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The Regional Municipality of Durham

MINUTES

SPECIAL MEETING OF

REGIONAL COUNCIL

Wednesday, May 17, 2023

The Council of The Regional Municipality of Durham met in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

Regional Chair Henry assumed the Chair.

1. Traditional Territory Acknowledgment

Regional Chair Henry read the following land acknowledgement:

We are currently located on land which has long served as a site of meeting and exchange among the Mississaugas Peoples and is the traditional and treaty territory of the Mississaugas of Scugog Island First Nation. We honour, recognize and respect this nation and Indigenous Peoples as the traditional stewards of the lands and waters on which we meet today.

2. Roll Call

The following members were present:

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner*
Councillor Carter
Councillor Chapman
Councillor Collier*
Councillor Cook*
Councillor Crawford
Councillor Foster attended for part of the meeting
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy*
Councillor Lee*
Councillor Marimpietri attended the meeting at 11:05 AM
Councillor McDougall
Councillor Mulcahy

Councillor Neal
Councillor Nicholson*
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

*** indicates members who participated electronically, all other members participated in person**

All members of Council were present with the exception of Councillors Dies, Foster and Marimpietri.

Councillor Dies was absent on bereavement.

Councillor Foster was absent on municipal business

Councillor Marimpietri was absent due to personal matters and attended the meeting at 11:05 AM

3. Declarations of Interest

Councillor McDougall made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 7.1 Report #2023-P-15 re: Decision Meeting Report Envision Durham – Recommendations on the new Regional Official Plan as it pertains to BER06 and the Port Perry Settlement Area Boundary Expansion (SABE). He indicated that he owns property in proximity to the lands affected.

4. Presentations

4.1 Brian Bridgeman, Commissioner of Planning & Economic Development, Gary Muller, Director of Planning, and Colleen Goodchild, Manager, Policy Planning & Special Studies re: Envision Durham – Recommendations on the new Regional Official Plan

Brian Bridgeman, Commissioner of Planning & Economic Development, Gary Muller, Director of Planning, and Colleen Goodchild, Manager, Policy Planning & Special Studies provided a PowerPoint Presentation re: Envision Durham – Recommendations on the new Regional Official Plan.

Highlights of the presentation included:

- Adoption of new Regional Official Plan
- Opening Remarks

- What is Envision Durham?
- What does Envision Durham Do?
- Many Opportunities for Public Input
- Consultation on the Draft Regional Official Plan
- What We Heard on the Draft Regional Official Plan
- Ministry of Municipal Affairs and Housing Comments
- Engagement with Indigenous Communities
- Overview of Key Changes
 - Map 1 - Regional Structure
 - Supplementary Recommendation: Oshawa GO/VIA Station Protected Major Transit Station Area (PMTSA)
- Recommendations and Next Steps
- Closing Remarks

Staff responded to questions of members of Council.

5. Delegations

5.1 Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd. re: Recommended Final Draft Durham Regional Official Plan

Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd., appeared before Council with respect to the recommended Final Draft Durham Regional Official Plan as it pertains to 3580 Audley Road.

G. Morris, stated that the new Regional Official Plan has designated the entire area as urban, but that a natural heritage system designation has been placed over the entire property. G. Morris added that after many studies it was determined that there is only a small portion of the property that would constitute a natural heritage system on the frontage of Audley Road.

G. Morris requested that Regional Council remove the designation of a natural heritage system from the property.

G. Morris responded to questions from Council.

5.2 Don Given, Malone Given Parsons re: Employment Conversion Request for the lands municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog – Port Perry

Don Given, Malone Given Parsons, appeared virtually before Council and provided a PowerPoint presentation regarding an employment conversion request for the lands municipally known as 1520, 1540 and 1580 Reach Street, in the Township of Scugog – Port Perry.

Highlights from the presentation included:

- Employment Conversion Request
- Land Use Designations – Township of Scugog Official Plan (OP)
- Land Use Designations – Recommended Region of Durham OP
- Employment Designation Constraints
- Design Concept

D. Given requested that Regional Council reconsider converting the lands on Reach Street in the Township of Scugog to allow them to have a residential opportunity and an opportunity for employment lands which would balance their growth. D. Given asked that Regional Council support the decision of Scugog's Council, adding that they would know what is best for their community.

D. Given advised that approving the land conversion would enable development of 650-800 residential units and Long-Term Care facilities with associated medical services; would allow for the private investment of servicing in order to optimize remaining employment land utilization; and would promote the efficient use of the land.

5.3 Peter Cohen, Whitby Resident re: Durham Regional Official Plan

Peter Cohen, Whitby Resident, business student at Durham College and youth organizer with Climate Justice Durham, appeared before Council regarding the Durham Regional Official Plan.

P. Cohen raised concerns regarding the Durham Regional Official Plan as follows:

- That the draft Official Plan demonstrates support for an airport on Federal lands even though the City of Pickering has voted against an airport, and that an airport should not be included in the Official Plan;
- That the Region's draft plan sets to expand the boundaries (this should be reconsidered) which would result in more infrastructure needing to be built and it would no longer be paid for by the developers, resulting in a new cost to taxpayers;
- That the Green Development Standards for the efficiency of new builds, should be "required" and not "encouraged" as stated in the Official Plan;
- That the sprawling official plan puts the Regions' climate commitments out of reach;
- That the proposed supply doesn't match demand; and
- That the choice of BILD's land use scenario disrespects constituents' input and time spent on consultations.

P. Cohen responded to questions from Council.

5.4 Elyse Holwell on behalf of Fieldgate Developments re: Envision Durham – Recommendations on the new Regional Official Plan

Elyse Holwell, Planner, on behalf of Fieldgate Developments, appeared virtually before Council and provided a PowerPoint presentation regarding Envision Durham – Recommendations on the new Regional Official Plan.

Highlights from the presentation included:

- 6483 and 6523 Country Lane in the Town of Whitby
- Proposed Revisions to Map 1 – Regional Structure
- Council – Endorsed Brooklin Comprehensive Brock Plan, 2019
 - No Access to Employment Lands

E. Holwell stated that the province recently released a proposed provincial planning statement (PPS) and changes to the Planning Act that includes an update to the employment areas definition that would limit the use of employment areas to even more specific uses such as manufacturing.

E. Holwell stated that they are requesting that Regional Council redesignate 6483 and 6523 Country Lane, North of Highway 407, in the Town of Whitby as community areas to accommodate a better mix of uses including residential, commercial, and retail uses.

5.5 Matthew Cory on behalf of North-East Pickering Landowners Group re: Durham Regional Official Plan

Matthew Cory on behalf of North-East Pickering Landowners Group, appeared virtually before Council and provided a PowerPoint presentation regarding Durham's Regional Official Plan.

Highlights from the presentation included:

- Proposed Revisions to Map 1 – Regional Structure
 - Revised Locations of Employment Areas and Community Areas
- Revisions to Maps 1 and 2a – North-East Pickering
- Comments on the Draft Regional Official Plan

M. Cory stated that they are asking for map changes and policy changes as well as requesting that Regional Council amend the Official Plan to allow alignment with the already underway secondary plan by the City of Pickering.

M. Cory requested the following changes to the Durham Regional Official Plan:

- That Map 1 – Regional Structure be revised to reflect the best planning outcome for the employment areas and community areas proposed by the North East Pickering Land Owners Group (NEPLOG) within the Pickering 2051 Urban Expansion Area;

- That the Official Plan requirements for the secondary plan in the Pickering 2051 Urban Expansion Area align with the City of Pickering's current ongoing secondary plan study; and
- That the Official Plan policies that enforce hard requirements should be softened or re-considered in the context of new draft policy directions in the 2023 Provincial Planning Statement (PPS).

At this time, Regional Chair Henry permitted Matthew Cory to proceed with their second delegation (Item 5.8).

5.8 Matthew Cory, on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, re: Durham Regional Official Plan

Matthew Cory on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, appeared virtually before Council and provided a PowerPoint presentation regarding Durham's Regional Official Plan.

Highlights from the presentation included:

- Cochrane and 407 – redesignate from employment to community area
- Proposed Revisions to Map 1 – Regional Structure
Draft approved Plan of Subdivision (SW-2020-02)

M. Cory stated that their request is for Regional Council to redesignate the subject land from employment to community area. M. Cory added that the area is about 6 hectares in size and there is only one road to access all the employment area, requiring any truck and employment traffic to traverse through an area of residential subdivision and growth, and if any of those employment areas were to be developed as heavy industrial or other uses, there would be significant problems.

M. Cory responded to questions of Council.

5.6 Linda Gasser, Whitby Resident re: Durham Regional Official Plan

Linda Gasser, Whitby Resident, appeared virtually before Council and provided a presentation regarding Durham's Regional Official Plan.

L. Gasser expressed concerns with regards to the previous Official Plan review and stated that the Provincial Liberal government was determined to curb sprawl across the Greater Golden Horseshoe and that staff released discussion papers and reports that supported unnecessary sprawl. She further expressed concerns that Council ignored Planning staff and the Planning and Economic Development Committee advice and supported the Building Industry and Land Development (BILD) lobby group's 2A scenario to unnecessarily expand Durham's urban boundaries by more than 9,000 acres.

L. Gasser requested that Council take the time to thoroughly consider the impacts of the Ministry of Municipal Affairs and Housing's recent letter, Bill 97 and related ERO's to be included in the Durham Regional Official Plan.

L. Gasser responded to questions from Council.

5.7 Abdullah Mir, Pickering Resident re: Durham Regional Official Plan

Due to technical issues, this delegation was heard later in the meeting. See page 8 of these minutes.

5.8 Matthew Cory, on behalf of Brooklin Development General Partner Ltd. Brooklin Development LP, re: Durham Regional Official Plan

This delegation was heard earlier in the meeting. See page 6 of these minutes.

5.9 Laura Lebel-Pantazopoulos on behalf of the owners of 3450 Highway 7 East in the City of Pickering re: the Recommended Draft Regional Official Plan

Laura Lebel-Pantazopoulos, Planner, Biglieri Group, on behalf of the owners of 3450 Highway 7 East in the City of Pickering, appeared virtually before Council and provided a presentation regarding the Recommended Draft Regional Official Plan.

Highlights of the presentation included:

- Subject Site - 3450 Highway 7 East, City of Pickering
- Draft Durham Official Plan (May 3, 2023)
- Proposed community areas
- D6-Guidelines & Other Constraints
- Regional Comments on Employment Areas

L. Lebel-Pantazopoulos stated that the subject site is currently being proposed as within the 2051 urban expansion areas as well as employment areas. The lands are not suitable as employment areas, and recommended that they be reconsidered. L. Lebel-Pantazopoulos proposed that the site, located at the northwest corner of Lakeridge Road and Highway 7, and the surrounding lands be designated as community areas and provided an overview of why the lands would be more suitable as community areas.

L. Lebel-Pantazopoulos responded to questions from Council.

5.7 Abdullah Mir, Pickering Resident re: Durham Regional Official Plan

Abdullah Mir, Pickering Resident, appeared virtually before Council regarding the Durham Regional Official Plan. A. Mir believes that the unnecessary development of lands is a short-sighted idea which will have a huge impact on the future. A. Mir stated that the Region must make sustainable and responsible decisions that balance the needs and wants of today without taking from the future and that it is disappointing that Council is heavily weighing the short-term benefits over the long-term success and survival of the Region.

A. Mir stated that the proposed plan will open a large part of the Carruthers Creek Headwaters into development in the City of Pickering and that the residents of the City of Pickering do not support the use of the land for an airport and requested that Council reconsider the airport as well as the passing of the Plan.

Moved by Councillor Marimpietri, Seconded by Councillor Shahid,
(103) That Council recess until 11:30 AM.

CARRIED

Council recessed at 11:11 AM and reconvened at 11:30 AM.

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Dies and Foster.

5.10 Jade Schofield, Clarington resident re: Durham Regional Official Plan

Jade Schofield, Clarington resident, appeared virtually before Council regarding the Durham Regional Official Plan.

J. Schofield advised that their concerns are environmental, economic and social in nature and stated that the alignment of the growth of Durham's economic sector is not reflected in the Draft Official Plan. J. Schofield stated that more than \$350 million come from the Region of Durham to form Ontario's total farm production and that Durham is home to 1,200 farms. J. Schofield further stated that the goal of the Official Plan is to retain and expand local food businesses, but the Plan contradicts this notion by removing farmland.

J. Schofield stated that sprawl does not allow for an equitable complete community and that it would lead to local level impacts and would cost the individual taxpayer more as it would make it more expensive to live as well as promoting car dependency. J. Schofield added that the Plan does not support complete and compact homes and would require additional servicing which would have to be funded by the taxpayer and there would be a huge impact on the environment. J. Schofield requested that Council reconsider approving the Plan.

5.11 Elizabeth Stocking on behalf of The National Farmers Union – Ontario, re: the adoption of the recommended Final Draft of the Regional Official Plan

Elizabeth Stocking, farmer in the Uxbridge area, on behalf of The National Farmers Union, attended in person regarding the adoption of the recommended Final Draft of the Regional Official Plan.

E. Stocking stated that Council's approval in 2022 to convert approximately 9,000 acres of greenfield and Class 1 to 3 prime agricultural lands into low and medium density suburban development projects, under the Building Industry and Land Development (BILD) Scenario 2a, is contrary to the sustainable vision of Durham's proposed Plan. E. stocking stated that developing on these lands will make it impossible for Durham to meet its sustainability goals and its aim for net-zero greenhouse gas emissions by 2050.

E. Stocking stated that BILD Scenario 2a will prove costly for taxpayers as it will be expensive to build and maintain infrastructure far from pre-existing urban areas. E. Stocking also stated that Envision Durham correctly acknowledges that class 1 to 3 prime agricultural lands are "a finite, non renewable resource." and by opening up 9,000 acres of greenfield and farmland to development, BILD Scenario 2a contravenes Council's policy. E. Stocking added that it is not too late to envision a Durham that protects the proposed 9,000 acres of farmland slated for development while still incentivizing affordable housing developments within existing urban boundaries and close to pre-existing services and infrastructure.

E. Stocking responded to questions from Council.

5.12 Shahram Emami, Durham resident re: Durham Regional Official Plan

Shahram Emami, Durham resident, appeared virtually before Council regarding the Durham Regional Official Plan, speaking on behalf of 13 of the 15 privately owned properties located in the Whitebelt lands between Sideline 14 and 16 and Seventh Concession Road and Hwy. 7 in Northeast Pickering.

S. Emami stated that their request is to include this block of land in the urban boundary as employment lands for uses that would be compatible with a future airport as the employment lands would be a better use of the land. S. Emami also stated that it has already been 51 years and may be more before the Federal government finally decides on the airport and residents cannot rebuild their homes, invest in their lands or do anything meaningful that requires planning. S. Emami stated that they object to the draft plan and request that these subject lands be brought into the urban boundary with the designation of employment.

S. Emami responded to questions from Council.

5.13 Iain Bowie, Durham resident, re: Durham Regional Official Plan

Iain Bowie, Durham Resident, attended in person regarding the Durham Regional Official Plan.

Highlights of the Presentation included:

- A Review of the Rossland Road Expansion Plan
- The Current Plan
- 4 plus lanes vs 3-lane roads
- Neighbourhood context
- Road Crossings are made more dangerous
- Pre-existing Discussion with Project Coordinator
- Existing lanes are 5m wide and allow a shared left turn lane
- Benefits of a 3-lane design

I. Bowie stated that the Rossland Road expansion design calls for the widening on Rossland Road from 2 to 3 lanes to 4 to 5 lanes between Harmony Road and Ritson Road and that this will create an over capacity as Rossland Road and Ritson Road are already highly congested 4-lane roads. I. Bowie stated that this over capacity will lead to excessive speeding if the project moves forward, with no effect on overall commute times or traffic and that it is a costly plan which will impact commuters and taxpayers.

I. Bowie suggested a 3-lane road configuration which handles capacities of up to 20,000 average daily users; reduces vehicle speeds and interactions during lane changes; increases rapid response of emergency vehicles; and increases the safety of all road users and requested that a study be done to look into the possibility of these suggestions.

5.14 Shilpi Saraf-Uiterlinden, The Biglieri Group on behalf on the Owners of 1501-1541 Scugog Line 6, Port Perry, re: Employment Land Conversion Request – Envision Durham

Shilpi Saraf-Uiterlinden, The Biglieri Group on behalf on the owners of 1501-1541 Scugog Line 6, Port Perry, appeared virtually before Council regarding the Employment Land Conversion Request – Envision Durham.

Highlights of the presentation included:

- 1501-1541 Scugog Line 6 Employment Land Conversion Request
- Subject Site – 1501 and 1541 Scugog Line 6
- Proposed Employment Lands Conversion

S. Saraf-Uiterlinden stated that they are requesting support for an employment land conversion for a portion of the subject site at 1501 and 1541 Scugog Line 6, in the Township of Port Perry. S. Saraf-Uiterlinden advised that the site is designated employment areas in the draft Official Plan, designated prestige industrial and general industrial in the Scugog Official Plan, and the site is currently vacant and fully serviced and is well within an area poised for future development.

S. Saraf-Uiterlinden stated that it is the owner's request to redesignate the eastern portion to the site to community areas in the draft Durham Regional Official Plan and maintain the western portion as employment areas with a prestige employment designation in the Scugog Official Plan.

S. Saraf-Uiterlinden responded to questions from Council.

5.15 Alexis Whalen on behalf of Stop Sprawl Durham, re: Durham Regional Official Plan

Alexis Whalen on behalf of Stop Sprawl Durham, attended in person regarding the Durham Regional Official Plan.

A. Whalen stated that Stop Sprawl Durham was formed to advance conversations around the benefits of density; to convince neighbours that intensification is not bad and to resist the push to sprawl into farmland and natural heritage areas. A. Whalen stated that Stop Sprawl Durham's request of municipalities is for safe, walkable, bikeable communities; growing inward first; improving transit; building affordable housing; protecting lakes and rivers; preventing tree canopy from being compromised; conserving farmland for food; protection from flooding and climate disasters and help to prepare for a net zero carbon world.

A. Whalen stated that their request is for Regional Council to reject the massive quantity of urban expansion proposed in the Official Plan and stated that if the Plan is approved as is, Durham Region will be on track for sprawl and if sprawl worked, taxes would be lower, homes would be more affordable and traffic would be less.

A. Whalen responded to questions from Council.

5.16 Kathleen Ffolliott, Whitby resident re: Durham Regional Official Plan

Kathleen Ffolliott, Whitby resident, appeared virtually before Council regarding the Durham Regional Official Plan.

K. Ffolliott stated that the proposed land use scenario would open up more than 9,000 acres of agricultural natural heritage land for development and that all taxpayers in the region would be burdened with the cost of unnecessary sprawl. K. Ffolliott stated that a plan is needed for healthy, thriving, complete and sustainable communities, and if passed, the Durham Regional Official Plan would bring more cars, pollution, flood risks, car dependency, dangerous streets, greenhouse gas emissions, unaffordable housing, higher costs, less farmland and less natural heritage.

K. Ffolliott also stated that plans for the airport in the City of Pickering should not be in the Plan as it is not wanted and requested that Regional Council vote against the Plan and take the time to revise it.

- 5.17 Joseph Caruso, Durham resident, re: Practical Solutions to future growth by way of infill development and gentle density and the serious environmental implications of not honouring the 2005 Greenland Act
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Joseph Caruso, Durham resident, appeared virtually before Council regarding practical solutions to future growth by way of infill development and gentle density and the serious environmental implications of not honouring the 2005 Greenland Act.

J. Caruso stated that Council needs to listen to the scientific findings and needs to consult with the Indigenous population, and that destroying important sections of the Greenbelt is morally wrong and is an economic disaster. J. Caruso stated that the way to combat a climate breakdown is with infill development; to employ gentle density development; and implement viable travel solutions, and added that Land Needs Scenario 5 makes the most sense and offers the most cost-effective action by reducing the financial burden on taxpayers.

J. Caruso responded to questions of the committee.

- 5.18 Katie Pandey, Associate, Weston Consulting, re: the adoption of the Recommended Final Draft of the Durham Regional Official Plan
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Due to technical issues, this item was considered later in the meeting. See page 13 of these minutes.

- 5.19 Winston Emery, Ajax resident re: Durham Regional Official Plan
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Winston Emery, Ajax resident, appeared virtually before Council regarding the Durham Regional Official Plan.

W. Emery advised that the stated policy of the Envision Durham section on Active Transportation, is “to construct a safe, direct, comfortable, attractive and convenient active transportation network.” W. Emery also advised that the image that appears alongside the policy should reflect this vision and should illustrate exemplary safe, comfortable infrastructure. W. Emery stated that the photo of the young people riding on Lake Driveway in Ajax depicts infrastructure that is low comfort and unsafe and that the photo should have been taken around the corner on Harwood Blvd. which has much safer, more comfortable infrastructure.

W. Emery requested that the image on page 195 of the document be replaced to accurately portray Envision Durham’s own objectives and policies and stated that the image chosen should reflect current Canadian design standards of cycling infrastructure, especially relating to safety and comfort of use.

W. Emery responded to questions of the Committee.

5.18 Katie Pandey, Associate, Weston Consulting, re: the adoption of the
Recommended Final Draft of the Durham Regional Official Plan

Katie Pandey, Associate, Weston Consulting, appeared virtually before Council regarding the adoption of the recommended Final Draft of the Durham Regional Official Plan.

K. Pandey requested the removal of Future Type C Arterial Road from Map 3b of the Regional Official Plan, and stated that the subject lands are 961, 975 Conlin Road and 4605, 4625, 4635 and 4655 Garrard Road and the proposed development would be for an industrial warehouse.

K. Pandey also advised that the City of Oshawa passed a motion on October 25, 2021 stating that the future east/west connection from Stevenson Road to Thickson Road is not required. K. Pandey requested the deletion of the east/west connection from Stevenson Road to Thickson Road, as well as the addition of language to the Official Plan, if demonstrated by environmental assessment, that the road is not required.

5.20 June Enright, Durham resident re: Durham Regional Official Plan

June Enright, Durham resident, appeared before Council regarding the Durham Regional Official Plan.

J. Enright stated there were good goals in the Report with the exception of the following: accessing the Duffins Creek agricultural preserve; support for the airport after 51 years; rapid transit conflicts with a new bridge with 6 lanes; 33 species at risk with the plans; and a long list of species that would be affected with the Whites Road expansion.

J. Enright stated that Durham Region is in a climate crisis and Council does not need to take more lands away from farmers; that the land needs to be protected and development has to be done in a sustainable way. JJ. Enright further stated that farmers will not be able to financially farm and requested that the Plan be put on hold.

5.21 Lori Lopes, Registered Nurse, re: Impacts on Health - Durham Regional Official Plan

Lori Lopes, Registered Nurse, was not in attendance and therefore did not delegate.

6. Communications

CC 11 Correspondence from MHBC on behalf of CRH Canada Group Inc. re: Comments on the Draft New Regional Official Plan

CC 12 Correspondence from C.A. Clark, Uxbridge Resident, re: Region of Durham Update to Envision Durham

CC 13 Correspondence from Jay Morris, Durham Resident, re: Don't Expand Rossland Road

CC 14 Correspondence from National Farmers Union – Ontario (NFU-O) re: Abandoning the expansion of the urban Boundaries and to protect the proposed 9,000 acres of farmland

CC 15 Correspondence from Leanna Calla, Durham Resident re: Rossland Road Expansion (Envision Durham plans)

CC 16 Correspondence from Michael Stergianis, Durham Resident re: Don't Expand Rossland Road

CC 17 Memorandum dated May 12, 2023 from Brian Bridgeman, Commissioner of Planning & Economic Development re: Correspondence from the Ministry of Municipal Affairs and Housing on the Proposed New Regional Official Plan, "Envision Durham"

CC 18 Correspondence from the property owners on Sidelines 16 and 14, and Concession Rd 7, re: Whitebelt lands between Hwy 7, Sideline 16, Sideline 14, and Concession Road 7

CC 19 Correspondence from Laura Lebel-Pantazopoulos on behalf of the owners of 3450 Highway 7 East in the City of Pickering, re: the Recommended Draft Regional Official Plan

- CC 20 Correspondence from Tammy Atkinson, Oshawa resident, re: Durham Regional Official Plan
- CC 21 Correspondence from Despina Melohe, Whitby resident, re: Do Not Vote for the Durham Regional Official Plan
- CC 22 Correspondence from Libby Racansky on behalf of Friends of the Farewell, re: Durham Regional Official Plan
- CC 23 Correspondence from Jennifer Jaruczek, Planner, Arcadis Professional Services (Canada) Inc. on behalf of the Lovisek family, the owners of 0 Courtice Road, re: Response to Envision Durham – Recommendations on the New Regional Official Plan
- CC 24 4 Correspondence from Cosimo Casale, Principal Associate, Cosmopolitan Associates Inc. on behalf of Arbor Memorial Inc., re: Envision Durham – Durham Region Official Plan Review 2022/23
- CC 25 Correspondence from Jayson Schwarz, Schwarz Law Partners LLP, re: Envision Durham – Request to include 2271 Rundle Road in Settlement Area Boundary Expansion
- CC 26 6 Correspondence from Grant Morris, Planning & Development Consultant, Grant Morris Associates Ltd., re: Appeal of the Blanket Natural Heritage System in the Comprehensive Review of the Regional Official Plan at 3580 Audley Road, Hamlet of Kinsale, City of Pickering
- CC 27 Correspondence from Jonathan Rodger, Zelinka Priamo Ltd. on behalf of Belmont Equity (Rossland Landing) Ajax Ltd., re: Request for Conversion of Employment Lands CNR-14 1, 3, 5 and 7 Rossland Road East and 901 Harwood Avenue North Ajax, Ontario
- CC 28 Correspondence from Karen Simpson, 4 Seasons Country Club, re: Whitebelt Lands between Highway 7, Sideline 16, Sideline 14 and Concession Road 7
- CC 29 Correspondence from Matthew Cory, Malone Given Parsons on behalf of Trinipark Development (BT) Corp, re: Envision Durham – Draft New Durham Regional Official Plan
- CC 30 Correspondence from Glen Broll, Managing Partner, Glen Schnarr & Associates Inc., re: Support Letter – Envision Durham, Recommendations on the new Regional Official Plan
- CC 31 Correspondence from Matthew Cory, Malone Given Parsons on Page 5 of 400 behalf of Brooklin North Landowners Group, re: Response to Envision Durham – Comments on the Recommended Regional Official Plan (May 2023)

- CC 32 Correspondence from Matthew Cory, Malone Given Parsons on behalf of North-East Pickering Landowners Group, re: Response to Envision Durham – Comments on the Draft New Durham Regional Official Plan (May 2023)
- CC 33 Correspondence from Matthew Cory, Malone Given Parsons on behalf of Fieldgate Developments, re: Employment Conversion Request for 6483 and 6523 Country Lane, Town of Whitby, Envision Durham – Recommendations on the new Regional Official Plan
- CC 34 Correspondence from Bart Hawkins Kreps, Clarington resident, re: Durham Regional Official Plan
- CC 35 Correspondence from Kirk Kemp, re: Rundle Road and Highway 401, 26 Acre Site to be included in the Urban Boundary for Employment Lands
- CC 36 Correspondence from Adam Layton, Evans Planning on behalf of Icon Taunton Limited, re: Comments in Response to Recommended Official Plan 935 & 945 Taunton Road East, 3557 and “0” Garrard Road
- CC 37 Correspondence from Winston Emery, Ajax resident, re: Active Transportation, Envision Durham
- CC 38 Correspondence from Kim Harrison-McMillan, Gracison Developments Incorporated, on behalf of The Noor Family, re: three parcel holdings within the Beaverton area, Township of Brock
- CC 39 Correspondence from Helen Brenner, Pickering resident, re: Durham Regional Official Plan
- CC 40 Correspondence from Andrew Ferancik, WND Associates on behalf of the Owner of 5200 Ashburn Road in the Town of Whitby, re: Recommended Durham Regional Official Plan
- CC 41 Don Given, Malone Given Parsons on behalf of Rick Wannop Developments, Wannop Family Farms, Daniel and Robin Luchka, owners of 1520, 1540 and 1580 Reach Street, Township of Scugog, Port Perry, re: Request for Employment Conversion
- CC 42 Correspondence form Wendy Bracken, Clarington resident, re: Durham Regional Official Plan

CC 43 Correspondence dated May 16, 2023 from Debbie Leroux, Clerk, Township of Uxbridge, re: Proposed Township of Uxbridge Employment Areas Designation Extension

Moved by Councillor Chapman, Seconded by Councillor Pickles,
(104) That Council Correspondence CC 11 to CC 43, inclusive, be referred to the consideration of Report #2023-P-15 of the Commissioner of Planning & Economic Development.
CARRIED

Moved by Councillor Kerr, Seconded by Councillor Chapman,
(105) That Council recess until 1:45 PM.
CARRIED

Council recessed at 12:45 PM and reconvened at 1:45 PM

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Anderson, Dies, Foster and Jubb.

7. Reports related to Delegations/Presentations

7.1 Envision Durham – Recommendations on the new Regional Official Plan
(2023-P-15)

[CARRIED AS AMENDED] [SEE MOTIONS (107), (108), (109), (112), (114), (115), AND (116) ON PAGES 18 TO 28]

Moved by Councillor Chapman, Seconded by Councillor Pickles,
(106) That Regional Council:

- A) Adopt the new Regional Official Plan as contained in Attachment #1 to Commissioner's Report #2023-P-15 by passing the adopting by-law in Attachment #2;
- B) Declare to the Minister of Municipal Affairs and Housing that the new Regional Official Plan, as adopted, forms Regional Council's long-term strategy for guiding and integrating growth management, development, land use, infrastructure and servicing planning, together with financial and capital investment, and meets the requirements of Subsections 26 (1)(a), (b) and (c) of the Planning Act, RSO 1990, Chapter P. 13 as per Section 26 (7) of the Act;

- C) Authorize Regional staff to send a copy of Report #2023-P-15 and a “Notice of Adoption” to all Envision Durham Interested Parties, Durham’s area municipalities, Indigenous communities, conservation authorities having jurisdiction within the Region of Durham, the Durham Agricultural Advisory Committee, Durham Environment and Climate Advisory Committee, the Durham Active Transportation Committee, the Building Industry and Land Development (BILD) – Durham Chapter, Durham Region Home Builders’ Association, other agencies and service providers that may have an interest in the planning of long-term growth in the region (e.g. school boards, hospitals, utility providers, etc.) as identified in Attachment #3, the Regional Director of the Ministry of Municipal Affairs and Housing Central Municipal Services Office, and all other persons or public bodies who requested notification of this decision;
- D) Authorize Regional staff to undertake any technical housekeeping refinements that may be necessary to perfect Council’s adoption of the Regional Official Plan within the statutory 15-day period, prior to submission to the province;
- E) Authorize the Regional Clerk to submit the Council-adopted Regional Official Plan, to the Ministry of Municipal Affairs and Housing for approval, along with the required records of consultation, a Declaration that the statutory requirements for giving Notice and holding of a public meeting and open house have been complied with, statements of conformity and consistency with provincial plans and policies, and a copy of Report #2023-P-15 and Council’s decision;
- F) Direct Regional staff to work with Provincial staff to obtain approval of the new Regional Official Plan, and report to Committee and Council as necessary; and
- G) That Regional Council request the Province of Ontario through its review and decision-making on the Regional Official Plan and further proclamation of Bill 23 to reaffirm its support for upper tier official plans as an essential part of its commitment to protecting the financial and economic well-being of its municipalities; ensuring coordination of planning activities by public bodies; supporting the orderly development of safe and healthy communities; protecting ecological systems including natural features, functions and areas, as well as other matters of provincial interest provided under section 2 of the Planning Act.

CARRIED LATER IN THE MEETING AS
AMENDED
(SEE FOLLOWING MOTIONS)

Moved by Councillor Kerr, Seconded by Councillor Chapman,
(107) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to change the designation of a portion of the lands in Oshawa, east of Harmony Road North, from the future Type C Arterial Road that forms the northerly limit of the Kedron Part II Planning Area, to a midway point south of Winchester Road East, from Employment Area to Community Area, as shown on Exhibit #4.

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Neal

Members Absent: Councillor Dies
Councillor Foster

Declarations of Interest: None

Moved by Councillor Wotten, Seconded by Councillor McDougall,

- (108) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to redesignate the eastern portion of the Port Perry Employment Area on the south side of Reach Street, municipally known as 1520, 1540, and 1580 Reach Street, (owned by Mr. Richard Wannop), from Employment Area to Community Area, as shown on Exhibit 2.

CARRIED

Moved by Councillor Lee, Seconded by Councillor Crawford,

- (109) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to redesignate the northwestern portion of the Carruthers Creek Employment Area at the northwest corner of Salem Road and Rossland Road, from Employment Area to Community Area, as shown on Exhibit 5.

CARRIED

Moved by Councillor Leahy, Seconded by Councillor Yamada,

- (110) That Attachment #1 as contained in Report #2023-P-15 be amended to redesignate the portion of the lands on the northeast corner of Cochrane Street and Hwy. 407 in Brooklin, totaling 6 hectares in size, from Employment Area to Community Area.

DEFEATED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Leahy
Councillor Marimpietri
Councillor Shahid
Councillor Yamada

No

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Lee
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer

Councillor Woo
Councillor Wotten
Regional Chair Henry

Members Absent: Councillor Dies
Councillor Foster

Declarations of Interest: None

Moved by Councillor Leahy, Seconded by Councillor Yamada,
(111) That Attachment #1 as contained in Report #2023-P-15 be amended to redesignate the portion of the lands north of Highway 407 and at the south limit of Country Lane, totaling 19.3 hectares in size, from Employment Area to Community Area.

DEFEATED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Leahy
Councillor Marimpietri
Councillor Shahid
Councillor Yamada

No

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Lee
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Pickles
Councillor Roy
Councillor Schummer
Councillor Woo
Councillor Wotten
Regional Chair Henry

Members Absent: Councillor Dies
Councillor Foster

Declarations of Interest: None

Moved by Councillor Anderson, Seconded by Councillor Woo,

- (112) That Attachment #1 as contained in Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to include the lands on the north side of Highway 401, east of Rundle Road in the Municipality of Clarington inside the Urban Area Boundary as shown on Exhibit 1; and that these lands be designated “Employment Areas”; and that all other maps in the Official Plan be amended as necessary to reflect this change.

CARRIED

Moved by Councillor Pickles, Seconded by Councillor Ashe,

- (113) That Recommendation A) of Report #2023-P-15 be amended by modifying Map 1 of the new Regional Official Plan to include the lands east of Sideline 16, north of Highway 407, west of the Greenbelt Plan Area Boundary, and south of Concession 7 in the City of Pickering inside the Urban Area Boundary as shown on Exhibit 7b; and that these lands be designated “Employment Areas”; and that all other maps in the Official Plan be amended as necessary to reflect this change.

DEFEATED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Anderson
Councillor Ashe
Councillor Carter
Councillor Chapman
Councillor Crawford
Councillor Garrod
Councillor Kerr
Councillor Leahy
Councillor Marimpietri
Councillor McDougall
Councillor Pickles
Councillor Wotten
Regional Chair Henry

No

Councillor Barton
Councillor Brenner
Councillor Collier
Councillor Cook
Councillor Foster
Councillor Jubb
Councillor Lee
Councillor Mulcahy
Councillor Neal
Councillor Nicholson
Councillor Schummer
Councillor Shahid
Councillor Woo
Councillor Yamada

Members Absent: Councillor Dies
Councillor Roy

Declarations of Interest: None

Moved by Councillor Barton, Seconded by Councillor Woo,

(114) A) That Map 1 Regional Structure – Urban and Rural systems of the draft Regional Official Plan as contained in Attachment #1 of Report #2023-P-15 be modified to extend the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land; and

B) That subject to Part A) being adopted, that Recommendation B) in Report #2023-P-15 be amended to add the following to the end: “with the exception of:

i) the extension of the Employment Areas designation north of the existing Uxville Employment Area in the Township of Uxbridge easterly to include an additional +/- 26 hectares of land”

CARRIED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Foster
Councillor Garrod
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Schummer
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Jubb
Councillor Neal

Members Absent: Councillor Dies
Councillor Roy

Declarations of Interest: None

Moved by Councillor Chapman, Seconded by Councillor Carter,
(115) That Report #2023-P-15 be amended by adding the following as a new part H):

- H) That staff be directed to delineate Protected Major Transit Station Area (PMTSA) boundaries for the existing Oshawa GO/VIA station in the Regional Official Plan (ROP) (i.e. modifying Map 1 and Map 3a, 3b and 3d) based on the initial work undertaken with City and Regional staff in 2019; and

That the Minister consider approval of an alternative density target of 25 jobs per hectare for this PMTSA, and that residential uses not be permitted within the PMTSA.

CARRIED

Moved by Councillor Mulcahy, Seconded by Councillor Yamada,
(116) Whereas, the draft new Regional Official Plan requires, through draft policy 5.2.3, that area municipalities plan for the achievement of a long-term transit supportive density target of 150 people and jobs per gross hectare for Regional Centres located along Rapid Transit Corridors;

And whereas although the Downtown Whitby Regional Centre is located along a Rapid Transit Corridor, it is a traditional downtown centre with a unique, historic character;

And whereas the Town of Whitby intends to protect and enhance the unique, historic character of Downtown Whitby by permitting a level of intensification that is appropriate for the area, identified as a key priority through extensive public consultation on the recently adopted Downtown Whitby Community Secondary Plan, so as not to negatively impact the unique heritage character of the area;

And whereas the Town of Whitby provided previous comments to the Region requesting consideration of the differences amongst Strategic Growth Areas, including that any proposed density and other land use targets provide flexibility at the local level to determine what is appropriate, so as to recognize and protect the historical character of downtowns that are important to our communities;

And whereas the draft new Regional Official Plan recognizes the importance of Built and Cultural Heritage resources through policies 3.3.31 through 3.3.38 and 5.1.15 I);

Now therefore it is recommended that draft policy 5.2.3, as contained in Attachment #1 to Report #2023-P-15, be revised to add the following text at the end of the policy:

Notwithstanding the above Minimum Transit Supportive Density Targets, where a Regional Centre is located along a Rapid Transit Corridor and is also comprised of a historic downtown, an area municipal official plan may establish an alternative density target for the Regional Centre provided the overall target for the area municipality is maintained.

CARRIED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Schummer
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry

No

Councillor Neal

Members Absent: Councillor Dies
Councillor Foster
Councillor Roy

Declarations of Interest: None

Moved by Councillor Yamada, Seconded by Councillor Ashe,

- (117) That the policies of the Regional Official Plan shall not apply to any application made pursuant to the Planning Act where the proponent has requested a pre-application consultation review/meeting, received comments and a requirements checklist from the Municipality, and has made at least one further submission of materials for review as part of a multi-stage pre-submission process, before the day this Plan is adopted by Council for Region of Durham.

MOTION RULED OUT OF ORDER BY THE
REGIONAL CHAIR

Moved by Councillor Carter, Seconded by Councillor Marimpietri,

- (118) That Council recess until 3:06 PM.

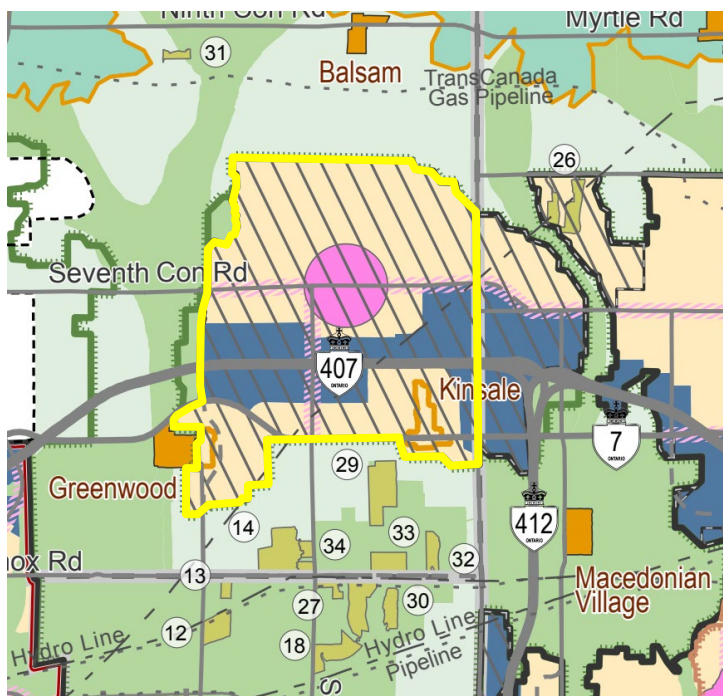
CARRIED

Council recessed at 2:56 PM and reconvened at 3:06 PM.

A roll call was conducted following the recess and all members of Council were present with the exception of Councillors Dies, Foster and Roy.

Moved by Councillor Collier, Seconded by Councillor Crawford,

- (119) That Map 1 contained in Attachment #1 of Report #2023-P-15 be divided in order to vote on the lands known as the northeast Pickering 2051 Urban Expansion Area as shown on Map 1, as a separate item.



DEFEATED ON THE FOLLOWING
RECORDED VOTE

Yes

Councillor Brenner
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Jubb
Councillor Lee
Councillor Nicholson
Councillor Woo
Councillor Wotten

No

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Garrod
Councillor Kerr
Councillor Leahy
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Neal
Councillor Pickles
Councillor Schummer
Councillor Shahid
Councillor Yamada
Regional Chair Henry

Members Absent: Councillor Dies
Councillor Foster
Councillor Roy

Declarations of Interest: None

The main motion (106) of Councillors Chapman and Pickles, was then put to a vote and CARRIED AS AMENDED ON THE FOLLOWING RECORDED VOTE:

Yes

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Carter
Councillor Chapman
Councillor Collier
Councillor Crawford
Councillor Garrod
Councillor Kerr
Councillor Leahy
Councillor Marimpietri
Councillor McDougall
Councillor Mulcahy
Councillor Nicholson
Councillor Pickles
Councillor Shahid
Councillor Woo

No

Councillor Brenner
Councillor Cook
Councillor Jubb
Councillor Lee
Councillor Neal
Councillor Schummer

Councillor Wotten
Councillor Yamada
Regional Chair Henry

Members Absent: Councillor Dies
Councillor Foster
Councillor Roy

Declarations of Interest: None

8. By-laws

38-2023 Being a by-law to adopt the new Official Plan for The Regional Municipality of Durham

This by-law implements recommendations contained in Item #7.1 presented to Regional Council on May 17, 2023

Moved by Councillor Ashe, Seconded by Councillor Barton,
(120) That By-law Number 38-2023, as amended, be passed.
CARRIED

9. Confirming By-law

39-2023 Being a by-law to confirm the proceedings on the Council of The Regional Municipality of Durham at its meeting on the 17th day of May, 2023.

Moved by Councillor Ashe, Seconded by Councillor Barton,
(121) That By-law Number 39-2023 being a by-law to confirm the proceedings of the Council of the Regional Municipality of Durham at their meeting held on May 17, 2023 be passed.
CARRIED

10. Adjournment

Moved by Councillor Marimpietri, Seconded by Councillor Yamada,
(122) That the meeting be adjourned.
CARRIED

The meeting adjourned at 4:09 PM

Respectfully submitted,

John Henry, Regional Chair & CEO

Cheryl Bandel, Deputy Clerk