham, Halton and York	No Change
Annual Municipal Member Fee	Proportional by population size: \$926,384 for Toronto \$342,696 for York \$236,792 for Mississauga \$214,735 for Durham \$173,887 for Brampton \$166,503 for Halton	Flat fee: \$2,000,000 for Toronto, \$50,000 for 905 Municipalities
Governance	Board of Directors with private sector members Mayors and Chairs Strategy Council where 905 members have a voting majority on matters such as the Business Plan	Single and expanded private-public Board of Directors; 905 members will collectively have one seat Dissolution of the Mayors & Chairs Strategy Council; loss of the 905-member voting majority
Role of Municipal Economic Development Staff	EDO Management Council for two-way dialogue. Can make recommendations on Business Plan	Joint Advisory Committee for two-way dialogue including annual presentation to the board. No ability to influence Business Plan, targets, and mandate.
FDI Services	End-to-end lead generation and FDI opportunity servicing Supply Chain Support Program (SCORE Program)	End-to-end lead generation and FDI opportunity servicing Supply Chain Support Program Invitation to member municipalities collectively to join one investment mission per year at their cost
Marketing Services	Marketing of the Toronto Region 1 to 2 major collaborative marketing initiatives each year for a specific 905 municipality	Marketing of the Toronto Region 1 major marketing initiative per year for the 905 collectively
Organizational Structure	FDI team structured by target geography	FDI team structured by target geography Creation of one new 905-specific staff position

- 5.6 Both membership levels (i.e. City of Toronto level and the 905 Municipalities level) would receive the same level of service delivery (e.g. lead generation, client servicing, research and marketing, SCORE program), but the funding formula recognizes that the benefits are expected to be considerably greater for the Principal Contributor (i.e. the City of Toronto) than for the 905 Municipal Collaborators.
- 5.7 The new Board of Directors will consist of an undisclosed number of private sector representatives, two seats for the Principal Contributor, one seat for the Province, one seat for the Federal government, and just one seat for the collective group of 905 Municipal Collaborators which would be a 905 Mayor or a Regional Chair.
- 5.8 Should Durham Region accept the new membership terms, staff acknowledge the Region would continue to receive value for its annual membership fee, specifically in the areas of global marketing and investment promotion, as well as research, analytics, and business support services, the continued lack of priority and commitment for achieving distribution of investments to all member geographies is a primary concern.
- 5.9 The status of other TG funders and member municipalities is as follows:
- a. TG has advised that the Draft Term Sheet is supported by the Provincial and Federal funding partners.
 - b. The City of Toronto has approved proceeding with membership pursuant to the new Draft Term Sheet, and to move forward with the Principal Contributor annual fee of \$2,000,000.
 - c. The Regions of York and Halton have approved proceeding with membership pursuant to the new Draft Term Sheet and Municipal Collaborator annual fee of \$50,000 each.
 - d. The City of Mississauga will consider a staff recommendation at their June 1, 2022 meeting to enter into negotiations with Toronto Global and participating municipalities, related to a new funding agreement, and if successful, report back for authority to execute the agreement. Staff will be seeking greater transparency, more equitable distribution of investment wins, and increased influence within the new governance structure.
 - e. The City of Brampton has approved a motion to not accept the new terms proposed by Toronto Global for membership and corporate structure, and that staff continue discussions and negotiation with Toronto Global and other member municipalities in pursuit of satisfactory terms for membership and corporate structure and, if successful, return to Committee of Council.

5.10 There are both advantages and disadvantages associated with accepting the Draft Term Sheet from TG:

Advantages:

- The reduced annual fee of \$50k improves the business case for membership, delivering marginally positive value in the opinion of staff.
- Durham would continue to benefit from being part of the Toronto Regional promotion internationally, and benefit from research, analytics, and support upon request for investment leads that Durham is advancing themselves.
- Durham would continue to receive investment leads from TG.
- Durham would continue to have a 'seat at the table' for Toronto Regional economic development discussions, improving opportunities to participate in joint projects with the Province and other Toronto Region municipalities.
- Durham's contribution can be leveraged to secure senior government funding. In the prior term of membership, Durham's \$214,735 was used by TG to secure \$468,854 of matched Provincial and Federal funds, creating a total expected benefit to Durham of \$683,589 in FDI services. These senior government funds would be unavailable to Durham independently.

Disadvantages:

- Durham and other 905 members would lose the ability to affect improvements to TG's geographic targets or the mandate to deliver equitable value to 905 members.
- It is expected that there will be an increased focus on the City of Toronto, due to the mandate, board structure, funding structure, and lack of geographic targets. As a result, staff do not expect a material increase in leads and investments for Durham through continued membership.
- Senior government investment attraction agencies such as Invest Ontario and Invest in Canada may continue to prefer to speak directly to TG about large investments, since the perception is that Durham is represented by TG for FDI, despite having its own FDI program.

5.11 Discontinuation of membership may leave Durham with a reduced ability to secure leads directly from the Provincial and Federal agencies, which historically have

preferred to deal with TG on behalf of the Toronto Region. It would also leave Durham without access to investment leads generated by TG.

- 5.12 Staff have considered the two options of: a) accepting TG's renewal terms; or b) not accepting. If the Draft Term Sheet is not accepted, it is recommended that staff continue discussions with TG and other member municipalities in pursuit of more satisfactory terms for membership. If successful, staff would return to Committee and Council to recommend execution of an improved funding agreement. Should Council decide instead to accept the Draft Term Sheet, staff would work to finalize a new funding agreement with a term of not more than three years and the right for Durham to terminate without notice. In this case, the Regional Chair and Clerk would need to be authorized to execute the new funding agreement, with other terms satisfactory to the Regional Solicitor.
- 5.13 Staff support the concept of collaborative pan-regional investment attraction. In principle, it can reduce conflicts or duplication of efforts, and capture economies of scale. However, the 905 municipalities have made multiple unsuccessful attempts to request equitable geographic investment targets, and without these, Durham's expected level of investment is not expected to improve.

6. Durham's In-House Business Development & Investment Attraction Program

- 6.1 With rapidly accelerating technology, post-pandemic effects, and global competition for talented workforce impacting the nature of work, Durham Region must maintain efforts to remain globally and regionally competitive for jobs and economic prosperity. With a strong and competitively-funded in-house Investment Attraction Program, Durham will be able to attract leads and be considered among peers for inbound investments.
- 6.2 Through the 2022 budget process, the annual membership fee of approximately \$215,000 that ordinarily would have gone to TG was placed in the Economic Development & Tourism Division's budget. Staff will reallocate any uncommitted portion of these funds to Region-led FDI investment attraction efforts.

7. Relationship to Strategic Plan

- 7.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. 3.1 Position Durham Region as the location of choice for business

- b. 3.2 Leverage Durham's prime geography, social infrastructure and strong partnerships to foster economic growth; and
- c. 3.4 Capitalize on Durham's strengths in key economic sectors to attract high quality jobs

8. Conclusion

- 8.1 TG has proposed a new corporate governance structure and membership terms (see Attachment #1 – Draft Term Sheet). Durham's annual fee would be reduced from \$214,735 to \$50,000, and Durham would receive similar services as compared to the prior structure. However, a request by Durham and other 905 members for firm targets for equitable geographic distribution investment has been rejected.
- 8.2 There are advantages and disadvantages to membership under the proposed terms. For a reduced fee, Durham would be part of an FDI group with others in the GTA and would benefit from continued inclusion in international investment promotion and receive lead servicing support. However, with the loss of a voting majority by the 905 municipalities and no firm targets for geographic distribution of investment, now is an opportune time for Durham to chart a new course and take control of its FDI activities.
- 8.3 Staff support the concept of collaborative pan-regional investment attraction and in collaboration with other 905 municipalities, have made many attempts to establish equitable geographic targets; however, these attempts have been unsuccessful. Because the expected level of investment and job delivery from TG is not expected to improve, the Economic Development & Tourism Division will grow its capabilities internally so that it has the in-house resources and capacity to compete for and win new investment.

9. Attachments

- | | |
|---------------|--|
| Attachment #1 | Toronto Global Membership Benefits & Services Term Sheet (Draft) |
|---------------|--|

Respectfully submitted,

Original signed by

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

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer

TORONTO GLOBAL MEMBERSHIP BENEFITS & SERVICES TERM SHEET (DRAFT)

This Term Sheet (Draft) has been prepared to describe, at a high-level, the proposed benefits and services that Toronto Global (the Organization) will provide to member municipalities under a refreshed funding and governance model. This Term Sheet (Draft) is designed to initiate discussion with- and feedback from- prospective members for the purposes of finalizing a definitive Municipal Membership Agreement.

Definitive Agreement: The parties intend to execute a definitive Municipal Membership Agreement embodying the agreed terms that are the result of the discussion and feedback process. The parties shall use their reasonable best efforts to execute the definitive Municipal Membership Agreement in an expedient fashion.

Organization Mandate: Toronto Global is the Investment Promotion Agency for the Toronto Region, responsible for international marketing, lead generation and end-to-end investment opportunity servicing. The primary objective of the organization is to work with foreign investor clients to assist in the establishment of new business operations in the Toronto Region. The organization undertakes this mandate in collaboration with our Municipal Members from across the region.

Organization Name: To clarify that Toronto Global represents the entire Toronto Region as a regional Investment Promotion Agency, the organization proposes to replace the existing tagline, “Your Region for Business”, with a new tagline, “A Regional Partnership”.

Municipal Membership Eligibility: Membership in Toronto Global will be offered to existing municipal funders; namely: The City of Toronto, the City of Brampton, the City of Mississauga, and the regional municipalities of Durham, Halton and York.

Membership Types and Fees: Eligible municipalities can select from two membership types with corresponding annual fees. The two membership types differ only in terms of seats on the Board of Directors as further described in the “Board of Directors” section below. All members will receive the services and benefits outlined as “Services Provided”.

<i>Membership Type</i>	2022-23	2023-24	2024-25	2025-26	2026-27
Principal Contributor	\$2,000,000	\$2,000,000*	\$2,000,000*	\$2,000,000*	\$2,000,000*
Municipal Collaborator	\$50,000	\$50,000*	\$50,000*	\$50,000*	\$50,000*

** Membership fees subject to increase annually at rate of inflation. Additionally, any proposed increase to annual municipal membership fees would be supported by a corresponding business plan to clearly articulate the additional service members would receive from Toronto Global in exchange.*

Note: No private sector funding is proposed at this time.

The City of Toronto: The City of Toronto has confirmed their commitment to joining Toronto Global as a Principal Contributor for a minimum of three (3) years and up to five (5) years at an annual membership fee of not less than \$2,000,0000 beginning in 2022-23 and subject to the City of Toronto's budgetary approval process in subsequent years. Further, as part of the annual budgetary process, the City of Toronto will consider an increase to the Principal Contributor fees in each subsequent year as proposed by Toronto Global and supported by a corresponding business plan.

Board of Directors: The new proposed Board of Directors will be expanded in size to include both private and public sector representation, offering seats to Municipal Members (as further described) and other funding partners, thus eliminating the existing Mayor's and Chair's Strategy Council.

- + A **Principal Contributor** will be provided with *two (2) permanent seats* on the Board of Directors for the duration of the term of the definitive Municipal Membership Agreement. One seat is reserved for the Mayor or Chair (as relevant). The second seat is reserved for a private citizen appointee.
- + Collectively, **Municipal Collaborators** will be provided with *one (1) permanent seat* on the Board of Directors. Each Municipal Collaborator will be eligible for the seat on a bi-annual rotating basis selected by the Municipal Collaborators every two years. The seat is reserved for the Mayor or Chair of the selected Municipal Collaborator.
- + **Provincial and Federal Funding Partners** will also each be offered *one (1) permanent seat* on the Board of Directors.
- + The remaining board seats will be comprised of **Private Sector** representatives selected with consideration given to achieving a balance of regional representation, relevant expertise, and diversity.

Joint Advisory Committee: The (relevant) economic development officers of all Municipal Members together with (relevant) Toronto Global staff will form a Joint Advisory Committee for the collaboration and coordination of investment attraction to the Toronto Region. It will be co-chaired by a (relevant) member of Toronto Global's Executive Management Team and a Municipal Member representative that is selected by the Municipal Members for a two-year term. The Joint Advisory Committee will replace the existing EDO Management Council.

The Joint Advisory Committee will provide a forum for open, frank, honest and forward-looking two-way dialogue, coordination, productive interaction, and shared purpose among the Member Municipalities and the organization. The committee will undertake an Annual Planning Workshop to identify annual collaborative initiatives (as outlined in the "Services Provided") and will create relevant working groups as determined necessary by the committee to coordinate planning of collaborative initiatives or to discuss other relevant matters as agreed. The Co-Chairs will also provide an annual presentation to the Board of Directors on the activities and progress of the Joint Advisory Committee.

Services Provided: Toronto Global will undertake or provide the following activities and services for the benefit of all Municipal Members.

Service/Activity	Description
Regional Knowledge and Collaboration	Toronto Global will create one (1) new Regional Specialist/Coordinator position focused on coordinating

	<p>and delivering the services further outlined in this table to enhance and streamline current regionally focused activities and engagement</p> <p>While the Organization is open to feedback to ensure this role will provide value to Municipal Members, the overall objective of this position is to dedicate resources designed to further support efforts (1) to embed strong regional expertise within Toronto Global to better support and strengthen the regional value proposition and marketing efforts and (2) to align the lead generation activities of Toronto Global's international market business development teams with the strengths and objectives of Municipal Members.</p> <p>To accelerate embedding regional knowledge within Toronto Global and strengthen collaboration efforts, it is proposed that the Regional Specialist position could be filled <i>through a secondment</i> from a Member Municipality on an annually rotating basis.</p>
Marketing	<p>Toronto Global will undertake at least <i>one major regional marketing initiative per year</i> put forward by the Joint Advisory Committee (subject to budget constraints and operational alignment). The agreed collaborative project will be identified and resourced in the organization's Annual Business Plan and be included in Toronto Global's annual CECI application.</p> <p>All members will continue to benefit from the range of ongoing marketing activities conducted by Toronto Global, including:</p> <ul style="list-style-type: none"> + Always-in-Market Pay per Click Campaign marketing the Toronto Region + Client announcements + Social media presence + Website and search engine optimization + Weekly news monitor + Completion of the 905 regional campaign series currently in-progress with campaigns tailored to remaining 905 municipalities
Lead Generation and Servicing	<p>Supported by the Regional Specialist, Toronto Global will undertake customized lead generation initiatives for Municipal Members aligned to their economic development priorities.</p> <p>Toronto Global will undertake one collective international mission together with all Municipal Members each year (subject to budget constraints and operational alignment). The destination and focus of the mission will be recommended by the Joint Advisory Committee and identified and resourced in the organization's Annual Business Plan. The Organization will be responsible for coordinating travel</p>

	<p>logistics, developing a mission schedule and securing one-on-one pre-qualified investor meetings for each participating Municipal Member. Each participating Member Municipality will be responsible for covering their own travel related costs.</p> <p>Toronto Global will provide end-to-end servicing of qualified investment opportunities sourced by the Organization.</p> <p>Toronto will provide proposal development and other reasonable supporting services for Municipal Member sourced investment opportunities as requested by Municipal Members.</p> <p>Toronto Global will maintain and annually update a service provider list organized by type of service and location of service provision (which will be reviewed annually by the Joint Advisory Committee).</p>
Research	<p>Toronto Global will undertake at least <i>one major regional research initiative per year</i> put forward by the Joint Advisory Committee (subject to budget constraints and operational alignment). The agreed collaborative project will be identified and resourced in the organization's Annual Business Plan and be included in Toronto Global's annual CECI application.</p> <p>Toronto Global will continue development and maintenance of a content library system containing regional value proposition material.</p> <p>Toronto Global will continue development, maintenance and management of research tools and databases to support investment attraction efforts and ad hoc Municipal Member research and information requests</p>
Supply Chain Support	<p>Toronto Global will offer the following Supply Chain services to Member Municipalities for at least the duration of Toronto Global's SCORE Program funding, currently confirmed until March 31, 2023:</p> <ul style="list-style-type: none"> + Regional supply chain mapping and gap analysis for Life Sciences, Food and Beverage and Advanced Manufacturing + Supply chain sector expertise for Life Sciences, Food and Beverage and Advanced Manufacturing + Access to an allotted number of professional consulting hours to address local or company specific supply chain issues

Annual Planning Workshop: Toronto Global operates on an April 1 – March 31 fiscal calendar. Annual planning will commence in the Fall of each year with a Joint Advisory

Committee Planning Workshop to identify and recommend collaborative and regionally focused research and marketing initiatives, joint missions and other potential lead generation projects for the year ahead so that they can be put forward for potential reimbursement of up to fifty (50) percent of eligible expenses through the Government of Canada's CanExport Community Investments (CECI) Program.

Annual Report: Toronto Global will (continue to) produce a comprehensive annual report that includes a breakdown of activities/services and results for each municipal member.

Fee for Service: Should Municipal Members request services beyond the agreed "Services Provided", Toronto Global will provide on a fee-for-service basis provided the Organization has sufficient resources.



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-EDT-9
Date: June 7, 2022

Subject:

Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week

Recommendation:

That the Planning and Economic Development Committee recommends:

That this report be received for information.

Report:

1. Purpose

1.1 The purpose of this report is to:

- a. Provide an update on the activities of the Durham Farm Fresh Marketing Association (DFFMA); provide their 2022 workplan (Attachment #1), and to advise that a DFFMA representative will be appearing as a delegation before the Planning and Economic Development Committee at its meeting on June 7, 2022 to provide an annual update;
- b. Inform Members of the Planning and Economic Development Committee that the first week of June each year is Ontario Local Food Week.

2. Background

- 2.1 The Agriculture and Rural Economic Development Section of the Economic Development and Tourism Division works with several local agricultural organizations, including the DFFMA, to implement programming in support of the agricultural and rural economy in Durham Region.
- 2.2 The Region contributes \$13,500 in core funding annually to the DFFMA through the Division's Annual Business Plan and Budget to support the local agri-food sector.
- 2.3 The DFFMA is a largely volunteer-led and membership-based organization with one part-time coordinator. DFFMA has been promoting the production and consumption of local food in Durham Region for over 25 years.
- 2.4 Established in 1991, the DFFMA has been a leader in the producer-led local food marketing movement in Ontario. Members of Regional Council, businesses, and residents will be familiar with the DFFMA branding; including: the annual 'Buy Fresh, Buy Local' map; directional road signs; and the [DFFMA website](#) promoting its members.
- 2.5 The association has 52 full members, 5 associate members and 7 supporting members. Together, the DFFMA members offer local fruit, vegetables, meat and value-added farm products directly to the consumer. DFFMA also plays an important role in educating the public about farming and local food sources.

3. Previous Reports and Decisions

- 3.1 The DFFMA is as a key partner in implementing the Local Food Business Retention and Expansion (BR&E) Action Plan and providing overall support to the Durham agri-food sector. An annual report on the progress of the Local Food BR&E Action Plan is delivered annually, most recently in October 2021 ([#2021-EDT-6](#)).
- 3.2 The DFFMA reports and delegates annually to the Planning and Economic Development Committee.

4. 2021 Review and 2022 Workplan Activities

- 4.1 Throughout 2021, the DFFMA continued to support their members by providing resources and guidance to help them navigate the COVID-19 pandemic, including sharing and promoting many of the workshops and resources available through www.investdurham.ca/covidresponse.

- 4.2 In 2021, DFFMA introduced an awards program to recognize achievements made by members, led a marketing campaign with KX-96 radio to highlight members timed with seasonal products, conducted a review of their website to improve functionality, and formed a partnership with Fareharbor to provide members with an app for advance event ticket bookings and purchases.
- 4.3 Over the past year, Agriculture and Rural Economic Development Section staff and the DFFMA have collaborated to complete several activities that support the agri-food sector:
- a. Information webinar with Fareharbor for members to access the app at a reduced rate for advanced event ticket bookings and purchases, (May 19, 2021)
 - b. *So You Think You Want to Farm* 2-part webinar series featuring the Chair of DFFMA, (March 5 and March 12, 2022)
 - c. Nomination and presentations for the first Durham Farm Fresh Marketing Awards program
 - d. Durham Region Local Food Logistics Hub and Innovation Centre Steering Committee for the completion of a feasibility study, including representatives from the DFFMA
 - e. Ongoing development and support for a funding application for FedDev Tourism Relief Funding to support an expansion of DFFMA programming
- 4.4 Plans are underway to hold Gates Open in 2022. During this 2-day event celebrating local food in Durham Region, agri-tourism operators and local food producers across the region will open their gates to offer specialized experiences and programming on October 1 and 2, 2022. This event is organized jointly by the DFFMA and Durham Tourism.

5. Ontario Local Food Week

- 5.1 Every year, the first week of June marks Ontario Local Food Week. This is an opportunity to shop local and support the local agri-food economy. Buying and supporting local food creates jobs and economic growth.

5.2 Below are some ways to celebrate Ontario Local Food Week in Durham Region:

- a. Purchase from DFFMA members; look for their recognizable road signs Regional roads or visit www.durhamfarmfresh.ca and use the interactive farm map to find members across the region;
- b. Search for local farms across the region by visiting www.investdurham.ca/localfood; and
- c. Promote Ontario Local Food Week on social media, use the hashtag #LoveONTfood and tag @InvestDurham and DFFMA

6. Relationship to Strategic Plan

6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham region Strategic Plan:

- a. Goal 3: Economic Prosperity
 - Item 3.5: Provide a supportive environment for agriculture and agri-food industries.

7. Conclusion

7.1 The DFFMA is a long-standing farm organization that continues to promote and enhance the agri-food sector in Durham Region.

7.2 Staff will continue to work closely with DFFMA to assist in their sustainability plans and encourage consumers to buy fresh, local food.

Respectfully submitted,

Original signed by

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

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer



The Regional Municipality of Durham Report

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2022-EDT-10
Date: June 7, 2022

Subject:

Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry

Recommendation:

That the Planning and Economic Development Committee recommends:

That the Growing Agri-Food Durham Plan be endorsed.

Report:

1. Purpose

- 1.1 The purpose of this report is to provide an overview of the new Growing Agri-Food Durham Plan (the Plan) which sets out the Region's activities to grow and support Durham's agri-food businesses and the agri-food industry over the next five years. As one of the top goods-producing industries in the region, agri-food offers a significant economic opportunity to create jobs and enable economic growth in all corners of the region.

2. Background

- 2.1 The Economic Development and Tourism Division is developing a new five-year Strategy and Action Plan. This Strategy sets out the vision for long-term regional economic prosperity and will contain a robust set of action items for the next five years. One action item will be to develop and implement growth strategies for key priority clusters, including Future Energy, Next-Generation Mobility, Arts & Creative,

Applied Digital Technology, and Agri-Food. This Plan is one of these growth strategies.

2.2 The Greenbelt Foundation recently released a report titled [Understanding How Greenbelt Agriculture Feeds the Regional Economy](#). This report details agriculture's economic contribution to the Greenbelt and Greater Golden Horseshoe (GGH). A second [report](#) focuses on qualitative case studies of seven local Greenbelt farms, two of which are in the Region of Durham. The high-level findings indicate that:

- In 2020, the Greenbelt's agri-food sector generated an estimated \$4.1 billion in GDP and close to 59,000 jobs.
- Within the Greenbelt alone, farm purchases of goods and services were valued at \$900 million in 2017, with over 70 per cent of this economic activity taking place hyper-locally within the GGH.

2.3 The Durham Region is home to more farms (1,323) and agricultural lands (293,000 acres) than any other jurisdiction in the Greater Toronto Area. With over 80 per cent of the land in Durham Region falling within the Provincially designated Greenbelt, supporting the agri-food industry and enabling farms and food businesses to thrive is imperative to Durham's overall economic health.

2.4 The Agriculture and Rural Economic Development Section of the Economic Development and Tourism Division provides dedicated support for the agri-food industry. This work was previously guided by the Region of Durham Agricultural Strategy 2013-2018 (the Strategy), which contained goals and actions to be led and implemented by regional staff.

2.5 In 2019, the Wilton Consulting Group was retained to undertake consultation and engagement activities to update the existing Strategy. This work formed the basis for the development of the new Growing Agri-Food Durham Plan to replace the existing Strategy. The new Plan is intended to be more action-oriented and takes a renewed approach to collaboration in supporting the agri-food industry.

2.6 Following the consultation and engagement process, the Plan was developed internally by staff with significant input from industry partners, businesses, and the Ontario Ministry of Agriculture, Food and Rural Affairs.

2.7 The new Plan will play an important role within the Regional Economic Development & Tourism Strategy (currently under development) and ensures the agri-food industry is recognized as a priority cluster for the Region's future activities.

3. Previous Reports and Decisions

3.1 The following reports and decisions include action items from the draft Plan:

- a. [#2021-EDT-6](#): Local Food Business retention and Expansion Project: Annual Implementation Update
- b. [#2022-EDT-2](#): Evaluating the Feasibility of Establishing a Durham region Local Food Logistics Hub and Innovation Centre
- c. [#2022-EDT-4](#): Agri-Food Workforce Development Video Series

4. Durham Agri-Food Plan

4.1 The Growing Agri-Food Durham Plan is a five-year action-focused plan to guide the activities of the Agriculture and Rural Economic Development Section staff. The Plan is task-oriented and will benefit the agri-food industry and support agri-food partners/organizations across the Region.

4.2 The Plan identifies four over-arching themes:

- Attract, retain and expand agri-food businesses
- Promote outreach and agri-food education
- Enable a supportive policy environment
- Support an agriculture workforce

4.3 These themes are evident across ten goal areas:

- **Goal 1:** Retain and expand local food businesses: Implement the Local Food Business Retention and Expansion (BR+E) Action Plan
- **Goal 2:** Streamline the regulations and approvals process for agri-food businesses
- **Goal 3:** Enable and encourage agriculture-related, on-farm diversified, and agri-tourism uses
- **Goal 4:** Recognize that infrastructure (e.g. water, sewer, broadband, grain storage etc.) 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 agri-food workforce/labour shortages
- **Goal 7:** Provide resources for aging and young farmers
- **Goal 8:** Partner with stakeholders and 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

- 4.4 The Plan (see Attachment #1) identifies the activities to be completed under each goal area, and is accompanied by an implementation plan specifying the responsible party(ies), outcomes, performance measures, and expected timelines.
- 4.5 Successful implementation is dependent on the support of agri-food partners across the Region. To ensure the Plan incorporates their feedback, over the last several months staff have presented to and consulted with several key agri-food partners, including:
- Durham Farm Connections
 - The Durham Region Federation of Agriculture
 - The Durham Farm Fresh Marketing Association
 - The Agricultural Advisory Committee of Clarington
 - The Durham Agricultural Advisory Committee
 - The Ontario Ministry of Agriculture, Food and Rural Affairs
 - The Agri-food business community
- 4.6 The draft version of the Plan was also circulated to the Economic Development Advisory Committees at the Townships of Brock, Scugog and Uxbridge for their consideration as part of the work underway to update the Vibrant North Durham Economic Development Plan.
- 4.7 In addition to consultation with industry partners, staff also undertook an economic analysis exercise to ensure the goal areas and actions being proposed were grounded in reliable data. Through this exercise, staff identified trends in Durham's agri-food industry and compared them to trends evidenced globally. Some of the prominent trends include a move towards diversified agriculture (e.g. agri-tourism) an increasing interest in local food/experiences, and a push for the adoption of agri-tech applications/innovations.

5. Actions Underway or Completed

- 5.1 While still under development, several of the actions contained in the Plan have been commenced or completed:
- Implement the Local Food BR+E Action Plan (see report [#2021-EDT-6](#))
 - Investigate the feasibility of a Local Food Logistics Hub and Innovation Centre (see report [#2022-EDT-2](#))

- 'Buy Local' campaigns: in 2021 social media campaigns were developed to celebrate Local Food Week and Ontario Agriculture Week with plans to undertake these activities annually
- Ongoing collaboration with Planning Division staff to advocate for supportive agriculture and rural policies as part of Envision Durham
- An Agriculture Economic Development and Planning workshop for municipal staff on June 9 to share best practices for supporting the agri-food industry
- A series of workshops was held throughout March and April titled 'So You Think You Want to Farm' and 'Thinking of Diversifying Your Farm' to provide resources for new farmers and farmers looking to diversify their farm operations
- Agriculture and Food Workforce Development campaign, including a series of videos developed for secondary students (see report [#2022-EDT-4](#))
- Following a two-year hiatus due to COVID-19, plans are underway to host Gates Open in collaboration with Durham Tourism and the Durham Farm Fresh Marketing Association

6. Relationship to Strategic Plan

6.1 This report aligns with/addresses the following strategic goals and priorities in the Durham region Strategic Plan:

a. Goal 3: Economic Prosperity

- 3.5: Provide a supportive environment for agriculture and agri-food industries

7. Conclusion

7.1 The Growing Agri-Food Durham identifies goal areas and actions that will be undertaken or supported by Invest Durham staff over the next five years to grow the agri-food industry in Durham Region. Staff will continue to work closely with industry partners to achieve common goals that support and grow the local food value chain.

7.2 Over the coming months, staff will give particular attention to Goal Areas 2 and 3 while the Envision Durham: Municipal Comprehensive Review is underway and capitalize on opportunities to update policies that could positively impact agri-food businesses. There will be a strong initial focus on supporting and advocating for

local policies that enable agriculture-related, on-farm diversified, and agri-tourism uses.

- 7.3 A copy of this report will be circulated to the Golden Horseshoe Food and Farming Alliance, the Durham Agricultural Advisory Committee, the Agricultural Advisory Committee of Clarington, the Durham Region Federation of Agriculture, the Durham Farm Fresh Marketing Association, Durham Farm Connections and local municipal contacts across the Region of Durham.

8. Attachments

Attachment #1: Draft Growing Agri-Food Durham Plan

Respectfully submitted,

Original signed by

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

Recommended for Presentation to Committee

Original signed by

Elaine C. Baxter-Trahair
Chief Administrative Officer



Growing Agri-Food Durham

A Five-Year Plan to Grow the Agri-Food Industry in
Durham Region

DRAFT June 2022

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Introduction/Purpose

The Growing Agri-Food Durham Plan 2022-2027 (the Plan) is a 5-year action focused document to guide the activities of the Agriculture and Rural Section of the Region of Durham's Economic Development and Tourism Division (Invest Durham). The Plan is intended to be task oriented towards activities that will benefit the agri-food industry and support industry partners across the Region.

The successful implementation of this Plan will only be possible with the support of the agri-food community and organizations across Durham who are doing work on-the-ground that is pivotal to maintaining and growing the agri-food industry. While not identified as a goal of this Plan, it goes without saying that positive relationships between the Region of Durham, local municipalities, post-secondary (e.g., Durham College) and the agri-food industry are imperative if progress is to be made in advancing the industry overall. This Plan has been developed bearing in mind that relationship development is ongoing, overarching and built upon mutual respect that must be earned over time.

This Plan fits into the Durham Region Strategic Plan under Goal 3: Economic Prosperity, specifically under goal 3.5, Provide a supportive environment for agriculture and agri-food industries. This Plan will be incorporated into the Durham Region Economic Development and Tourism Strategy through Agri-food being identified as a priority industry.

Executive Summary

The agri-food industry is a key economic driver in the Region of Durham. In fact, Durham is home to more farms and agricultural lands than any other jurisdiction in the Greater Toronto Area (GTA). Durham represents a grassroots culture where the agri-food community has worked together to achieve their common goals. At the same time, farmers in Durham are adopting innovative technology and practices that are advancing Durham in terms of sustainability and efficiency. The food processing industry is also well-positioned to thrive in Durham.

Since the first Region of Durham Agricultural Strategy (2013-2018), the industry has evolved to adapt to new and emerging trends such as urban agriculture, a changing climate and advancements in agricultural technology and innovation. As such, this new Plan will be a tool to support and facilitate the long-term growth of the agriculture and agri-food industry in Durham.

The Plan identifies 4 overarching themes and 10 goal areas. The implementation plan, contained within this document, details the tasks to be completed within each of the 10 goal areas.

Overarching themes:

1. Attract, retain and expand agriculture and agri-food businesses
2. Promote outreach and agri-food education
3. Enable a supportive policy environment
4. Support an agriculture workforce

Goals areas:

1. Retain and expand local food businesses
2. Streamline the regulations and approval process for agri-food businesses
3. Enable and encourage agriculture related, on-farm diversified and agritourism uses
4. Advocate for infrastructure support (including broadband)

5. Increase agri-food processing capacity in Durham
6. Identify opportunities and solutions for the workforce and labour shortages in the agri-food industry
7. Provide resources for aging farmers and young farmers
8. Partner with stakeholders and agricultural organizations to deliver and expand agricultural literacy in the Region
9. Enable agri-innovation capacity
10. Enhance urban agriculture

About the Action Plan

Background: How did we get here

The Agriculture and Rural Economic Development section of the Economic Development and Tourism Division (Invest Durham) provides dedicated support for the agri-food industry. This work was previously guided by the Region of Durham Agricultural Strategy 2013-2018 (the Strategy), which identified goals and actions to be led and implemented by regional staff.

In 2019, the Wilton Consulting Group was retained to undertake consultation and engagement activities to update the existing Strategy. A series of targeted consultations were held throughout the community in the form of a survey, in-person information sessions, one-on-one interviews, and presentations to Agriculture Advisory Committees. Information and feedback was gathered to inform the development of the strategy. This work formulated the basis for the development of the new Growing Agri-Food Durham Plan to replace the existing Strategy.

The new Plan is intended to be more action-oriented and takes a renewed approach to collaboration in supporting the agri-food industry. This Plan is a result of insights from the agriculture and agri-food industry in Durham including farmers, regional and area municipal staff, processors, politicians, academia and key grassroots agricultural groups. Just as this Plan could not have been made possible without the insights from the community, it will take the dedication of the vibrant and diverse agriculture and agri-food partners in Durham to achieve the goals set out in this Strategy.

In early 2020 as the previous Agriculture Strategy was being finalized, several changes occurred including the onset of the global COVID-19 pandemic. As a result, staff undertook an exercise to incorporate the changes and new priorities of the industry which resulted or were emphasized by the pandemic. Over the course of the year, changes were made to the Plan to better reflect the current industry needs and new approach to program delivery. One of the major changes includes transitioning the strategy to be more action-oriented plan, henceforth referred to as the Growing Agri-Food Durham Plan.

Consultation

In 2021, the current version of the Plan was shared with agricultural partners/organizations in Durham Region as a second round of consultations to ensure the revisions aligned with the view of our local agriculture and agri-food industry. The current version has been presented to the Durham Agricultural Advisory Committee (DAAC), Agriculture Advisory Committee of Clarington (AACC), Durham Farm Fresh Marketing Association (DFF), Durham Region Federation of Agriculture (DRFA) and Durham Farm Connections (DFC). It has also been shared with the Economic Development Advisory Committees in the Townships of Scugog, Uxbridge and Brock.

An Informed Action Plan
 Growing Agri-Food Durham: Implementation Plan

Item	Goal Area	Action(s)	Lead and Support	Timeline (Short, Medium, Long Term)	Performance Metric	Outcome
1	Retain and expand local food businesses	a. Conduct an annual exercise to prioritize and implement actions within the Local Food Business Retention and Expansion (BR+E) Action Plan. This will correspond with an annual update report to Regional Planning and Economic Development Committee (PEDC).	Lead: Invest Durham Ag & Rural	Ongoing	Annual report to PEDC – Prioritization plan included as an attachment. Track actions from the local food BR+E plan (new, completed, and ongoing)	Increased growth and viability of food businesses and farms in Durham Region.
		b. Accelerate new business start-ups in the agri-food space by developing an information package/toolbox that can be used by the Business Advisory Centre Durham (BACD) and economic development staff at municipalities. (e.g. Development approvals check list, stakeholder information, information for local area municipalities with signage by law information etc.)	Lead: Invest Durham Ag & Rural Support: Durham Economic Development Partnership (DEDP), BACD, local municipalities	Medium	New toolbox created and distributed to Economic Development Staff, BACD and DEDP members	New agri-food businesses established, and existing agri-food businesses retained/provided an environment to expand their business.
		c. Develop a business case and strategic next steps to advance an agri-food logistics hub and innovation center. Build on the results of Durham Farm Connections (DFC) Agriculture Centre business case.	Lead: Invest Durham Ag & Rural Support: Durham Tourism, DFC, DRFA, DFF	Long	Short term: Complete business case analysis (complete) Medium term: Determine next steps to secure funding Long term: Establish facility	Local food business startups and expansions resulting from services provided through the creation of a local food hub.

		d. Support 'buy local' campaigns such as Durham Farm Fresh activities to promote agri-food in Durham. (e.g. Gates Open, local food directory, Local Food Week, Ontario Agriculture Week campaigns, DFF initiatives, etc.)	Lead: Invest Durham Ag & Rural and Durham Tourism Support: Durham Farm Fresh, DRFA, DEDP	Short/Ongoing	Increase in local food visibility and awareness in Durham. Increased participation in events, high website traffic and engagements with campaigns.	Increased consumer awareness and support of local food within the region.
2.	Streamline the regulations and approval process for agri-food businesses	a. Hold regular check-in meetings and/or communication with Durham Region Planning staff to ensure a united approach to agri-food business development. (e.g., Involvement in pre-consultation meetings)	Lead: Invest Durham Ag & Rural and Durham Region Planning Division	Ongoing	Regular check-in meeting held twice a year between Economic Development & Planning staff.	A unified and balanced approach to agri-food business development is achieved which considers both planning and economic development priorities.
		b. Leverage greater community involvement in upcoming policy reviews (Envision Durham) by sharing information through communications channels. Advocate for the value of providing comments to policy reviews. (e.g., create a targeted email/communications plan for agricultural stakeholders on Envision Durham proposed policies)	Lead: Invest Durham Ag & Rural and Durham Region Planning	Medium/Long	Information shared on upcoming comment periods with stakeholder groups through meeting updates, social media, newsletters, webinars, advertisements, etc.	Agriculture industry awareness of upcoming policy changes so feedback can be provided towards policy that may impact agri-businesses.
		c. Plan and host an 'Agriculture Planning Summit/Workshop' to facilitate knowledge sharing between planners and economic developers.	Lead: Durham Ag & Rural, Durham Economic Development, Durham Region Planning	Medium	Planning Summit hosted.	Planners and economic developers understand the nature of agri-food business and the role of the industry within communities.
		d. Reach out to area municipal planning staff to share information about the Ontario Federation of Agriculture (OFA) and other agricultural organizations' resources related to Planning and Economic Development.	Lead: Durham Ag & Rural	Ongoing	Increased participation of local municipal staff at Community of Practice sessions. Information packages shared with municipal staff.	More awareness and utilization of agriculture and agricultural planning resources within

					planning departments in Durham Region.
	e. Implement an expedited approvals process and a concierge service model for agri-food developments to assist with overcoming barriers to business startup and expansion (e.g. site plan approval, building permits)	Lead: Durham Ag & Rural, Durham Planning, LAM planning.	Long	Expedited approval process launched.	Approval process simplified and wait times reduced for food business expansions and startups, which will help reduce barriers for agri-food businesses.
3.	Enable and encourage agriculture related, on-farm diversified uses and agri-tourism uses.	a. Write a policy paper to outline the economic advantages of on-farm diversification and agri-tourism. For example, promote the use of CIPs for agriculture.	Medium/Long	Policy paper published and shared with stakeholders. Policy paper provided as input for the MCR and OP reviews	Increased municipal support and reductions in red tape towards on-farm diversified activities.
		b. Provide information sessions and workshops focused on tools businesses can use to take advantage of diversification opportunities through value added agriculture.	Short	Information sessions and workshops hosted. COMPLETE (workshops held in Spring 2022)	Increased understanding of the value added and on-farm diversified opportunities for farmers and more farms offering diverse product offerings.
		c. Build on action 2.d. to share information about the Ontario Federation of Agriculture and other agricultural organizations resources related to value added agriculture and on-farm diversified uses with planners and economic developers within the region.	Short/Ongoing	Information and resources shared with planning and economic development staff within Durham Region.	Increased internal support for, and understanding around, on-farm diversified uses and the benefits they bring to our community.
		d. Build on action 2.e. to implement an expedited approval process and a concierge service model for value added and on-farm diversified and agri-tourism developments to assist with overcoming	Long	Expedited approval process launched.	Approval process simplified and wait times reduced for food business expansions and startups, which will help

	provide specific training (ex: John Deere), meat cutting and vertical farming micro-credentials, etc.)	Support: Durham College, Ontario Tech University			gaps in the agri-food labour force.
	c. Collaborate with Ontario Tech University faculty of education by offering agricultural resources and speakers to provide an agricultural context related to current university programs. (e.g. organize a precision ag speaker to lecture to the engineering program to expose students agricultural occupations/opportunities in their field of study.)	Lead: Durham Ag & Rural Support: Ontario Tech University	Medium	Resources shared, guest lecturers organized, etc.	Increased level of agricultural exposure to Durham's students to increase awareness around the careers available in Durham's agriculture and agri-food industries.
7	Provide resources for aging farmers and young farmers.	Lead: Durham Ag & Rural	Short	Workshop delivered. Complete – workshop held in early 2022.	More awareness around the importance of planning for farm transition to the next generation or successors. Encourage farms to initiate succession plans.
	b. Evaluate the feasibility of developing, or partnering to offer, a regional leadership/mentorship program for young farmers and new Canadian farmers in Durham.	Lead: Durham Ag & Rural Support: Durham College, Farms at Work	Long	Plan developed, feasibility investigated, program implemented (if determined feasible)	Support young people interested in entering the agriculture industry, and the need for younger generations to enter the industry.
8	Partner with stakeholders and agricultural organizations to deliver and expand agricultural literacy in the Region.	Lead: Durham Ag & Rural	Ongoing	Events shared with council. Councilor attendance and support of agricultural events increased.	Increased political support and recognition of the importance of agriculture and agri-food to our region's economy

	(e.g. Celebrate Agriculture Gala, Spring/Fall Fairs, DFC Open House etc.)				and community viability.
	<p>b. Consider offering financial support for a program developed by partners (such a DFC) to promote agriculture and agri-education in the Region. E.g. Producers post signage that includes information on the crops being grown or livestock raised, and its end uses or mural art to showcase agriculture (Signs of life project).</p> <p>c. Promote and assist with events such as Gates Open, the DAAC Annual Farm Tour, and Durham Farm Connections Open House.</p> <p>d. Have an active role in educating non-farm communities about agriculture in partnership with Durham Farm Connections (e.g., sharing resource kits, supporting educational events, social media presence and targeted promotional material).</p> <p>e. Develop agri-food focused economic factsheets with 2021 census data for local area municipalities and stakeholders. (e.g. municipal specific agri-food profiles, land use planning flow chart for development approvals)</p>	<p>Lead: Durham Ag & Rural, Durham Farm Connections</p> <p>Support: Durham Region Federation of Agriculture, Durham Region and LAM Works Departments</p> <p>Lead: Durham Ag & Rural</p> <p>Lead: Durham Farm Connections, Durham Ag & Rural</p> <p>Lead: Durham Ag & Rural</p>	<p>Long</p> <p>Ongoing</p> <p>Ongoing</p> <p>Medium</p> <p>Long</p>	<p>Signs are installed across the region.</p> <p>Events hosted and promoted. Increased awareness and attendance.</p> <p>Successful agriculture education initiatives and programming offered in Durham Region.</p> <p>Fact sheets developed and shared with local area municipalities/DEDP.</p> <p>Implementation of an ag tech competition program.</p>	<p>Increased agriculture awareness in our communities with the goal of creating supportive communities with a positive view towards, and basic understanding of agriculture and agricultural practices.</p> <p>The agri-food industry in Durham is recognized and valued by the community.</p> <p>More awareness of what is grown/raised in the Region, and the importance of the agri-food industry to the overall economy.</p> <p>Municipal staff are knowledgeable about the role of agri-food in their local economy and can make supportive policy decisions.</p> <p>Youth understand the opportunities to use innovative approaches</p>
9	Enable and encourage a culture of innovation in agriculture.				

		<p>competition including private investors, post-secondaries and industry partners, similar programs are the Smarcities initiative and Huron County AgPrize; or alternatively or in addition, support establishing an agri-tech category in existing Durham pitch or innovation competitions (such as SPARK Ignite, Access IO)</p> <ul style="list-style-type: none"> - Explore key stakeholder relationship/partner development options for agri-tech innovation 	Partner: Ontario Tech University and Durham College			to solve challenges in the agri-food industry.
		<p>b. Organize and host a roundtable on vertical farming with key industry partners to discuss requirements for attracting and retaining vertical farming operations in Durham. Develop a list of potential sites with a view to continuing to promote Durham Region as an ideal location for vertical farming. Work towards a supportive zoning environment and actively encourage area municipalities to build an inventory of available real-estate options to improve investment readiness.</p>	Lead: Durham Ag & Rural Support: Durham Business Development	Long	Roundtable hosted. Potential sites for vertical farms identified.	Staff can effectively respond to the needs of vertical farms.
10	Enhance urban agriculture	<p>a. Conduct a policy and best practices scan for urban agriculture in Durham Region.</p> <p>b. Undertake an exercise to identify urban agriculture assets (e.g., community gardens) and stakeholders (e.g., Durham Food Policy Council - DFPC) to understand the urban agriculture environment and potential in Durham. Share results with the Golden Horseshoe Food and Farming Alliance (GHFFA) therefore contributing to the 5 Year Action Plan.</p>	Lead: Durham Ag & Rural Support: GHFFA, DFPC, TNDF	Medium/Long	Create a document outlining urban ag policy and best practices in Durham	More capacity to support urban agriculture across Durham.
			Lead: Durham Ag & Rural Support: GHFFA, DFPC, TNDF	Long	Map and understand the urban ag assets and policies related to urban agriculture in Durham	More capacity to support urban agriculture across Durham.

		c. Provide support to the start-up of the Durham College Barrett Center of Innovation and Sustainable Urban Agriculture	Lead: Durham College Support: Durham Ag & Rural	Long	Regular conversations held between Durham Ag & Rural and Durham College. Support provided where applicable.	More capacity to support urban agriculture across Durham.
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Snapshot of the Agriculture Industry in Durham

Global Trends in the Agri-Food Industry

Globally, the demand for agriculture and food is rising. With the global population expected to exceed 10 billion by 2050, the need for increased food production and food access will be a global concern and priority. Climate change and its adverse weather events will continue to place extreme circumstances and challenges on our agricultural system, especially as it relates to weather and growing conditions.

Durham is positioned to help fill the local and global food needs. Internationally, we export grains and meats to our global markets. Durham is fortunate to be home to the Hamilton Oshawa Port Authority – Oshawa Port which has import and export capabilities for agricultural products. When it comes to meat, there is no federally licensed meat processor in Durham, and we recognize food processing is a current gap in our agri-food supply chain.

Farmland Area

The decline in farmland in Ontario over time has been significant. Whereas the national percentage decline in farmland area between 1951 and 2016 was 9%, in Ontario it was 47%. (*Bruce County – Plan the Bruce Agriculture Interim Report*). The Ontario Federation of Agriculture predicts 175 acres of farmland are lost to development every day in Ontario. Based on the 2016 census, between 1996-2016 Ontario lost 1.5 million acres of farmland to development. Ontario is home to 52% of Canada's Class 1 land, or prime agricultural land, and most of this land is in the southern parts of Ontario. This presents a significant opportunity for Durham to be a leader in producing food for our country.

Farm Trends: Durham Leads the Greater Toronto Area in Agriculture

Durham Region falls within both the Greater Toronto Area (GTA) as well as the larger geographical region often referred to as the Greater Golden Horseshoe (GGH). Durham has the highest number of farms, acres of farmland and gross farm receipts in the GTA, due to the rural nature of the area and the proportion of the land located in the Greenbelt. The 2016 census indicates that there were 5604 farms within the GGH. Durham's farm population accounts of 23.6 percent of farms in the GGH, second only to Niagara which accounts for 32.6 percent.

Farm Business Size

The Canadian Federation of Independent Business defines "small businesses" as those businesses with 1-49 employees. Due to the number of people they employ, farms in Durham are generally considered small business enterprises. In 2018, the only farm business to employ 100 or more employees were crop producers (Figure 2). Farm businesses in Durham are represented primarily by those with 1-9 employees, with 157 farm businesses at this size. The next largest number of businesses (19), have 20-99 employees, followed by 16 with 10-19 employees and 4 with 100+ employees.

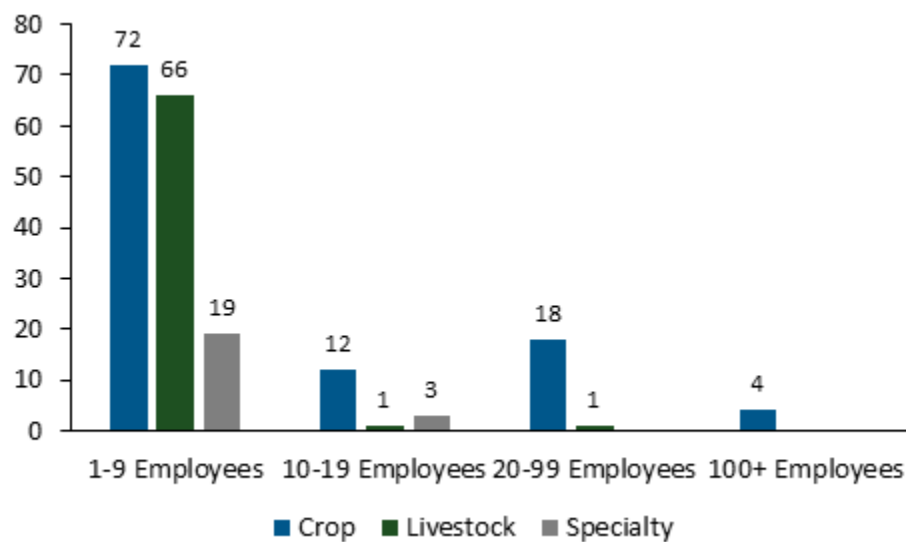


Figure 1. Farm businesses classified by number of employees in the Region of Durham in 2018. Source: Statistics Canada, 2018.

Farm business size by acreage has been increasing. In Durham there is a trend towards larger farms by acreage and fewer farms in total. This indicates that existing farms are growing by purchasing or renting land and adding it to the existing farm business. The overall farmland base is also declining across Durham due to development.

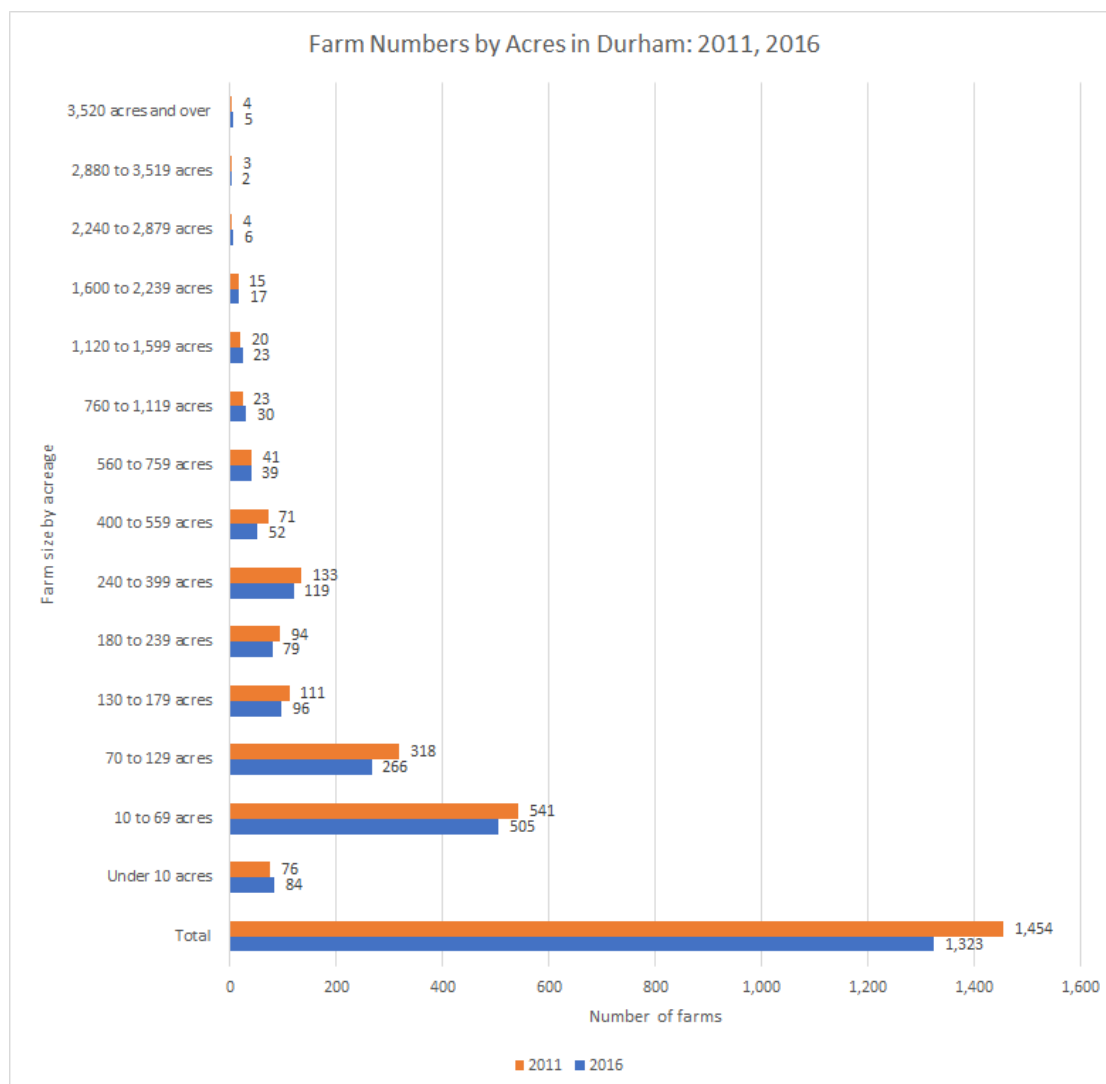


Figure 2. Farm business size by acreage in Durham Region, and total farmland base. 2016 Census of Agriculture.

Fewer, More Intensive Farm Operations

The agricultural landscape in Durham is like that of the province, where there is a general trend towards fewer, but more intensive large-scale farm operations. Total gross farm receipts for Durham have been steadily increasing since 2006, while during the same time period, the number of farms and acres in production has decreased (Figure 3). There has been a 10.4% decrease of total land area cultivated in Durham, yet gross farm receipts have continued to grow. This suggests that farmers are increasing production efficiencies by producing more agricultural products with less land.

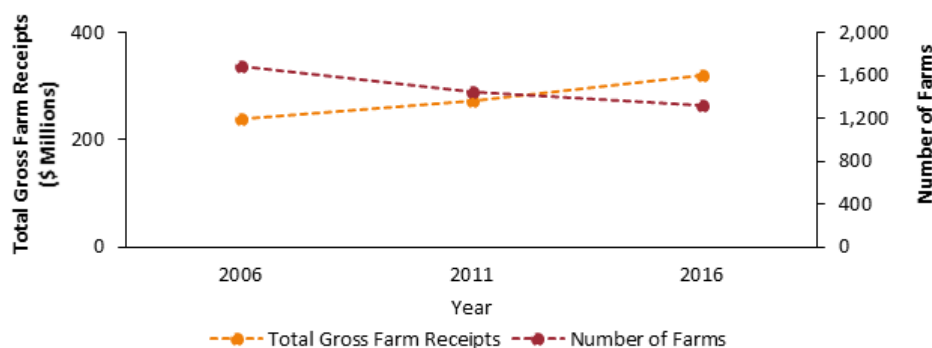


Figure 3. Comparing number of farms in Durham Region with the growth of Total Gross Farm Receipts. 2016 Census of Agriculture.

Durham is home to several larger producers, according to the recent 2016 census, there are 12% more large farms generating upwards of \$500,000 in Durham now, which is more than any other previous census year. This follows the same trends seen throughout the province. The remaining market share is divided into farms that reported \$100,000-\$499,999 (18%) and \$99,999 and under (70%) (Figure 4). In the largest category, most of the farms reported gross farm receipts in the \$10,000 – \$99,999 range (60%). Subsequently, the remaining 40% may be considered small or hobby farms, reporting gross farm receipts at \$10,000 or under.

Farm capital Value is increasing, from 2011-2016 Durham saw a 28% increase in farms reporting a capital value of \$1million and more. The same time period also saw an increase in small farm operations with a farm capital value of \$200K or less (increase of 12.8%)

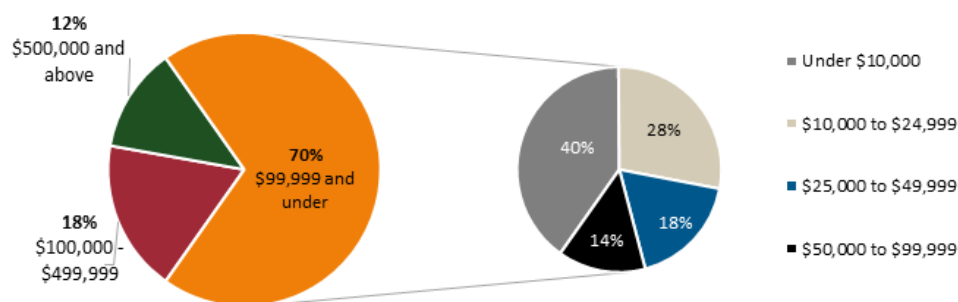


Figure 4. Share of Farms, by Gross Farm Receipts in the Regional Municipality of Durham. 2016 Census of Agriculture.

Farm Cash Receipts Increase in Almost All Top Commodities in Durham

Several top commodities in Durham have increased in terms of farm cash receipts from 2010 to 2016 (Figure 5). Floriculture and nursery production have increased by \$16.04 million making it the most valuable commodity in Durham, while fruit and vegetable production is valued at nearly \$25 million, making it the largest gaining commodity in the Durham with 146.6% increase in farm cash receipts, from 2010-2016. Corn, soybean, calves and cattle have also experienced increases since 2010. The general decrease in acreage combined with the trend of higher cash receipts provides evidence that farms in Durham are increasing production efficiencies. These increases are attributed to the highly skilled and innovative farmers in Durham.

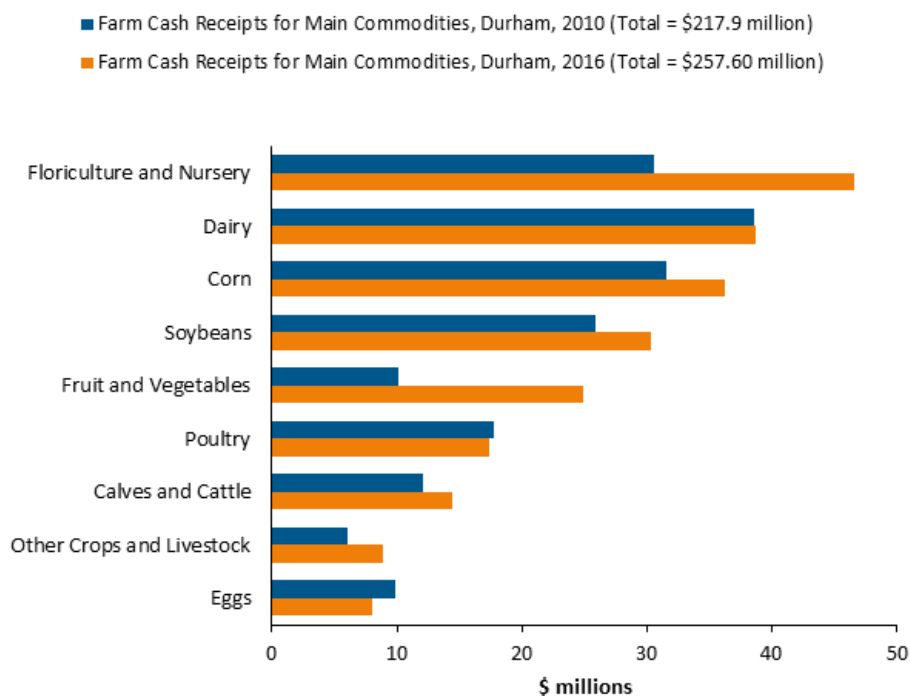


Figure 5. Farm cash receipts for top commodities in the Regional Municipality of Durham. 2016 Census of Agriculture.

Farmer Demographics in Durham Region

Census data from 2006 to 2016 was analyzed to see a long-term trend of farmer age increasing in Durham. The average age of farmers in Durham has increased from 54 in 2006 to 58 in 2016 (Figure 6). The average age of farmers in the province has also increased over the same time period, however in 2016 the average age of a farm operator in the province was slightly younger, at 55. Women make up roughly one third of Durham's farmers, a proportion that has remained relatively constant since 2006. Durham and the province are experiencing a decrease in the number of farmers. In Durham, the total number of female farmers decreased by 18% from 2011-2016. The number of male farmers also decreased by 23%. Interestingly, Durham saw more (4.3%) female farmers with one operator in 2016 than ever before.

Based on the 2016 census, there was a total of 1945 farm operators in Durham. Of those operators, 1330 were male and 610 were female.

With the average age of farmers increasing year over year, succession planning becomes more important to ensure the transition of our farm businesses to the next generation. In 2016, 110 farms in Durham Region reported having a written succession plan., and of those farms 107 have identified family member(s) as the successor for the farm business, and 3 farms have identified a non-family member as the successor.

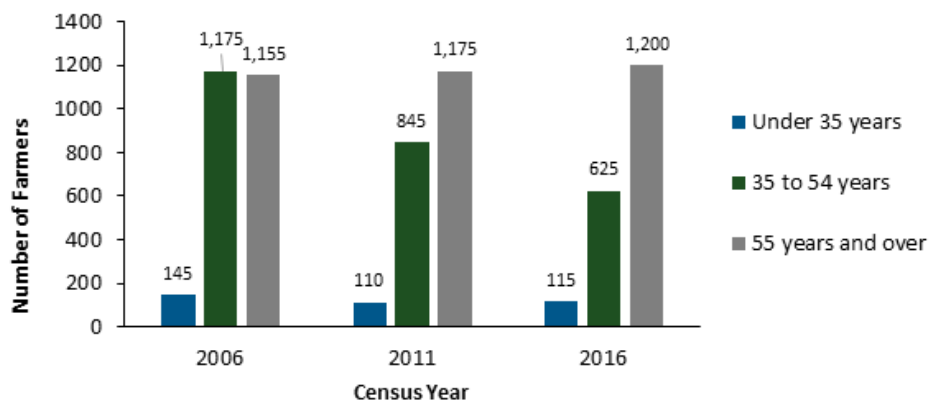


Figure 6. Farm Operator age in the Regional Municipality of Durham from 2006-2016. 2016 Census of Agriculture.

Growth in Value-added and Diversified Agriculture

We are seeing an increased interest in value-added agriculture and agritourism from both producers and consumers in Durham Region, especially since the onset of the COVID-19 pandemic.

Based on the 2016 census, 232 farms reported direct to consumer sales of agricultural products. 227 of those farms sold unprocessed agricultural products including fruits, vegetables, meat cuts, poultry, eggs, maple syrup, honey, etc., directly to consumers. 36 farms reported selling value-added products like preserves, sausages, wine, cheese, etc.

205 farms in Durham Region reported selling products directly from the farm through farm stands, farm gate sales, kiosks and U-pick. 46 farms sold their products through farmers' markets, 19 sold products through CSA (Community Supported Agriculture), and 7 farms reported selling using other methods.

Embracing Technology on the Farm

From Figure 8, it is visible that all indicators have increased from 2011-2016 in both Durham and the province. The total market value of seeding, cultivation, planting equipment and all other farm machinery in Durham has increased to a greater degree than the rest of the Province (Figure 8). Over the same time period, Durham's total operating expenses have risen but are 8% lower than the province. This indicates, in part, that farms in Durham have invested in technological advancements.

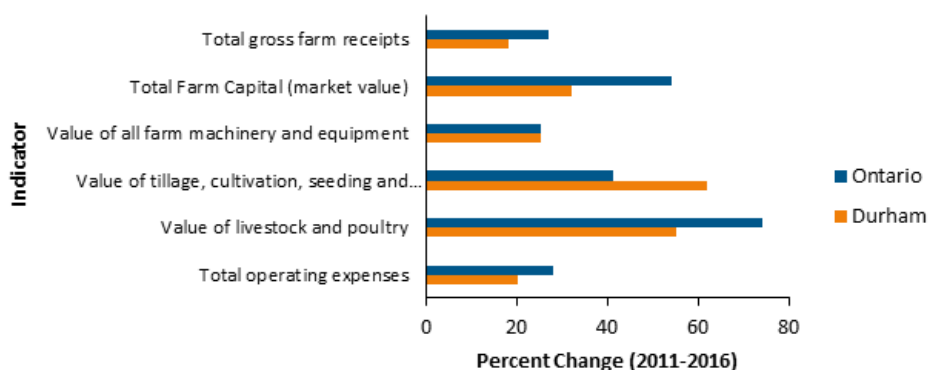


Figure 7. Summary of farm capital indicators (2011-2016). Census of Agriculture, 2016.

Here are some examples of technology Durham farmers are implementing at an increasing rate.

Technology Type	Number of Farms Reporting (2016 Census)
Computers/laptops for farm management	770
Smartphones/tablets for farm management	544
Automated steering (auto-steer)	112
GPS technology	266
GIS mapping (e.g., soil mapping)	71
Greenhouse automation	19
Robotic milking	13
Automated environmental controls for animal housing	68
Automated animal feeding	55
Other technologies	6

**Will have comparison data to show growth once 2021 census data is released.*

Figure 8. Summary of technology implemented on Durham's farms. Census of Agriculture, 2016.

Farmland Values and Rental Rates

The province of Ontario saw the highest farmland value increases in the country in 2021 with an average annual increase of 22.2%. Durham Region falls within the Central East area of the province which saw a 26.8% increase in farmland values. Prices per acre in the Central East region ranged from \$5,300 - \$19,400 in 2021. The average value per acre is \$10,400. The rent to price ratio (rental rate per acre/value of farmland per acre) in Ontario in 2021 was 1.45%. Based on a survey conducted by the Ontario Agriculture College and the Ontario Federation of Agriculture, farmland rental prices averaged \$100/acre.

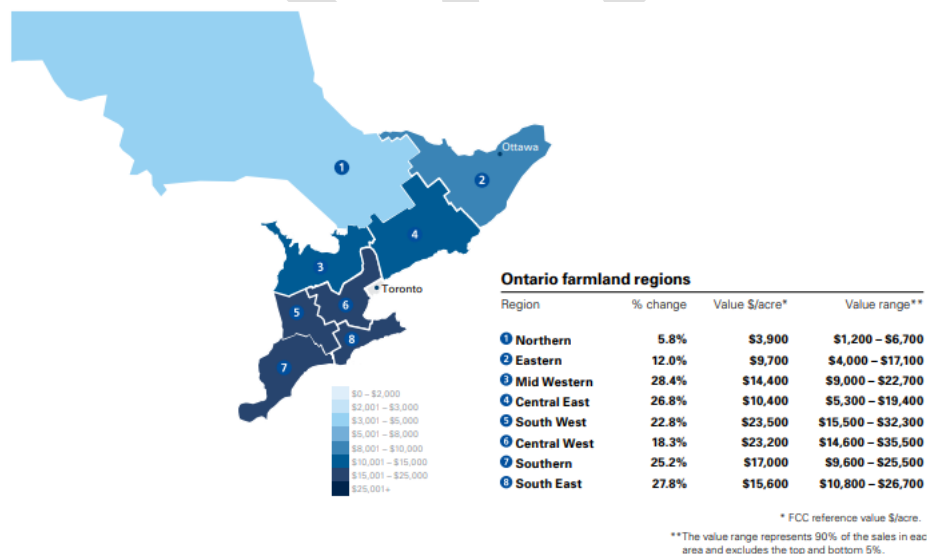


Figure 9. Snapshot of Ontario farmland process by region in Ontario, Farm Credit Canada 2021 Farmland Values Report, and Ontario Agriculture College FVRV Report 2020.

Agri-Food Asset Map

Durham Region's agri-food businesses are mapped on the Golden Horseshoe Food and Farming Alliance ConnectON asset map portal. Below is a snapshot of the agri-food business network that exists in Durham. The most prominent agri-food assets in Durham are the crop and animal production assets (farms).

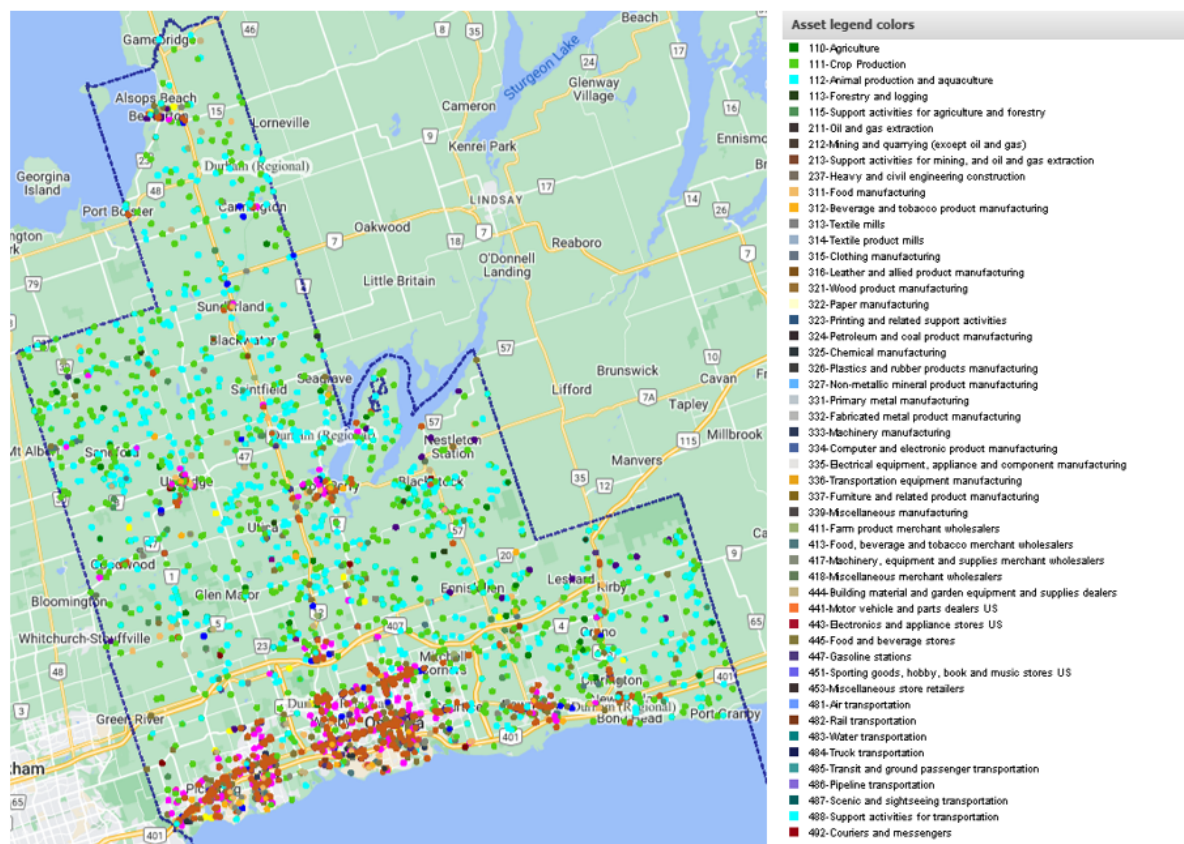


Figure 10. Map of Durham's agri-food assets, GHFFA ConnectON Asset Map 2022.

Agri-Food Processing and Other Related Agri-Business

A considerable number of value-added food processing facilities in Durham are located on existing farm operations. Additional off-farm food processing activities in Durham include oilseed processing, fruit and vegetable canning, dairy creamery, pickling and drying, and several commercial bakeries. Foreign direct investment in agri-food processing includes (but is not limited to) Del Monte Fresh Produce and Hela Spice Canada. There is currently one livestock abattoir in Durham, which is provincially inspected. There are no federally inspected abattoirs in Durham, meaning all meat processed in the region cannot be shipped outside of the province. The closest federally inspected plants are in the City of Toronto, limiting the ability for Durham farm operators to export their products outside of the province.

Industry Competitiveness

Durham has a lower concentration of agri-food industries compared to the rest of the province. However, many of these industries are gaining momentum, indicating that Durham outperforms compared to the rest of the province. Despite having a lower concentration of farms in the regional economy compared to the province, they were quite competitive. A number of processing, or value-added industries are gaining

in the industry. One such industry is the fruit and vegetable preserving and specialty food manufacturing industry. This could provide a unique opportunity given recent research showing that this is an industry that is diminishing in the Golden Horseshoe at large.

Given Durham's proximity to consumer markets, and numerous transportation channels including the Oshawa Port and multiple 400-series highways, Durham Region is in a great position to be a leader in supplying our urban markets and province with food and other farmed products. Durham is also home to specific food assets including Sobeys and Gordon Foods distribution centers. This is a great base for our agriculture and food businesses to grow on, which we have been observing increasingly over time.

Agriculture System – Agri-Food Network

Durham Region's economy is driven by our agriculture and agri-food industry. It is where multi-generational farms are sustained, and new agriculture and agri-food businesses succeed. It is where investment in agriculture-related processing and technological advancements are made to meet the demands of our domestic and global markets and ensure the viability of our farm family businesses.

The agriculture system approach looks at the fullness of the agri-food value chain in Durham, along with a strong and viable agricultural land base. The agri-food network of businesses in Durham is a key contributor to the success of Durham's agri-food economy. We need to have an inventory of primary producers, food processors, agriculture input and supply businesses, transportation networks and more to support the industry and service its needs as locally as possible.

The Agriculture System is a component of the Envision Durham/Municipal Comprehensive Review of the Region of Durham Official Plan.

Agricultural Champions for the Region

Durham has a strong agriculture and food network that plays an important role in the growth of the industry. The following section provides a brief overview of the various champions and partners in Durham. The work of the Region's Agriculture Economic Development staff would not be successful in the community without the support and buy-in from community partners. We are so appreciative of their expertise and ongoing support, an annual update will be provided to Regional Council and industry partners to demonstrate successes in the ongoing implementation of this Plan.

Academia

Durham is home to three colleges and three universities including [Durham College](#), [Centennial College](#), [CDI College](#), [Ontario Tech University](#), [Trent University](#), and [Queen's University](#). Key assets related to the agricultural industry include the W. Galen Weston Centre for Food and Barrett Center for Sustainable Urban Agriculture at Durham College and the various faculties at Ontario Tech University including education, engineering, and applied science. Durham College is also in the midst of establishing the Barrett Centre of Innovation in Sustainable Urban Agriculture which will serve as a leading-edge example for education, research and replication in other global jurisdictions. It will be an opportunity to further develop the 'field-to fork' philosophy. These institutions provide a valuable talent pipeline to Durham's agri-businesses.

Agricultural Advisory Committees

There are several Agricultural Advisory Committees in Durham that provide agricultural industry input towards municipal and regional policies and initiatives. The Durham Agricultural Advisory Committee and

Agricultural Advisory Committee of Clarington have been recognized as a successful and highly involved committees in part due to the knowledge, expertise, and commitment of these groups to effectively review agricultural issues and topics.

Durham Farm Connections

Durham Farm Connections is a volunteer-based organization dedicated to providing an agriculture education experience for the residents in Durham to ensure the viability of the agriculture industry. The group organizes initiatives such as a grade 3 education program, a high school program, an annual open-house and presence at fairs and events.

Durham Farm Fresh Marketing Association

The Durham Farm Fresh Marketing Association is a not-for-profit membership-based organization representing farms farmers' markets and restaurants throughout Durham. The organization helps local producers and others committed to local food, market local products to the community.

Durham Region Federation of Agriculture

The Durham Region Federation of Agriculture (DRFA) is one of 52 county and regional federations supported by the Ontario Federation of Agriculture. The DRFA represents the voice of agriculture in the local community and advocates on behalf of farm families in Durham on local agricultural issues.

Golden Horseshoe Food & Farming Alliance

The Golden Horseshoe Food & Farming Alliance (GHFFA) is made up of municipalities, governments, organizations, and local representatives from the food and farming value chain. GHFFA supports the growth of the agriculture and agri-food industry through strategic planning and farmer interaction. This has led to positive growth of the agricultural industry in Durham.

Leading Livestock Genetics

Leading Livestock Genetics (LLG) is an alliance of dairy cow and dairy goat breeders who provide quality livestock genetics to many countries around the world via live animals and embryos. LLG works to showcase high quality and efficient animals for sustained living globally.

Agricultural Societies

There are several agricultural societies in Durham that are dedicated to showcasing the agricultural industry through educational opportunities and fairs. The fairs are an opportunity to bridge urban and rural communities through displays, competitions, livestock shows, live music, and more.

Durham Region Junior Farmers

Junior Farmers is a membership organization focused on building rural and agricultural leaders who contribute to their local communities. The club is built around hosting social events and volunteering to support community events all while building a network of youth. The Junior Farmers in Durham are the future leaders in Durham Agriculture.

Durham East and Durham West 4-H

4-H clubs provide opportunities for youth in Durham to learn leadership and soft skills, and about agriculture. 4-H is built on Durham's strong agricultural community and volunteers, and the youth who participate gain the knowledge, skills, networks and passion for agriculture and community which benefits our region and agriculture industry immensely.

Farms at Work

Farms at Work promotes healthy and active farmland in Durham, Kawartha Lakes, Peterborough, Northumberland, Haliburton, and Hastings. Activities include but are not limited to supporting farmers with expansion and diversification to ensure farmland stays in production; attracting new farmers to east central Ontario; supporting access to farmland and financing for new farmers; and providing opportunities for new and establishing farmers to integrate into the agricultural community through mentorship, internship, and events.

Durham Food Policy Council

The Durham Food Policy Council is a community-based group that supports food security through sovereignty and a sustainable local food system in Durham. The Food Charter, endorsed by Durham Region in 2009, provides the mandate and direction for ongoing work of the Council.

Appendix

Summary of Feedback Gathered/Consultation

In 2021 - 2022, the current version of the Plan was developed based on feedback received by our agri-food stakeholders over the past 3 years since the 2019 Draft Agriculture Strategy was created. A scan of our agricultural system and business data was also conducted to help inform the priority areas identified in this plan. The draft Growing Agri-Food Durham Plan was shared with agricultural stakeholders in Durham Region as a second round of consultations to ensure the direction and actions aligned with the view of our local agriculture and agri-food industry. The current version has been presented to the Durham Agricultural Advisory Committee, Agriculture Advisory Committee of Clarington, Durham Farm Fresh Marketing Association, Durham Region Federation of Agriculture and Durham Farm Connections and other interested individuals and groups. Support was received to proceed with this version of the Durham Agriculture Growth Plan.

Implementation

This Plan will be led by the Region of Durham's Agriculture and Rural Economic Development section staff within Invest Durham. The implementation of the Plan will be a collaborative endeavor between local agricultural champions, partner support organizations, Regional and municipal staff, education platforms and institutions, area municipalities and other community members. Durham will provide regular updates on the progress of this Plan to Regional Council. An annual report card with progress made towards measurable outcomes will be presented to the Durham Agricultural Advisory Committee and other key partners.

Agriculture, Agriculture related and On-farm Diversified Use Examples

Type of use and criteria for the use (from PPS policies and definitions)

- Agricultural Use
 1. The growing of crops, raising of livestock and raising of other animals for food, fur, or fibre.
 2. Includes associated on-farm buildings and structures, including, but not limited to livestock facilities, manure storages, value-retaining facilities and accommodations for full-time farm labour when the size and nature of the operation requires additional employment.

3. All types, sizes and intensities of *agricultural uses* shall be promoted and protected in accordance with provincial standards
 4. *Normal farm practices* shall be promoted and protected in accordance with provincial standards
- Agriculture-Related Use
 1. Farm-related commercial and farm-related industrial uses
 2. Shall be compatible with and should not hinder surrounding agricultural operations
 3. Directly related to farm operations in the area
 4. Supports agriculture
 5. Provides direct products and/or services to farm operations as a primary activity
 6. Benefits from being in close proximity to farm operations
 - On-Farm Diversified Use
 1. Located on a farm
 2. Secondary to the principle *agricultural use* of the property
 3. Limited in area
 4. Includes, but not limited to, home occupations, home industries, agri-tourism uses, that produce value-added agricultural products
 5. Shall be compatible with, and shall not hinder, surrounding agricultural operations

Reference: OMAFRA's Guidelines on Permitted Uses in Ontario's Prime Agricultural Areas

Agricultural Use	Agriculture Related Use	On-Farm Diversified Use
<ul style="list-style-type: none"> • Raising livestock • Growing Crops • Pasture • Barns • Manure storage • Grain storage/driers • Nursery/tree farms (including Christmas trees) • Greenhouses • Aquaculture • Mushroom farming • Feedlots • Feed storage and related infrastructure (bunker silos, upright silos) • Equipment sheds • Permanent and temporary housing and accommodation for full-time and seasonal farm labour 	<ul style="list-style-type: none"> • Farm gate sales of locally produced agricultural products • Produce storage and distribution • Agricultural research center • Winery using mostly local grapes • Cidery using local fruit • Grain storage and drying for multiple farmers • Flour mill for local grain • Auction for local produce or agricultural products • Livestock stockyard or assembly yard • Farm equipment repair shop • Farm input supplier (feed, seed, fertilizer, farm supplies, etc.) 	<ul style="list-style-type: none"> • Home industries (workshops, welding, wood working, sawmills, fabrication/manufacturing, seasonal storage including trainers, boats, fertilizer, etc.) • Home occupations (bookkeeping, professional offices, hairdressing, art studio, therapy, land surveyor, daycare, vet clinic, kennel, workshops and classes, etc.) • Agri-tourism uses (bed and breakfast, petting zoo, vacation suite, hay rides, corn maze, farm themed playground, wine tastings, equine events, etc.)

<ul style="list-style-type: none"> • Cold storage (for farm use) • Food processing (minimal amount to make product saleable, maple syrup evaporator, honey extraction) 	<ul style="list-style-type: none"> • Abattoir (processing and/or selling meat) • Food processing for local agricultural products (fruit pitting, canning, packaging, flash-freezing, etc.) 	<ul style="list-style-type: none"> • Café/small restaurant, food store (ice-cream, bakery, cheese, etc.) • Value-added uses (processing, packaging, bakery, cheese, etc.) • Retail uses (farm market, tack shop, antique business, etc.)
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Reference: Grey County, Cultivate Grey Discussion Paper

The Previous Agricultural Strategy 2013-2018

The previous strategy provided a roadmap to enable us to:

- Build relationships with agriculture and agri-food business (through BR+E and Familiarization tours).
- Showcase Durham Region agriculture and agri-food businesses and the large contribution they make to our economy.
- Proactively seek investment opportunities both foreign and domestic to help existing businesses expand as well as address gaps in the value chain (such as cold storage, packaging, distribution and feasibility study research).
- Provide a platform for informing and educating elected officials, the public and stakeholders about agriculture and “what is happening” in the industry.
- Provide dedicated resources (both financial and in-kind time) to support the initiatives of agriculture stakeholders, organizations and groups (i.e. Durham Farm Fresh, Durham Farm Connections, and others).
- Contribute input to policy development at all levels of Government.
- Assist agriculture and agri-food organizations, groups, and businesses to access grants and funding (provide resources, support letters, co-applicant).
- Connect stakeholders where there are potential partnership opportunities to support larger initiatives that benefit a wider range of opportunities.



The Regional Municipality of Durham Report

From: Commissioner of Planning and Economic Development
Report: #2022-EDT-11
Date: June 7, 2022

Subject:

Durham Region International Film Festival (DRIFF) Update and Delegation

Recommendation:

That the Planning and Economic Development Committee recommends:

That this report be received for information.

Report:

1. Purpose

1.1 The purpose of this report is to:

- a. Provide an update to Committee on the annual Durham Region International Film Festival (DRIFF), including a review of its future plans; and
- b. Advise Committee that DRIFF will be appearing before Committee as a delegation to make a request for annual funding.

2. Background

2.1 DRIFF was founded in 2015, following a study on the film and television production industry in Durham Region. The 2015 study identified the value of running an annual international film festival, which was founded to build the reputation of Durham Region as a location supportive of film and television production.

- 2.2 With the support of a subcommittee, Durham Region Economic Development and Tourism staff created the Durham Region Film Festival (DRFF) in 2016 with a \$30,000 budget. (See Attachment #1).
- 2.3 Following two successful DRFF events, DRFF became a not-for-profit entity in March of 2017 and the operation of the event was passed from Regional staff to a volunteer Board of Directors. The event became known as the Durham Region International Film Festival (DRIFF).
- 2.4 The Economic Development and Tourism Division supports DRIFF through in-kind support (staff time), the purchase of advertising, and through promotional partnerships such as joint news releases and coverage on regional social media and other communications platforms.
- 2.5 DRIFF's goals align with those of the Region as it promotes Durham as a world-class location for film, television, and digital media productions, supporting job creation and greater economic activity within the local film sector.
- 2.6 The success of DRIFF also increases tourism, supporting local businesses such as restaurants, shopping, and overnight accommodations. (See Attachment #2).
- 2.7 Each year the festival offers gala events, screenings, award ceremonies, experiential activities and movie set demonstrations. DRIFF has hosted filmmaker question and answer periods, workshops, and networking events. Other components of DRIFF have included a high-school educational program, and a partnership with The Robert McLaughlin Gallery (the RMG) for screenings at their monthly RMG Fridays events.
- 2.8 In 2020, after years of growing attendance and programming, DRIFF's programming pivoted from in-person to an online festival due to the pandemic, which included live interviews with filmmakers, and an online program for schools. In 2021, DRIFF added a series of five drive-in screenings.
- 2.9 In 2022, DRIFF plans to:
 - a. Host DRIFF in a Jiff at RMG monthly on Fridays in Oshawa, from May to December;
 - b. Host three drive-in experiences at the Town of Whitby municipal building;
 - c. Host the DRIFF three-day film festival at Whitby Centennial Building (Whitby), St. Frances Centre for Community, Arts and Culture (Ajax), and the Biltmore Theatre (Oshawa);

- d. Continue their Durham Emerging Filmmaker Incubator project, the winner of which receives \$30,000 in funding supported by the Ontario Arts Council, plus mentoring and equipment, to produce a short film;
 - e. Continue to market the festival nationally and internationally through platforms such as Instagram, Twitter and Facebook, e-newsletters and through the website and film industry connections; and
 - f. Continue to seek funding from industry, community, government grant programs, and other sources.
- 2.10 Amid the challenges of COVID-19, in 2021, DRIFF's Board of Directors developed a 3-year Strategic Plan created with the assistance of consultants Bespoke Collective and funded by the Ontario Trillium Foundation. This Strategic Plan is attached as Attachment #3.
- 2.11 A strategic goal identified by the Plan is to seek and secure funding for a full time Executive Director to manage and grow the festival, allowing it to continue to bring high-quality national and international film programming throughout the region.

3. DRIFF Funding and In-Kind Support Sources

- 3.1 DRIFF has successfully fundraised the needed sponsorships and advertising revenue required to cover operational and programming expenses since its inception (see Attachment #4). Hundreds of hours of volunteer time are leveraged annually to maximize the effectiveness of funds raised. Funding sources have included:
- a. Sponsorships or supporting partnerships from Tribro Studios, Spark Centre, The Alliance of Canadian Cinema, Television and Radio Artists (ACTRA), NABET700 Unifor (Union of film, television, and new media technicians), the Director's Guild of Canada, and Durham Region;
 - b. Grants from the Town of Whitby, Ontario Trillium Foundation, Canadian Council of Arts, William F White Equipment Grant, Ontario Arts Council and Central Counties Tourism;
 - c. In-kind support from Gervais Rentals, Pelican Catering, Durham College, Difuze Inc., Durham District School Board, and Empty Cup Media;
 - d. Incoming revenue from ticket sales and film submission fees.

4. Funding Request

- 4.1 The DRIFF Board of Directors has submitted a funding request to Durham Region for annual core funding of \$85,000, recognizing the strategic need for a paid

Executive Director role that would allow for further fundraising, a higher profile for the event, the management of volunteers, growth of the festival, and continued diverse programming.

- 4.2 The Region does not currently have approved funding available to support this grant request. In general, the Region does not provide grant funding to community initiatives (with the exception of hospitals and post-secondary institutions), since approval of one-off requests risks treating all other worthy causes unfairly, and may lead to an influx of equally-worthy grant requests. There are also some sensitivities whereby area municipalities have an existing process to follow.
- 4.3 In accordance with the Durham Region Community Investment Grant Policy (Attachment #5), the Region considers financial support on a case-by-case basis for one-time special projects, capital in nature, applicable to specific program areas, as part of the established Business Planning and Budgets process. It is important to note that the hospital funding component is of significant concern due to substantial cost increases and will place considerable pressure on future budgets.
- 4.4 Staff recognize the strong value that DRIFT delivers to the Regional economy and the economic development value it brings in promoting and supporting the Region's growing film and television production industry. Staff will continue to provide DRIFT with in-kind support in marketing, staff time, and annual sponsorship in the approximate amount of \$5,000, which are included in the approved Economic Development & Tourism Division Annual Budget.

5. Relationship to Strategic Plan

- 5.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:

a. Goal 3 – Economic prosperity

- Priority 3.1 - Position Durham Region as the location of choice for business
- Priority 3.2 - Leverage Durham's prime geography, social infrastructure, and strong partnerships to foster economic growth
- Priority 3.4 - Capitalize on Durham's strengths in key economic sectors to attract high-quality jobs

6. Conclusion

- 6.1 The Economic Development and Tourism Division partners with organizations in Durham Region that support, engage, and grow our economy, creating jobs and prosperity across a number of diverse priority sectors.
- 6.2 DRIFF is actively seeking grant funding from multiple sources, including a delegation and request to the Region for core funding of \$85,000. The Region does not have approved funding available to support this grant request, and the Region avoids awarding grant funding to community initiatives generally for a variety of reasons.
- 6.3 DRIFF is a cultural asset in Durham Region, playing a central role in enhancing recognition for Durham Region as a home to the film and television industry, and staff will continue to provide DRIFF with in-kind marketing support, staff time, as well as an annual sponsorship in the approximate amount of \$5,000.
- 6.4 This report has been reviewed by the Commissioner of Finance who concurs with the content of the report.

7. Attachments

Attachment #1: DRIFF Profile and Proposal

Attachment #2: Central Counties DRIFF Letter of Support

Attachment #3: DRIFF Strategic Plan

Attachment #4: DRIFF Consolidated Statement of Operations

Attachment #5: Report 2019-F-34 Durham Region Community Investment Grant Policy

Respectfully submitted,

Original signed by

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

Original signed by

Elaine Baxter-Trahair

Chief Administrative Officer



Durham Region International Film Festival (DRIFF)

History

The history of DRIFF begins with the Region of Durham itself.

In 2015, a Miller, Dickinson, Blais study on the Film and Television industry in the Region of Durham suggested the value of running a film festival in the region. To that end, Eileen Kennedy, Economic Development Officer and Film Liaison with the Region's Economic Development and Tourism Department, with the assistance of a small subcommittee, initiated the Durham Region Film Festival (DRFF) in 2015 with a \$30,000 budget from the Region.

The three-day festival was attended by over 370 people including directors, actors, and film insiders. The festival not only brought quality films to regional enthusiasts, it introduced film insiders to the rich resources that the Region offers.

This venture confirmed that there is an appetite for a regional film festival. In addition to enticing local residents to stay in Durham Region for entertainment, bringing industry insiders here increases awareness of the talent and the services Durham has to offer.

Continuing under the auspices of the Region of Durham, the festival's first year's success prompted a second festival in September, 2016.

In 2017 DRFF became DRIFF, an independent non-profit film festival: <https://www.driff.ca/>

The task of planning and running the regional festival was passed from the Region of Durham into the hands of a small team of dedicated volunteers. This team guided the process of moving the festival along the path to becoming a not-for-profit organization. In March 2017, DRFF evolved into DRIFF (adding "international" to the name and scope) and was registered as a not-for-profit.

A skilled and dedicated volunteer Board of twelve directors was formed and the planning and learning continued. Hundreds of volunteer hours were spent researching, connecting, framing, visioning, marketing, tracking, creating, monitoring, and seeking funds for the nascent festival.



In **2018**, DRIFF added two enhancements to the three-day fall festival:

- Three days of specially curated films for high school students

The school program evolved because DRIFF was asked to send a representative to help adjudicate short films that Durham high school students had submitted to the annual Student Film Festival at GL Roberts CVI. This invitation led to a variety of natural links, including the significant realization that the more possibilities Durham Region has to offer its young talent, the more likely they are to stay, or to return.

and

- Monthly screenings of short films to increase the reach of the festival.

This monthly programming resulted from a partnership with The Robert McLaughlin Gallery during RMG Fridays (a free evening of live music and art activities occurring the first Friday of the month from September to June). This was an opportunity to highlight the best short film submissions, while expanding the audience, promoting the filmmakers, and supporting the RMG.

DRIFF and COVID-19

DRIFF's 2020 programming pivoted from in-person to an online festival that included live interviews with filmmakers and culminated in a sold out final evening drive-in theatre event. The education programming, now called DRIFF EDU, also moved online, taking place November 4-6. Each day's line-up related to a different relevant issue (including Isolation and Coping Strategies, the Black Experience, and the Environment and Sustainable Food) chosen by DRIFF's Director of Programming in consultation with local educators. Each screening concluded with an interview with one of the day's filmmakers about the theme. This opportunity was enthusiastically embraced by filmmakers eager to volunteer their time to connect more directly with the audience, and by educators as a way to inspire young minds and to stimulate discussions.



DRIFF: Shifting the Narrative Drive-In, June, 2021

The pandemic resulted in a second year of change to regular DRIFF programming. The decision was made to postpone the three-day competitive festival to 2022, and, in its stead, produce a dynamic program of five drive-in theatre experiences around the theme of *Shifting the Narrative*. Funded through project grants from the Canada Council for the Arts, and Central County Tourism, the films underlined the diversity

Found across the county.

Each feature film was accompanied by a short film by an emerging artist and chosen by the feature's filmmaker, along with an intimate interview between them. Highlighted in articles in the *Toronto Star* and Regional *This Week* newspapers, the program gained momentum throughout the summer.

Future Planning

Undaunted by the challenges of COVID-19, DRIFF's board felt strongly that it was in a position to launch its first Strategic Planning Process. A grant was secured through the Ontario Trillium Foundation and the firm Bespoke was hired to guide the board through this process in the spring of 2021. We are excited to share the results:

Vision

DRIFF brings the film festival experience to diverse audiences in Durham Region and beyond, nurturing community connections, learning, and the development of local talent through a shared love of film.

Mission

DRIFF is a not-for-profit film festival rooted in the communities of Durham. In addition to growing our annual festival of local and international films, DRIFF will continue to expand educational opportunities to develop local creativity, storytelling, and experimentation through moving images. DRIFF will engage a diverse network of audiences, filmmakers, and collaborators to promote film as a form of creative expression and a catalyst for community building.

Values

- Power of Film
- Community Pride
- Collaboration
- Meaningful Stories
- Diversity in Our Community
- Educational Experiences

A three-year plan includes the following Strategic Priorities and Objectives:

1. Develop a sustainable financial strategy
2. Implement a new organizational & staffing structure
3. Prioritize audience growth through outreach and enhanced marketing
4. Create an expansive partnership model
5. Re-imagine programming opportunities that connect with communities

Impact

As one of Canada's fastest growing municipalities, Durham Region is also experiencing a demographic shift. In Statistic Canada's 2016 census (the last available), 27.1% of Durham's population identified as being a visible minority, representing a 10.3% increase since 2006. 8% of the population identifies as being Black while 2% identify as being Indigenous. With these statistics in mind, DRIFF's Director of Programming continues to create thoughtful and diverse programming specific to Durham Region, but also programming that speaks to provincial and international audiences.

2020's virtual offerings were the highest in terms of ticket sales since DRIFF became a not-for-profit, and its impact on filmmakers regionally, provincially, nationally, and internationally, was also significant. Feedback from participating 2020 filmmakers includes:



DRIFF Live Stream with Kirk Cooper



- “DRIFF is a relative newcomer to the festival scene in Ontario, but has already built a reputation beyond Durham Region and is now providing an important arts platform for both veteran filmmakers like myself, as well as up-and-coming content creators from a wide spectrum of communities in the Region and beyond.”

Peter Findlay, Director of *Company Town* (2020’s Best Regional Film)

- “Extremely professionally run festival. Endless networking opportunities. Great people. You can tell they really care about growing the film community in Durham and it was an honour to screen a film with them this year!”

Willie Frickelton, Director of *A Twisted History of the Broken Heart*

- “A wonderful festival! Very well organized, great in communication and really interested in the films and their makers. Thanks to COVID, many of the events took place online, of course, but this was also the chance for worldwide panels via zoom. For me on the other side of the world (seen from Canada) a nice experience. Basically, during the pandemic I had the experience that many A-festivals (and those who think they are) were completely overwhelmed with the new situation and some of them were not very friendly towards filmmakers. Smaller festivals, like the Durham Region Int. Film Festival, on the other hand, were more agile, much better organized, much more relaxed and much more friendly. That's something I'll not forget.”

Henning Backhaus, Director of *The Best Orchestra in the World* (2020’s Best Short Film)

Surveys connected to the Strategic Planning Process and Google reviews included some of the following comments:

- “I would love to see DRIFF create a community of up and coming filmmakers in Durham.”
- “Since the beginning, [DRIFF] has been about telling compelling stories that make you ask questions about the world.”
- “This festival is such a huge part of the culture in Durham Region!”



DRIFF Audience Members

The Value of DRIFF

As a Board of Directors, we have identified the following organizational strengths:

- Filmmakers are volunteering positive feedback about their experiences and are helping to spread the word to the film community
- DRIFF has an established and experienced Board of Directors
- DRIFF has proven itself to be financially responsible
- The festival has strong community support (financially and in-kind)
- DRIFF has experienced year-over-year audience growth
- DRIFF's programming responds to the Region's diverse communities including culturally diverse audiences, youth, seniors, new Canadians, and students

The five years of DRIFF's existence as a not-for-profit organization have resulted in strong community support in terms of partnerships, sponsorships, and in-kind donations. It has been exciting nurturing this local festival and many positive inroads have been made.

We value where we are situated. The Region of Durham's Vision of being a healthy, prosperous community for all is at the core of DRIFF's values. DRIFF too, shares the Region's Mission of working together to deliver service excellence through leadership, collaboration, innovation and environmental stewardship with a particular interest in its goals of "Community Vitality", "Social Investment," "Economic Prosperity," and "Service Excellence."

The Film and Television industry brought in over \$63,000,000 in production value in 2019 and continues to grow. By developing the film festival in 2015, the Region acknowledges the impact of giving voice to regional, national, and international voices in the film industry.

Reality

It should not be a surprise to discover that a thriving, successful series of annual community events cannot grow and flourish on the shoulders of volunteers alone. Except for three very short-term, part-time contract positions, all the work of forging these connections, planning, organizing, tracking, marketing, and providing technical support — from the broadest visioning to the tiniest delivery and pick-up details — has been provided by hundreds and hundreds of hours of volunteer work by a small team of highly skilled and dedicated board members.

This is not sustainable.

People are burning out and the likelihood of replacing them with other volunteers with the skills and the time to keep growing and improving the festival is uncertain. DRIFF has made valuable inroads. It has become a highly anticipated and vibrant series of community events that keeps money and opportunities in the Region of Durham. If properly funded, this, and more, can be achieved.

What would be sustainable?

This is what DRIFF brings:

An exciting visioning process culminating in a three year Strategic Plan that shows growth in the festival and expansion of its influence in the Region of Durham. DRIFF continues to position itself as an integral part of the growth of the Film, Television, and Digital Media landscape in the Region of Durham.

The commitment of the DRIFF Board remains. Volunteer hours will continue to support the overall vision for the Festival and DRIFF EDU, the planning and programming for DRIFF in a Jiff, hosting duties for Q&As, accounting, and pursuing community support in the form of in-kind donations and sponsorships.

This is what DRIFF needs:

For stability, DRIFF needs predictable funding for a full-time Executive Director to manage the myriad details that will allow the festival to flourish.

We respectfully request an annual contribution of \$85,000 from the Region of Durham to enable DRIFF to continue to exist. This will allow the organization to hire an experienced Executive Director who will guide the organization as it continues to grow. We will task an Executive Director with efforts to bring high quality programming throughout the Region, allowing us to connect more effectively with all of our communities.

With your ongoing support, DRIFF will blossom to inspire talented people to remain in Durham, give residents good reasons to stay here to spend their entertainment dollars, support and showcase regional filmmakers, as well as introduce filmmakers from around the world to appreciative Durham audiences and its world class film and television facilities.

Support Material

DRIFF website: www.driff.ca

2021 Strategic Plan: See attached

2021 promotional video for *Shifting the Narrative* program:
<https://www.youtube.com/watch?v=bxkXrsf5ccw>

DRIFF EDU 2020 Program: See attached

Letters of Support: Anne Marie Fleming (Filmmaker), Willie Frickelton (Filmmaker): See attached

2018-2021 consolidated Financial Statements: See attached



CENTRAL COUNTIES TOURISM

04 May 2022

RE: Why Durham Region International Film Festival is a Blockbuster!

Very few organizations hit as many regional priorities as DRIFF. The year-round programming they put on – from their partnership with the Robert McLaughlin Gallery for DRIFF in a Jiff, to the summer drive-in series and three-day fall festival in September/October – provides residents throughout the region with amazing cultural opportunities and creates a pride of place. These programs support the local businesses, bringing visitors into town to enjoy food, shopping, and overnight accommodations. DRIFF also shines a light on the vibrant film/television industry opportunities that abound in the region, leading to increased investment, which in turn provides more content to develop film and television tourism!

Central Counties has partnered with the Vaughan International Film Festival for the last few years and watched as its legacy drives economic impact and community pride. The support they have received from the region and municipalities has helped them become the internationally recognized festival they have become.

The Durham Region International Film Festival has the same potential to put Durham on the world map as a place that embraces art and culture – even more so because the programming spans so many municipalities in the region, with room for further expansion. What they are missing is stable funding that will allow them to accelerate the positive impacts for the residents and businesses in Durham.

CCT will continue to support the tourism aspects of what DRIFF delivers, trying to increase the number of visitors and the amount of time and money they spend when enjoying the programming. We also endorse Durham Region supporting DRIFF to grow community pride, investment attraction and world recognition. If you have any questions, please email me at cthibeault@centralcounties.ca.

Sincerely,

Chuck Thibeault
Executive Director
Central Counties Tourism (Zone 6 Regional Tourism Organization)

PO Box 98003, 2727 Courtice Rd, Courtice, ON L1E 3A0 | T 905-940-9999
info@centralcounties.ca | www.centralcounties.ca

Connecting Our Communities Through the Power of Film

A strategic plan for the Durham Region International Film Festival

2021 - 2024





Introduction

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The Durham Region International Film Festival (DRIFF) is a local, not-for-profit organization, dedicated to promoting arts, culture, and community from within Durham Region. Program offerings have included an annual film festival, monthly DRIFF in a Jiff shorts programs, DRIFF EDU and outdoor drive-in film screenings. DRIFF's board engaged Bespoke Collective in Spring of 2021, to embark upon a strategic planning process that would lead to a succinct vision, mission, and values, the identification of strategic priorities, as well as a three-year roadmap for implementation with success metrics. By revealing the statistical demographic changes in Durham Region, the plan also focuses on how to broaden audiences to better reflect our communities.

This document summarizes core components of DRIFF's strategic plan which will serve as a guidepost for the organization in years to come. This new path forward was guided by the aspirations

and wisdom of our community partners and stakeholders, filmmakers, board and staff, who were actively involved in the process through interviews, surveys and strategic visioning and planning sessions.

“ **Extremely** professionally run festival. Endless networking opportunities. Great people. You can tell they really care about growing the film community in Durham and it was an honour to screen a film with them this year!

Willie Frickelton, 2020 filmmaker



DRIFF's intent, with its updated Vision, Mission, and Values, is to share with its diverse communities its excitement to continue to build on its strengths as an organization embedded in the Region of Durham. This commitment to community is reflected through its programming and the shared aspirations that guide DRIFF's work and ambitions.

Vision

DRIFF brings the film festival experience to diverse audiences in Durham Region and beyond, nurturing community connections, learning, and the development of local talent through a shared love of film.

Mission

DRIFF is a not-for-profit film festival rooted in the communities of Durham. In addition to growing our annual festival of local and international films, DRIFF will continue to expand educational opportunities to develop local creativity, storytelling, and experimentation through moving images. DRIFF will engage a diverse network of audiences, filmmakers, and collaborators to promote film as a form of creative expression and a catalyst for community building.

DRIFF Values

- The Power of Film
- Community Pride
- Collaboration
- Meaningful Stories
- Diversity in Our Communities
- Educational Experiences

Plan a Sustainable Financial Strategy

The development of a relevant local film festival, with all its rich community benefits, requires a balanced and sustainable funding plan.

GOALS

- Identify attainable revenue streams, financial targets, and assign resources.
- Build board and staff capacity to generate income.
- Develop sponsorship assets, prospect list, and monetization opportunities.

OBJECTIVES

- Determine with staff and board Finance, Governance, and Staffing committee the appropriate and achievable annual revenue formula for DRIFF, including earned revenues (ticketing strategy, membership model, etc.), government support/grants, and contributed income.
- **Develop a comprehensive multi-year fundraising plan for individuals, corporations, foundations, and major fundraising events.**
- Investigate COVID recovery staffing grants, mentorship, and internship funding.
- Grow DRIFF's support through relationships with local, provincial, and federal granting organizations. Develop retail/merchandise options and other earned revenue opportunities.
- Grow corporate support by engaging corporate-connected board members, leveraging new networks, and pursuing new models for marketing, partnerships, gift programs, and recognition.



Implement a New Organizational & Staffing Structure

Over the course of the next three years, DRIFF will create a new organizational structure, define staff roles, clarify board involvement and volunteer expectations. This will be done through a lens of diversity, equity, and inclusion.

GOALS

- Strategically develop staff and board roles and responsibilities.
- Embed best practices to achieve equity, diversity, and inclusion (EDI) into HR policies and procedures.
- Recruit staff and board members to implement EDI best practices (if required).
- Create a safe and positive work environment and culture.

OBJECTIVES

- Develop three board committees to allow board members to leverage their specific skills and experience in the growth and development of DRIFF's strategic plan:
 - Programming, Education, and Partnerships
 - Finance, Governance, and Staffing
 - Audiences, Events, and Marketing
- Clarify organizational staff capacity and create a staff organizational chart.
- Create job descriptions, roles, governance, and reporting structure.
- Engage an Executive Director to prioritize strategic initiatives and guide their implementation.
- Engage local communities within Durham Region, including racialized and Indigenous communities, to build interest and trust in being part of DRIFF's organizational structure.
- **Conduct recruitment and outreach for board and staff, ensuring that a commitment to EDI and representation of local communities is reflected.**
- Develop the criteria and recruitment strategy for board candidates.



Prioritize Audience Growth & Marketing

DRIFF has firmly positioned its vision to be centred on creating community connections that not only bring the citizens of Durham Region together, but also attract a broader range of more diverse audiences and filmmakers.

GOALS

- Define audiences and put systems in place to track demographics.
- Identify core communications needs, messages, and assets.
- Cross-pollinate audiences through programming partnerships.
- Implement communications plan.

OBJECTIVES

- Create an Audiences, Events, and Marketing board committee.
- Review the demographic data and identify core audience types and audience gaps.
- Develop a communications strategy that includes assessing and redeveloping marketing assets to reflect the organization's values and aspirations.
- Develop a consistent tone of voice for key communication assets.
- **Build out and strengthen social media platforms.**
- Collect statistics and set targets for audience engagement (live events, digital traffic, media traction).
- Create a roadmap for ongoing development of owned and paid media.
- Work with like-minded programming partners on cross-promotion opportunities.
- Advertise through community-based partners, platforms, and publications.



This festival is such a huge part of the culture in Durham Region!

-Stephanie Herrera, DRIFF audience member



Create an Expansive Partnership Model

DRIFF's strength is in its varied and committed partnerships. These will be nurtured and broadened to enrich both the festival and our communities.

GOALS

- Deepen education partnerships with an emphasis on emerging filmmakers and audiences.
- Build ties with the local film and entertainment industry and emerging filmmakers.
- Identify and build relationships with cultural and community partners across the townships and cities with an emphasis on reflecting the diversity of Durham Region.
- Expand partnerships across multiple strategic priorities (fundraising, programming, communications, etc).

I couldn't have asked for a better experience for my first film festival. Just grab a ticket and see for yourself.

- Benjamin Hargreaves, 2020 filmmaker

OBJECTIVES

- Create a Programming, Education and Partnerships board committee.
- Through an equity, diversity and inclusion lens, map out existing and potential partnerships across areas such as financial, programming, venues, and communications for alignment, potential shared opportunities, and future strategic initiatives.
- Expand DRIFF in a Jiff cross-partnerships model.
- Deepen education partnerships, and connections with emerging filmmakers.
- **Further establish strategic relationships and networks with local filmmakers, influencers, and the film and entertainment industry, ensuring relationships reflect the diversity of Durham Region.**
- Develop strategic partnerships with neighbouring/like-minded film festivals to develop co-presentations, as well as share resources and audiences.
- Pursue in-kind partnerships and sponsorship opportunities across Durham Region to expand a 'region-wide' network.
- Reach out to community groups that support diverse populations and address gaps in audiences for new partnerships with programming, communications, and finances.
- Continue to be actively involved in several cities and towns within Durham Region. This includes building stronger relationships with community groups and non-profit organizations.

Re-imagine Programming Opportunities that Connect with Communities

DRIFF plans to deliver its programming with a deeper sense of engaging and centering on Durham Region communities and filmmakers. There is an opportunity to re-imagine the programming from the ground up, in a way that makes the community an integral part of the process.

GOALS

- Re-imagine programming model and streams.
- Ensure the festival programming is always community-driven.
- Create active community involvement in decision-making.
- Operationalize proposed changes.

OBJECTIVES

- Create a Programming, Education and Partnerships board committee that will work with DRIFF's Director of Programming to develop a program that addresses the needs of communities throughout Durham Region.
- Create programming streams with tie-ins to partnerships and targeted audiences.

- Host festival events throughout Durham Region. Consider community membership for selection/jury committees.
- Include free programming or a free stream of programs through corporate sponsorships and determine appropriate target audiences.
- Create a competition/awards program that gives local filmmakers the ability to produce work for the festival.
- Develop a three-pronged programming approach across the festival:
 - free screenings (DRIFF in a Jiff/some outdoor screenings)
 - red carpet events
 - next generation/expanded media screenings (digital or in-person)
- **Continue to support and present works by local, diverse, racialized, and Indigenous filmmakers.**
- Introduce additional accessibility supports for public programs and educational offerings, including closed captioning, audio-description, and multiple language offerings.
- Create a DRIFF filmmaker alumni network program.
- Evaluate new and enhanced ways to grow scholarship and discourse about the world of cinema in Durham Region through targeted public programs, partnerships with education institutions, and learning materials for specific age groups.
- Expand virtual programming offerings, identify areas for improvement, new opportunities, and relevance to DRIFF programming in the future.
- Establish a youth advisory group to develop youth-led programming opportunities and content.



Audience Feedback

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“

We thoroughly enjoyed our evening at the drive-in and the movies were excellent. We're looking forward to all the others. A movie twice a month would be great too!! It's great to have the drive-in back again.”

“

Both films were very well done. Thought provoking and kept you on the edge of your seat! Thanks to DRIFF for offering enjoyable films here in Durham!”

“

What a fabulous feeling to be out with others to enjoy the arts!! Thank you DRIFF!”

*Audience feedback from DRIFF's 2021 drive-in series was received anonymously.

87% of DRIFF audience surveyed would like to see more drive-in screenings.

51% of DRIFF audience surveyed attend to “actively support the Durham Region community.”

“ Thanks to COVID, many of the events took place online... but this was also the chance for worldwide panels via zoom. For me on the other side of the world (seen from Canada) — a nice experience.

Henning Backhaus, 2020 filmmaker



“ What an amazing experience! Incorporating safety measures due to COVID-19, the festival adapted seamlessly to a virtual format where ticket holders could watch the films and experience Q&A sessions afterwards with the filmmakers. The festival capped off the season with a drive-in viewing. Such a great night as we watched and honked for those amazing films!

Anne Taylor, *DRIFF* audience member and volunteer



DRIFF is eager to embark on this transformational quest to change the way local communities perceive films, and especially films screened locally.

We will foster, build and promote a vibrant film culture in Durham Region that demonstrates inclusiveness while inspiring young filmmakers and providing them with a launch pad to success. We will do this by strengthening and expanding our community partnerships, leveraging our industry connections, prioritizing audience outreach and community engagement, and ensuring programming is community-driven. We believe that through a mutual love of film, we have the ability to build stronger communities that share compelling stories and perspectives to educate, provoke discussion, and foster empathy.

It would be amazing if young filmmakers got their start at DRIFF and came back to support the festival and the region.

- Audience feedback, 2020 survey

DURHAM REGION



INTERNATIONAL FILM FESTIVAL



DRIFF's strategic plan was made possible by:



An agency of the Government of Ontario
Un organisme du gouvernement de l'Ontario

Photography by Empty Cup Media

**Durham Region International Film Festival
Consolidated Statement of Operations**
Four-year Trend

	2021* (As at August 7, 2021)	2020 (Year ended December 31, 2020)	2019 (Year ended December 31, 2019)	2018 (Year ended December 31, 2018)
INFLOWS				
Grants*	\$ 81,854 \$	10,000 \$	5,000 \$	0
Sponsorships	\$ 13,248 \$	19,711 \$	21,750 \$	24,026
Other Inflows - Submission Fees/Tickets/Refunds	\$ 4,769 \$	3,877 \$	3,258 \$	2,744
Gross Inflows	\$ 99,870 \$	33,587 \$	30,008 \$	26,770
EXPENSES				
General administrative	\$ 1,138 \$	4,942 \$	2,664 \$	1,629
General Program and Events	\$ 0 \$	15,383 \$	21,277 \$	16,781
General Marketing	\$ 0 \$	7,278 \$	11,404 \$	5,416
Grant spend - Canada Council Grant/Central Counties Tourism	\$ 23,025	N/A	N/A	N/A
Grant spend - Ontario Trillium Foundation	\$ 23,140	N/A	N/A	N/A
Total Expenses	\$ 47,303 \$	27,603 \$	35,345 \$	23,826
EXCESS OF INFLOWS OVER EXPENSES	\$ 52,567 \$	5,984	(5,337.00) \$	2,944

***2021 Statement of operations**

2021 was an extraordinary year as DRIF received one-time grants from Canada Council Grant, Ontario Trillium Foundation and Central Counties Tourism. See breakdown below

Ontario Trillium Foundation \$49,300
Canada Council Grant \$26,000
Central Counties Tourism \$6,554

These grants are designated for specific programs and projects in 2021



The Regional Municipality of Durham Report

To: Finance and Administration Committee
From: Commissioner of Finance
Report: #2019-F-34
Date: October 8, 2019

Subject:

Durham Region Community Investment Grant Policy

Recommendation:

That the Finance and Administration Committee recommend to Regional Council that the attached Durham Region Community Investment Grant Policy (Attachment #1) be approved, including the following key aspects:

- A) Community Investment Grants will be available for capital infrastructure investments in healthcare and post-secondary education institutions at the discretion of Regional Council and subject to approval during the annual Business Planning and Budget process;
- B) In addition, financial support will continue to be considered, on a case-by-case basis, for one-time special projects that are applicable or complimentary to Regional program areas (e.g. Economic Development, Innovation, Climate Change and Environment, Conservation Authorities, PARA/COMRA), support the strategic direction of the Region and provide a Region-wide benefit;
- C) All community investment requests must be submitted in writing to the Commissioner of Finance, and the business case will include the following components:

Regional Community Investment Funding Business Case Components

- Demonstrate alignment with Regional strategic priorities;
- Clearly defined desired project outcomes, including Region-wide benefits;
- Analysis of alternative options capable of generating desired outcomes;
- Sound technical, economic, financial, and cost-benefit assumptions;
- Detailed review of available financing and long-term financial implications;
- and,
- Assessment of potential risks;

- D) Institutions that receive funding approval will be required to enter into a funding agreement with the Region which will outline terms and conditions, including:
- Funds will be distributed upon completion of key project milestones;
 - The requirement for annual reports detailing project completion status and progression toward key milestones; and,
 - The form of recognition of the financial support from the Region of Durham;
- E) Regional investment grants to post-secondary education and healthcare institutions will also need to conform to the following funding formulas:

Healthcare Institution Funding Formula

- The need for Provincial project approval;
- The commitment of at least 70 per cent Provincial funding of total project costs at the time of request. This relates to all capital projects, excluding capital equipment;
- The proposed financing must include donations raised from the community;
- Region's contribution representing 25 per cent of the community component or a maximum of 7.5 per cent of the total project cost;
- Funds will only be provided for long-term capital assets; and
- Must provide proof of project benefits to residents of the entire Region.

Post-Secondary Education Institution Funding Formula

- The need for Provincial project approval;
 - The proposed financing must include donations raised from the community;
 - Region's contribution representing a maximum of 7.5 per cent of the total project cost;
 - Funds will only be provided for long-term capital assets; and
 - Must provide proof of project benefits to residents of the entire Region.; and,
- F) The Durham Region Cancer Centre/Hospital Reserve Fund be renamed the Durham Region Healthcare Institution Reserve Fund and the Regional Solicitor be instructed to undertake the necessary actions.

Report:**1. Purpose**

1.1 The purpose of this report is to:

- a. Respond to the questions raised during the February 12, 2019 Finance and Administration Committee meeting regarding the conditions to be met for the funding of healthcare and post-secondary institutions;
- b. Seek Regional Council approval for a Durham Region Community Investment Grant Policy which ensures transparency, accountability, and equity; and,
- c. Reaffirm that one-time special projects that are applicable to specific Regional program areas (e.g. Economic Development, Innovation, Climate Change and Environment, etc.) and align with Regional strategic priorities and service plans (e.g. Conservation Authorities, PARA/COMRA, etc.) will continue to be considered for financial support through the established Business Planning and Budget process.

2. Background

2.1 The Region of Durham has a long standing No Grants Policy, which was established through the following Council resolution in 1977:

“THAT all organizations receiving or requesting grants from the Region in 1977 be informed that no grants will be available in 1978 and subsequent years, except statutory grants.”

2.2 Since the initial passage of the resolution, several community agencies have approached the Region in search of grant funding. Although the No Grants Policy has largely been upheld, there have been cases where large ad-hoc funding requests for healthcare and post-secondary education institutions have been approved by Council, subject to specific requirements.

2.3 One-time special projects related to specific Regional program areas, such as Economic Development, PARA/COMRA, and Conservation Authorities, have also been funded through the Regional Business Planning and Budget process.

2.4 All financial contributions provided by Regional Council have supported large scale community projects, with Region-wide benefits, and have been aligned with Regional strategic priorities.

2.5 This report proposes the formation of the Community Investment Grant Policy and related process to ensure transparency and consistency in approach.

3. Current Funding Model for Healthcare Institutions

- 3.1 In Durham Region, the Lakeridge Health Corporation receives 80 per cent of its operational funding from the Provincial Government, with the remaining 20 per cent coming from various other sources (hospital parking fees, donations, etc.).
- 3.2 Capital costs for healthcare institutions are treated differently than operational costs. Although some capital costs are completely funded by the province, such as eligible radiation equipment for regional cancer centres, most capital costs are subject to a provincial cost sharing policy.
- 3.3 The two main components of the provincial cost sharing policy are as follows:
- The province will provide 90 per cent funding for eligible construction/capital costs; hospitals will be responsible for the remaining 10 per cent; and,
 - Hospitals are responsible for all other costs associated with new furnishings and equipment, as well as replacement of equipment.
- 3.4 Ineligible costs include costs associated with revenue generating activities (parking structures, gift shops, etc.), as well as retail research and associated costs (escalation, grossing factor, site development, etc).
- 3.5 The majority of unfunded capital costs are normally provided by the hospital charitable foundation and other various community donations.

4. Regional Grants to Healthcare Institutions

- 4.1 The first healthcare funding request to receive Regional Council approval came on June 12, 2002. Representatives from the “Heroes of Hope” campaign requested \$7.5 million towards the new Regional Cancer Centre at the Lakeridge Health Oshawa facility, with a total project cost of \$94.6 million.
- 4.2 This funding request came after the Province of Ontario committed to providing 70% of the total project funding, leaving approximately \$30 million (30 per cent) to be raised by the community. A total of \$15 million had already been raised by the community, leaving another \$15 million still outstanding. Regional Council ultimately approved the request for \$7.5 million and agreed to distribute the funds over three years. This approval represented a funding contribution of 25 percent of the \$30 million community component, or roughly 7.5 per cent of total project costs.
- 4.3 The approval of funding for the Durham Cancer Centre effectively established a precedent for a set of guidelines or conditions upon which future requests for hospital funding would be considered. These general guidelines, which are still in place today, include:
- a. The need for Provincial project approval;
 - b. The commitment of at least 70 per cent Provincial funding;
 - c. The necessity of financing including donations raised from the community;

- d. Region's contribution representing 25 per cent of the community component or 7.5 per cent of the total cost; and,
 - e. Proof of project benefits to residents of the entire Region.
- 4.4 In order to fund the Durham Cancer Centre request, Regional Council approved the transfer of \$7.5 million from an uncommitted balance of \$27.5 million in the General Levy Rate Stabilization Reserve Fund, to a Special Reserve set up for the Durham Cancer Centre, which could be paid out as required.
- 4.5 Since this initial funding commitment, Regional Council has approved funding to a number of healthcare institutions for various projects. Table 1 provides a list of all Council approved healthcare institution funding requests, along with the actual amount of funds paid out to date.

Table 1: Funding Contributions to Healthcare Institutions

Healthcare Institution	Approved Funding (\$)	Payments (\$)
Durham Cancer Centre	7,500,000	7,500,000
Rouge Valley - Ajax	3,500,000	3,500,000
Lakeridge Health - Port Perry	250,000	250,000
Lakeridge Health - Bowmanville	750,000	
Lakeridge Health - Oshawa	10,500,000	9,276,225
Rouge Valley Ajax/Pickering	1,500,000	1,500,000
Brock Community Health Centre	225,000	
Clarington Hospice	265,650	
Port Perry Hospice	350,000	
Whitby Hospice	569,250	
Special Contributions - Hospital Funding	<u>18,430,100</u>	
Totals	<u>43,840,000</u>	<u>22,026,225</u>

- 4.6 In order to address future funding requests, a "Special Contributions" line item for hospital funding has been included in the Regional Business Plans and Budgets since 2014. These contributions have represented approximately \$3.5 - \$4.5 million per year (or 0.4-0.6% of the annual levy).
- 4.7 In 2018, the funding amounts for the Brock Community Health Centre and the three hospice facilities (Clarington, Port Perry, Whitby) were drawn from the 2018 Special Contributions.
- 4.8 In 2019, funding commitments to Trent University Durham (\$474,000) and the Spark Centre (\$325,000) were included in the \$4.11 million 2019 Special Contributions for hospitals leaving a remaining balance in the Hospital Reserve Fund of approximately \$19.8 million.

5. Current Funding Model for Post-Secondary Education Institutions

- 5.1 The two main sources of revenue for post-secondary education institutions are tuition fees and operating grants provided by the Province of Ontario.
- 5.2 In 2018, provincial government grants accounted for approximately 39 per cent of total revenue for Durham College, and approximately 34 per cent for Ontario Tech University (University of Ontario Institute of Technology). Tuition fees accounted for roughly 34 per cent of revenue for Durham College and 37 per cent for Ontario Tech. These two revenue sources accounted for 73 per cent of Durham College total revenue, and 71 per cent of Ontario Tech total revenue.
- 5.3 These two main funding sources are expected to experience challenges in the coming years. In terms of provincial grants, the 2019 Ontario Budget proposed to tie a significant portion of grant funds to institutional performance outcomes. Currently, 1.4 per cent of funding is linked to performance outcomes for universities, and 1.2 per cent is linked for colleges. The proposed changes will increase the performance outcome linkage to 60 per cent of funding. The criteria to evaluate post-secondary performance has not been released, so budgetary impacts are currently unknown.
- 5.4 The provincial budget also announced a 10 per cent across the board reduction in tuition fees for all post-secondary institutions in Ontario, along with a proposed decrease in post-secondary spending from \$12.1 billion to \$11.7 billion over four years.
- 5.5 As opposed to healthcare institutions, the provincial government does not have a specific cost share policy for post-secondary education infrastructure projects. Post-secondary education institutions must rely on donor support, government grant applications and other ad-hoc funding contributions.

6. Regional Grants to Post-Secondary Education Institutions

- 6.1 Regional funding to post-secondary institutions began with the establishment of the Durham University Centre Reserve Fund, which was approved in the 1997 Regional Current and Capital Budgets. An annual allocation of \$350,000 was set aside between 1997 and 2001, generating a financial commitment of \$1.8 million. These funds were meant to help fund the expansion of Durham College to accommodate a future university.
- 6.2 In 2003, a \$10 million request for Regional funding to support capital expansion plans came from UOIT. This request came after the provincial government announced a \$60 million contribution towards initial start-up costs, and an \$8 million commitment from the City of Oshawa as part of its partnership agreement.
- 6.3 The \$10 million request was eventually approved by Council, with approximately \$3.84 million provided in the form of in-kind contributions and the remaining \$6.16 million provided as a financial contribution. The in-kind contributions consisted of water and sewer servicing infrastructure as well as Regional road works.

- 6.4 Additional Regional funding has been provided for capital infrastructure projects at Durham College and Trent University Durham. In 2010, Durham College received \$5 million towards the Whitby campus refurbishment and expansion project, while, in 2019, Trent University Durham received approval for \$1.42 million towards the Trent University Durham campus expansion. The total amount of grants approved for post- secondary education institutions are listed in Table 3.

Table 3: Approved Grants to Post-Secondary Education Institutions

Post-Secondary Institution	Contribution	Total Amount (\$)
Durham College	Financial	1,800,000
Ontario Tech University	Work-in-Kind	3,840,000
Ontario Tech University	Financial	6,160,000
Durham College	Financial	5,000,000
Trent University Durham	Financial	<u>1,420,000</u>
Total		<u>18,220,000</u>

7. Durham Region Community Investment Grant Policy – General Guidelines

- 7.1 The Durham Region Community Investment Grant Policy is included as Attachment 1 to this report. The policy clarifies that the Region will continue to consider investment grant funding for capital infrastructure projects related to healthcare and post-secondary education institutions. It also clarifies that one-time special projects related or complimentary to Regional programs will continue to be supported, on a case-by-case basis, through the established Business Planning and Budget process.
- 7.2 The attached policy outlines a number of requirements that need to be met in order for post-secondary education institutions, healthcare institutions, and one-time special projects to receive funding. The following provides a summary of the requirements:
- Regional Community Investment Grants will be continued to be available for capital infrastructure investments.
 - The Region will continue to consider financial support, on a case-by-case basis, for one-time special projects, applicable to specific program areas (e.g. Economic Development, Innovation, Climate Change and Environment), as part of the established Business Planning and Budgets process. This support will also extend to complimentary services, such as those provided by Conservation Authorities and PARA/COMRA. These types of requests and their supporting business cases will be reviewed by the applicable Regional program area as they are uniquely positioned to ensure the project both corresponds to the Region's strategic mandate and compliments the Region's service and infrastructure programming. Program areas are also best

positioned to assess desired project outcomes, which will be a key measure of project success.

- c. All community investment requests must be submitted in writing to the Commissioner of Finance, with a business case. The business case evaluation will involve Finance Department and Legal Services expertise as appropriate and will include the following components:

Regional Community Investment Funding Business Case Components

- Demonstrate alignment with Regional strategic priorities;
 - Clearly defined desired project outcomes, including Region-wide benefits;
 - Analysis of alternative options capable of generating desired outcomes;
 - Sound technical, economic, financial, and cost-benefit assumptions;
 - Detailed review of available financing and long-term financial implications; and,
 - Assessment of potential risks.
- d. Investment grants to post-secondary education and healthcare institutions will also need to conform to the following funding formulas:

Healthcare Institution Funding Formula

- The need for Provincial project approval;
- The commitment of at least 70 per cent Provincial funding of total project costs at the time of request. This relates to all capital projects, excluding capital equipment;
- The proposed financing must include donations raised from the community;
- Region's contribution representing 25 per cent of the community component or a maximum of 7.5 per cent of the total project cost;
- Funds will only be provided for long-term capital assets;
- Must provide proof of project benefits to residents of the entire Region; and,
- Approval of funding subject to a Regional Community Investment Funding Business Case.

Post-Secondary Education Institution Funding Formula

- The need for Provincial project approval;
 - The proposed financing must include donations raised from the community;
 - Region's contribution representing a maximum of 7.5 per cent of the total project cost;
 - Funds will only be provided for long-term capital assets;
 - Must provide proof of project benefits to residents of the entire Region; and,
 - Approval of funding subject to a Regional Community Investment Funding Business Case.
- e. Organizations that receive funding approval will be required to enter into a funding agreement with the Region. The agreement will outline terms and conditions, including:

- Recognition of financial support from the Region of Durham;
 - Funds will be distributed upon completion of key project milestones; and
 - The requirement to submit annual reports detailing project completion status and progression toward key milestones.
- f. All funding requests will be granted at the discretion of Council and will be subject to approval during the annual Business Planning and Budget process

8. Durham Region Community Investment Grant Policy Funding Formula

- 8.1 The attached policy outlines specific funding formulas for post-secondary education and healthcare institutions. The guidelines in the funding formulas must be met in order for an institution to be considered for Regional funding.
- 8.2 The funding formula for healthcare institutions builds on the existing formula by adding the additional guideline that a Regional contribution will only be provided for large, long-term capital assets (such as building construction and capital equipment).
- 8.3 As indicated in this report, the provincial government relies on communities to fund 10 per cent of eligible capital construction costs, and 100 per cent of capital equipment costs. The provincial government will not allow these projects to go to procurement without financial support from the community.
- 8.4 Currently, there is no funding formula for investments in post-secondary education institutions. The attached policy uses a modified version of the healthcare funding formula as a basis for post-secondary funding. The rationale being that the average Regional contribution, across all disbursements to date is approximately the 7.5 per cent of total project cost guideline included in the healthcare funding formula (Table 4).

Table 4: Regional Post-Secondary Funding as a Percent of Total Project Costs

Who	Project	Year	Total Project Cost (\$millions)	Total Regional Funding (\$millions)	Region Percent of Total
Durham College	Campus Expansion	1997	48.00	1.80	3.75%
Ontario Tech	Capital Expansions - In-Kind Services (Water/Sewer/roads)	2004	60.00	3.84	6.40%
Ontario Tech	Capital Expansions	2004	60.00	6.16	10.27%
Durham College	Capital Expansions	2010	36.00	5.00	13.89%
Trent University Durham	Expansion of Durham Campus	2019	35.60	1.42	3.99%
Average					<u>7.66%</u>

9. Summary

- 9.1 The current Regional Grants Policy was approved by Council in 1977. This report provides an updated policy document that clarifies Regional grants will be available for investments in healthcare and post-secondary institutions. The attached Durham Region Community Investment Grant Policy outlines the requirements that need to be met in order for these institutions to be eligible for funding.
- 9.2 The report also clarifies that one-time special projects, applicable or complimentary to specific program areas (e.g. Economic Development, Innovation, Climate Change and Environment, Conservation Authorities, PARA/COMRA, etc.), will continue to be supported, on a case-by-case basis, through the established Business Planning and Budgets process.

10. Attachments

Attachment #1: Durham Region Community Investment Grant Policy

Respectfully submitted,

Original Signed by Nancy Taylor

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

Recommended for Presentation to Committee

Original Signed by Elaine C. Baxter-Trahair

Elaine C. Baxter-Trahair
Chief Administrative Officer

Durham Region Community Investment Grant Policy

1. Objective

This policy will update the 1977 Regional Council No-Grants Policy. This policy will apply to capital infrastructure investments in local healthcare and post-secondary education institutions and will assist with community fundraising requirements.

Additionally, this policy clarifies that one-time special project requests brought forward by specific Regional program areas will continue to be supported, on a case-by-case basis, through the established Business Planning and Budget process.

2. Funding Request Process

In order for a capital infrastructure project to be considered for funding, the organization must provide a written request to the Commissioner of Finance. The request must be submitted prior to September of the forthcoming year in order to be considered through the annual Business Planning and Budgets process.

The written request must confirm that the conditions of funding have been sufficiently met. The request must also provide a description of the capital project, a business case (as outlined below) and an estimated completion date.

All funding applications are subject to Council approval and the availability of funds. Although a request may meet all the necessary criteria in the funding formula, it does not guarantee a request will be granted.

3. Regional Community Investment Funding Business Case

All requests for healthcare or post-secondary education capital infrastructure grants as well as all requests for one-time special project community investments, related or complimentary to Regional programs, will be evaluated by program area staff using a business case approach involving Finance Department and Legal Services expertise as appropriate. These projects will be considered on a case-by-case basis. Funding will be at the discretion of Regional Council and will be subject to the annual Business Planning and Budgets process.

The business case will include the following components:

Regional Community Investment Funding Business Case Components

- Demonstrate alignment with Regional strategic priorities;
- Clearly defined desired project outcomes, including Region-wide benefits;
- Analysis of alternative options capable of generating desired outcomes;
- Sound technical, economic, financial, and cost-benefit assumptions;
- Detailed review of available financing and long-term financial implications; and,
- Assessment of potential risks.

4. Funding Agreement

Upon Council approval of funding, the organization will be required to enter into a funding agreement with the Region. The funding agreement will outline the terms and conditions of payment, and will include the following information:

- Total amount of funding to be provided
- Milestones to be achieved
- Amount and timing of payment after milestone completion
- Details of annual project reporting
- Conditions under which payment will be withheld or cancelled
- Details on recognition of funding from the Region of Durham

Funding will be provided at the discretion of Regional Council and will be subject to the annual Business Planning and Budget Process.

Funds will be distributed to institutions based on the completion of project milestones. The milestones and payment arrangements will be agreed upon and included in the funding agreement.

Organizations that receive funding will be required to report back with project status updates. These reports will be completed annually with dates set out in the funding agreement. The report will provide an overview of the project to date, including progress towards key milestones and an update on project completion status.

All organizations receiving funding will be required to provide recognition of financial support from the Region of Durham. The details will be determined through the applicable funding agreement.

5. Funding Formula for Regional Community Investment Grants

In addition to the above, all healthcare and post-secondary institutions will be required to conform to specific funding formulas.

5.1 Funding Formula for Healthcare Institutions

The following conditions must be met in order for healthcare institutions to receive capital project funding from the Region of Durham:

- The need for Provincial project approval;
- The commitment of at least 70 per cent Provincial funding of total project costs at the time of request. This relates to all capital projects, excluding capital equipment;
- The proposed financing must include donations raised from the community;
- Region's contribution representing 25 per cent of the community component or a maximum of 7.5 per cent of the total project cost;
- Funds will only be provided for long-term capital assets;
- Must provide proof of project benefits to residents of the entire Region; and,
- Approval of funding subject to a Regional Community Investment Funding Business Case.

The need for a provincial funding commitment stems from the provincial cost share policy. This condition is waived for capital equipment financing requests as the provincial government is not obligated to provide any funding assistance for these projects.

Funding will only be provided for new projects that have not reached completion. Funds will not be provided on a retroactive basis for completed projects.

5.2 Funding Formula for Post-Secondary Education Institutions

The following conditions must be met in order for post-secondary institutions to receive capital project funding from the Region of Durham:

- The need for Provincial project approval;
- The proposed financing must include donations raised from the community;
- Region's contribution representing a maximum of 7.5 percent of the total project cost;
- Funds will only be provided for long-term capital assets;
- Must provide proof of project benefits to residents of the entire Region; and,
- Approval of funding subject to a Regional Community Investment Funding Business Case.

There is no requirement for a minimum financial commitment from the provincial government for post-secondary institution project funding. The provincial government is not obligated to provide any funding for post-secondary infrastructure projects.

Funding will only be provided for new projects that have not reached completion. Funds will not be provided on a retroactive basis for completed projects.

Resolutions from Advisory Committees

Durham Agricultural Advisory Committee

1. Report #2022-P-11: Envision Durham – Growth Management Study Land Need Assessment – Staff Recommendation on Land Need Scenarios
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That we recommend to the Planning and Economic Development Committee for approval and subsequent recommendation to Regional Council:

That the Durham Agricultural Advisory Committee re-iterates their support of Community Land Needs Scenario 5 to protect the viability of the agri-food industry in Durham Region;

And further, that the preservation of agricultural land is vital to ensure Durham Region residents have access to a sustainable and stable supply of local food, now and into the future as Durham's population grows; and

That access to growing food supports an entire food value chain and multiple industries related to food production that are imperative to Durham's overall economic health.