



## The Regional Municipality of Durham

### Planning and Economic Development Committee Agenda

Tuesday, September 5, 2023, 9:30 a.m.

Regional Council Chambers

Regional Headquarters Building

605 Rossland Road East, Whitby

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

Note: This meeting will be held in a hybrid meeting format with electronic and in-person participation. Committee meetings may be [viewed via live streaming](#).

---

	<b>Pages</b>
<b>1. Roll Call</b>	
<b>2. Declarations of Interest</b>	
<b>3. Adoption of Minutes</b>	
3.1 Planning and Economic Development Committee meeting - June 6, 2023	4
<b>4. Statutory Public Meetings</b>	
There are no statutory public meetings	
<b>5. Presentations</b>	
5.1 Jacquie Severs – Manager, Marketing & Tourism	15
Re: Durham at the Collision Conference: Investment Attraction and Brand Awareness (2023-EDT-11) [Item 8.2 b)]	
<b>6. Delegations</b>	
<b>7. Planning</b>	
7.1 Correspondence	
a. Memorandum from B. Bridgeman, Commissioner of Planning and Economic Development	35
Re: Envision Durham, New Regional Official Plan	
 <b>Pulled from the July 7, 2023 Council Information Package by Councillor Collier</b>	
 Recommendation: Receive for Information	

7.2	Reports	
a.	Report #2023-P-20 Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd., on behalf of Wechsel Farms, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2022-004	38
b.	Report #2023-P-21 Application to Amend the Durham Regional Official Plan, submitted by Michael Smith Planning Consultants Development Coordinators Ltd., on behalf of Gowanlea Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2023-003	47
c.	Report #2023-P-22 Bill 23 Update: Delegation of Durham Region Land Division Responsibilities	56
8.	<b>Economic Development</b>	
8.1	Correspondence	
8.2	Reports	
a.	Report #2023-EDT-10 Precision Agriculture Field Day	68
b.	Report #2023-EDT-11 Durham at the Collision Conference: Investment Attraction and Brand Awareness	72
9.	<b>Advisory Committee Resolutions</b>	
9.1	Durham Active Transportation Committee	87
a.	Cycling Infrastructure Measurement Guidelines	
10.	<b>Confidential Matters</b>	
10.1	Confidential Report #2023-EDT-12 Confidential Report of the Commissioner of Planning & Economic Development – Closed matter regarding a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board as it relates to bringing the Business Advisory Centre Durham (BACD) into the Regional Corporation	
11.	<b>Other Business</b>	

**12. Date of Next Meeting**

Tuesday, October 3, 2023 at 9:30 AM

**13. Adjournment**

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. This also includes oral submissions at meetings. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

---

**The Regional Municipality of Durham**

**MINUTES**

**PLANNING & ECONOMIC DEVELOPMENT COMMITTEE**

**Tuesday, June 6, 2023**

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 6, 2023 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM. Electronic participation was offered for this meeting.

**1. Roll Call**

Present: Councillor Chapman, Chair  
Councillor Pickles, Vice-Chair  
Councillor Neal\*  
Councillor Shahid  
Councillor Wotten  
Regional Chair Henry  
**\* denotes Councillors participating electronically**

Also  
Present: Councillor Crawford  
Councillor Schummer\*  
**\* denotes Councillors participating electronically**

Absent: Councillor Collier  
Councillor Kerr

Staff  
Present: E. Baxter-Trahair, Chief Administrative Officer  
C. Boyd, Solicitor, Corporate Services – Legal Services  
B. Bridgeman, Commissioner of Planning and Economic Development  
H. Finlay, Acting Manager - Rapid Transit and Transit Oriented Development  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs  
G. Muller, Director of Planning  
G. Pereira, Manager, Transportation Planning  
D. Ruby, Manager, Economic Development, Business Development and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster Development  
L. Talling, Sport Tourism Program Specialist, Economic Development and Tourism



N. Taylor, Commissioner of Finance  
L. Trombino, Manager, Plan Implementation  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
N. Prasad, Assistant Secretary to Council, 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 Pickles, Seconded by Councillor Wotten,  
(49) That the minutes of the regular Planning & Economic Development  
Committee meeting held on Tuesday, May 2, 2023, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

**5. Presentations**

5.1 Lori Talling, Sport Tourism Program Specialist, re: Durham Region 2023 Ontario  
Parasport Games (2023-EDT-7)

Due to technical difficulties, the presentation was heard later in the meeting. See  
pages 3 and 4 of these minutes.

5.2 Dan Ruby, Manager, Business Development & Investment, re: 2022 and Q1-2023  
Commercial and Industrial Development in Durham Region (2023-EDT-9)

Dan Ruby, Manager, Business Development & Investment, advised that full  
details of the 2022 and Q1-2023 Commercial and Industrial Development in  
Durham Region can be found in Report #2023-EDT-9 of the Commissioner of  
Planning & Economic Development. A video was displayed entitled Invest  
Durham: 2022 to 2023 Investment Report Highlights.

5.3 Gary Muller, Director of Planning, re: Durham Region's Response to Provincial  
Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act,  
2023, the Proposed Provincial Planning Statement, and Related ERO Posting  
#019-6821, #019-6822, #019-6813 (2023-P-19)

Gary Muller, Director of Planning, provided a PowerPoint presentation with  
regards to Durham Region's Response to Provincial Consultation on Bill 97 – The  
Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial

Planning Statement, and Related ERO Posting #019-6821, #019-6822, #019-6813 (2023-P-19).

Highlights of the presentation included:

- Background
  - Bill 97: The Helping Homebuyers, Protecting Tenants Act, 2023 – comments were due by May 6, 2023
  - Proposed Provincial Planning Statement – comments are due by August 4, 2023
- Policy Context
- Bill 97: The Helping Homebuyers, Protecting Tenants Act, 2023
- Proposed Provincial Planning Statement
- Summary of Key Comments
- Connection to Envision Durham

G. Muller responded to questions with regards to the municipality's role with respect to Ministerial authority to require development agreements; if the Province introduced policies under the Proposed Provincial Planning Statement, whether those policies would speak to intensification and density outside of Major Transit Station Areas and whether they would be set by the Province or municipality; the impacts of Bill 97 and Bill 23 will have on the recently submitted new Regional Official Plan and the potential changes that could occur; when the new Regional Official Plan will be approved by the Ministry; the six month extension to fee refund provisions for municipalities that fail to meet statutory decision deadline details; how many Minister's Zoning Orders (MZOs) are in Durham Region; the municipality's role in MZOs; the involvement of Community Housing Infrastructure Accelerator with MZOs; and the new authority for MZOs.

5.1 Lori Talling, Sport Tourism Program Specialist, re: Durham Region 2023 Ontario Parasport Games (2023-EDT-7)

---

Lori Talling, Sport Tourism Program Specialist, provided a presentation with regards to Durham Region 2023 Ontario Parasport Games.

L. Talling advised that in November 2021, Regional Council endorsed Sport Durham's bid to host the Ontario Parasport Games for a second time and to support cash and in-kind contributions from the Region valued at \$106,000 to help build on the momentum and legacy of hosting the award-winning games in 2019. She stated that in 2022, a 24-member organizing committee was formed, together with the support of the Ministry of Tourism, Culture and Sport, another 45 sub-committee members, and staff from a number of Regional departments to host the games.

L. Talling advised that the games were held from February 3-5, 2023. The Region hosted 200 games and with the help of weekend volunteers, Regional staff and

venue staff, it welcomed over 400 participants and hundreds of spectators from across the Province.

L. Talling advised that the Region continues to promote awareness and support for accessibility and inclusion to increase parasport opportunities and participation in our community. She thanked the Planning & Economic Development Committee and Council for their support and will provide a final report in the months ahead.

A Parasport Games celebration video was displayed to capture the spirit and excitement of the games, from arrival at the five hotels to the opening ceremonies at the Abilities Centre; the 11 different sport competitions and 4 demo sports; and the medal ceremonies at 9 different venues across Durham Region.

L. Talling responded to a question with regards to who will be hosting the next Parasport Games.

## **6. Delegations**

### **6.1 Rob Alexander, President, Durham Farm Fresh Marketing Association, re: Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2023-EDT-8)**

---

Rob Alexander, President, Durham Farm Fresh Marketing Association, participating electronically, appeared before the Committee regarding Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week.

R. Alexander advised that 2023 marks 30 years for the Durham Farm Fresh Marketing Association as a not-for-profit organization and has been involved in bringing on new member farms, promoting locally grown and process food, rolling out innovative marketing programs, networking and educational events, and providing valuable industry insights. He further advised that as programming changes to adapt to new consumer preferences and communication tools, they remain focused on the mandate to improve the awareness and economics of the farm-to-table food system in Durham.

R. Alexander thanked all who contributed, delegated, and engaged in the consultation process for the recently adopted Regional Official Plan. He stated that Envision Durham highlighted several important features in the local food system with agriculture being the number one goods producing industry with more than 1,300 farms operating in Durham Region. R. Alexander stated that with approximately 285 farms engaged in some form of direct consumer sales, agriculture generates over \$350,000,000 in gross farm receipts, and the whole Agri-food system is one of the top industries employing residents in Durham Region. He further stated that the average age of farmers has increased from 54 to 59 since 2006, the total area of farmland in Durham Region has decreased by

20% from 2006, and while total farm output has grown, the number of individual farms continues to fall.

R. Alexander stated that the biggest challenge for the industry has been the price of land which is driven high by developers, speculators, and investors. He advised that Local Food Week is an important opportunity to consider how policy decisions can have an effect on the agriculture system. Earlier this year, Durham Farm Fresh and Durham Farm Connections submitted a joint proposal to the Provincial Rural Economic Development Fund to hire a full-time coordinator. He further advised that the Durham Agricultural Advisory Committee is in the process of updating their Terms of Reference to include a Durham Farm Fresh representative.

R. Alexander thanked Durham Region and staff for their continued support, and reconfirmed his commitment to Durham Farm Fresh as Chair, and to the broader local food movement.

## **7. Planning**

### **7.1 Correspondence**

There were no communications to be considered.

### **7.2 Reports**

#### **A) Durham Agricultural Advisory Committee Terms of Reference and 2023 Workplan (2023-P-16)**

Report #2023-P-16 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(50) That we recommend to Council:

- A) That the Durham Agricultural Advisory Committee's 2023 Terms of Reference be approved, as outlined in Attachment #1 to Report #2023-P-16 of the Commissioner of Planning and Economic Development;
- B) That the Durham Agricultural Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-16; and
- C) That a copy of Report #2023-P-16 be forwarded to the Durham Agricultural Advisory Committee, the Durham Federation of Agriculture, the Golden Horseshoe Food and Farming Alliance and the area municipalities.

CARRIED

#### **B) Durham Environment and Climate Advisory Committee 2023 Workplan and Terms of Reference (2023-P-17)**

Report #2023-P-17 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(51) That we recommend to Council:

- A) That the Durham Environment and Climate Advisory Committee's 2023 Workplan be approved, as outlined in Attachment #2 to Report #2023-P-17 of the Commissioner of Planning and Economic Development; and
- B) That a copy of Report #2023-P-17 be forwarded to the Durham Environment and Climate Advisory Committee, Conservation Authorities, and the area municipalities.

CARRIED

C) Durham Active Transportation Committee (DATC) 2023 Workplan (2023-P-18)

Report #2023-P-18 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(52) That we recommend to Council:

- A) That the Durham Active Transportation Committee's 2023 Workplan be approved, as outlined in Attachment #1 to Report #2023-P-18 of the Commissioner of Planning and Economic Development; and
- B) That a copy of Report #2023-P-18 be forwarded to the Durham Active Transportation Advisory Committee, Conservation Authorities, and Durham's area municipalities.

CARRIED

D) Durham Region's Response to Provincial Consultation on Bill 97 – The Helping Homeowners, Protecting Tenants Act, 2023, the Proposed Provincial Planning Statement, and Related ERO Postings #019-6821, #019-6822, #019-6813 (2023-P-19)

Report #2023-P-19 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Councillor Wotten,  
(53) That we recommend to Council:

- A) That the letter dated May 5, 2023 (Attachment #1 to Report #2023-P-19 of the Commissioner of Planning and Economic Development) from the Commissioner of Planning and Economic Development to the Minister of Municipal Affairs and Housing, be endorsed as Durham Region's comments on Bill 97;

- B) That the following recommendations form the Region's comments on the proposed Provincial Planning Statement, namely that the province:
- i) make stable and predictable funding available to Indigenous communities to facilitate their fulsome participation in the planning process;
  - ii) require municipalities to develop population and employment forecasts to a common 25 to 30-year time horizon based on a standard methodology provided by the province;
  - iii) continue to require that settlement area boundary expansions be permitted only through municipal comprehensive reviews, informed by a standardized methodology. Within a regional context, the implications of infrastructure and servicing on settlement area boundary expansions collectively should continue to rest with upper-tier municipalities as the jurisdiction responsible for the infrastructure and servicing, regardless of planning approval responsibility;
  - iv) continue to consult on the implementation framework so that municipalities within the Greenbelt Plan area can understand how they will be affected by the proposed policy changes;
  - v) permit municipalities to designate Strategic Growth Areas (SGAs) in their official plans and clarify if the Highway-2 BRT in Durham would be captured as a higher order transit corridor following repeal of the Growth Plan;
  - vi) continue to support intensification targets and approaches to calculation within municipal official plans;
  - vii) continue to consult with upper-tier municipalities that may no longer have planning approval authority under Bill 23 on how the proposed new PPS can be implemented through their role as a Housing Service Manager to facilitate the coordinated delivery of affordable housing;
  - viii) provide definitions (e.g. affordable and attainable) and establish clear policy that enables the delivery of affordable housing and include targets, definitions and policies in the proposed new PPS;
  - ix) uphold agricultural systems planning and strengthen language in the proposed new PPS to require municipalities to use an agricultural systems approach;
  - x) allow the ability for limited lot creation on rural lands, but only if it is locally appropriate while discouraging residential lot creation in

prime agricultural areas, aside from those created through surplus farm dwellings;

- xi) not permit light industrial, manufacturing and small-scale warehousing within SGAs as it would undermine the ability for sensitive uses, particularly residential uses, to locate within SGAs;
  - xii) include policy language that will strengthen a municipalities' ability to require mixed use developments in SGAs, and not solely residential developments, which could undermine the province's objectives related to complete communities;
  - xiii) clarify the general intent of the proposed policy that requires municipalities to "leverage the capacity of development proponents" in planning for infrastructure and public service facilities as it may be interpreted to mean that municipalities will be compelled to enter into agreements with proponents for the provision of infrastructure and public service facilities;
  - xiv) release proposed natural heritage policies and definitions as soon as possible and in turn allow stakeholders time to comment on the proposed new PPS holistically;
  - xv) develop policy approaches to intensification and settlement area boundary expansions within the context of a changing climate;
  - xvi) include a policy framework for natural hazards within the final proposed new PPS to support municipalities in their efforts to ensure public health and safety, protect property, and avoid the creation of new or aggravate existing natural hazards;
  - xvii) retain policy direction for on-site and local reuse of excess soil, and provide planning authorities with guidance on how to accommodate expected increases in excess soil generated as residential development accelerates; and
- C) That a copy of Report #2023-P-19 be forwarded to Durham's area municipalities, conservation authorities, and neighbouring municipalities for information.

CARRIED

## **8. Economic Development**

### **8.1 Correspondence**

There were no items of communications to be considered.

8.2 Reports

A) Durham Region 2023 Ontario Parasport Games (2023-EDT-7)

Report #2023-EDT-7 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(54) That Report #2023-EDT-7 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2023-EDT-8)

Report #2023-EDT-8 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(55) That Report #2023-EDT-8 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

C) 2022 and Q1-2023 Commercial and Industrial Development in Durham Region (2023-EDT-9)

Report #2023-EDT-9 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Shahid, Seconded by Regional Chair Henry,  
(56) That Report #2023-EDT-9 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

9. **Advisory Committee Resolutions**

9.1 Durham Environmental and Climate Advisory Committee

A) Resolution regarding Appointment of a DECAC Representative on Friends of Second Marsh Board of Directors

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(57) That we recommend to Council:

That Muaz Nasir be appointed as the Durham Environment and Climate Advisory Committee (DECAC) representative on the Friends of Second Marsh Board of Directors.

CARRIED



9.2 Durham Agricultural Advisory Committee

A) Resolution regarding City of Pickering – Backyard Chickens in Pickering

Councillor Pickles advised that the City of Pickering Council adopted the staff recommendation to not proceed with a backyard chicken pilot project.

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(58) That we recommend to Council:

That the Durham Agricultural Advisory Committee is in support of the City of Pickering's resolution to not proceed with a backyard chicken pilot program, and that a copy of this resolution be forwarded to the area municipalities.

CARRIED

B) Resolution regarding Impacts of Bill 97

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(59) That we recommend to Council:

That the Durham Agricultural Advisory Committee strongly opposes Bill 97 as it does not consider the impact of severances on Minimum Distance Separations in relation to animal operations; and it encourages farmland fragmentation which will negatively impact long-term farm environmental and economic sustainability.

CARRIED

**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, September 5, 2023 at 9:30 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**13. Adjournment**

Moved by Councillor Shahid, Seconded by Councillor Pickles,  
(60) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:22 AM

Respectfully submitted,

---

B. Chapman, Chair

---

K. Smith, Committee Clerk



# Durham At Collision

Presentation to Planning and  
Economic Development Committee

September 5, 2023



# Collision Conf

June 26-29, 2023

- Annual global technology and innovation conference.
- One of the world's largest and most highly regarded.
- 36,000 attendees in 2023.









***COLLISION***<sup>®</sup>

**TORONTO • JUNE 26-29, 2023**

# Book a meeting with Invest Durham at Collision

 [\*\*invest.durham.ca/collision\*\*](https://invest.durham.ca/collision)







Durham Region,  
Ontario, Canada

Meet Our Innovation Community



#1 University in Canada for research-based





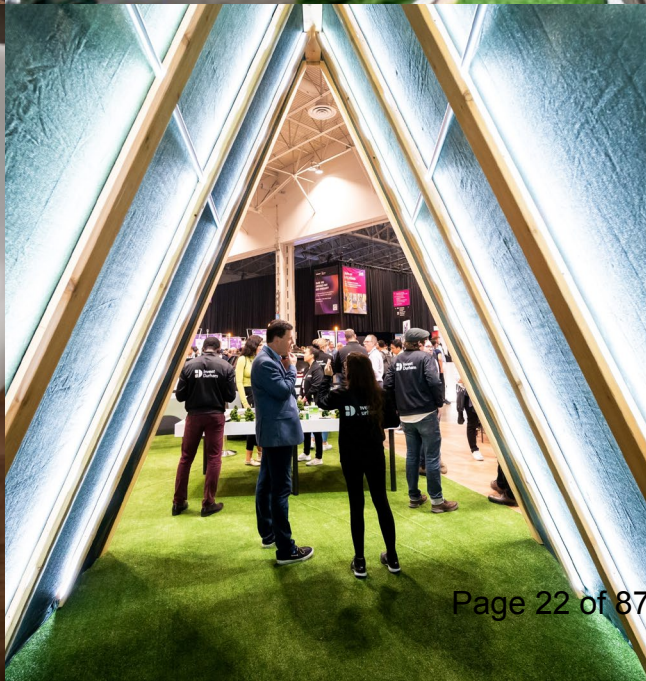




Meet Our Innovation Community











# #DurhamAtCollision

Key messages:

- Innovation
- Support
- Location







# #DurhamAtCollision

## Key messages:

- Innovation
- Support
- Location







# #DurhamAtCollision

## Key messages:

- Innovation
- Support
- Location















# Durham Team

## 133 Attendees

- Regional and area municipal staff
- Post-secondary
- Accelerator/Incubator
- Innovation community partners
- Start up founders







## By the Numbers

- 3 Announcements
- 1300 Connections
- 546 new subscribers to Invest Durham's enews
- 312,000 paid and organic digital impressions
- 5 earned media placements







# Event Marketing

- Organic Social Media
- Paid Social Media
- Event Landing Web Page
- Pre and Post-Event Email Marketing
- News Releases
- Collaborative Campaign with Mars Discovery District







# Select Outcomes

- 2 Investor Familiarization tours
- 24+ active opportunities in process
- 1 lead advanced to site selection
- 1 lead advanced to closed (won)
- FedDev round table hosted at 1855
- Partnership opportunities







- 260 per cent increase in deeper digital engagements
- 55 per cent increase in unique connections gathered
- 250 per cent increase in meetings booked pre-event



# Success & Legacy

- Strengthened connection and collaboration
- Higher understanding of Durham's value proposition
- Improved brand recognition
- 100 per cent of partner attendees surveyed said they felt the Invest Durham booth was Very Effective or Effective at representing Durham Region as a whole







## Jacquie Severs

Manager, Marketing and Tourism  
[Jacquie.Severs@durham.ca](mailto:Jacquie.Severs@durham.ca)

[InvestDurham.ca](https://InvestDurham.ca) [in](#) [Twitter](#) [Instagram](#)

If this information is required in an accessible format, please contact  
Economic Development & Tourism at 1-800-706-9857, ext. 2619.



# Interoffice Memorandum

**Date:** July 7, 2023

**To:** Regional Chair Henry and Members of Regional Council

**From:** Brian Bridgeman, Commissioner of Planning and Economic Development

**Subject:** Envision Durham, new Regional Official Plan

---

The Regional Municipality of Durham

Planning and Economic Development Department

Planning Division

605 Rossland Road East  
Level 4  
PO Box 623  
Whitby, ON L1N 6A3  
Canada

905-668-7711  
1-800-372-1102  
Fax: 905-666-6208  
Email: [planning@durham.ca](mailto:planning@durham.ca)

[durham.ca](http://durham.ca)

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

On May 17, 2023, Durham Region Council adopted the new Regional Official Plan (ROP) pursuant to Sections 17 and 26 of the Planning Act by By-law 38-2023. On June 1, 2023, Regional staff submitted the required documentation related to the adoption of the new Regional Official Plan to the Ministry of Municipal Affairs and Housing, and on June 27<sup>th</sup>, the submission was deemed to be complete by MMAH staff. The new ROP is now before the Minister of Municipal Affairs and Housing for a decision under the Planning Act.

On June 21, 2023, the Region received the attached letter from Minister Steve Clark, advising that the 120-day timeframe has been suspended and that the Region will be notified when the Minister takes additional steps towards approval under the Planning Act. It is unclear why the Minister would take this action at this time, coincident with posting of the new ROP on the ERO ([ERO #019-7195](#)) for a 60-day consultation period. Agencies, stakeholders and the public can submit comments directly to the Ministry until August 20, 2023.

Regional staff will work with Ministry staff as they work through their review of the new ROP and be available to respond to any questions of clarification.

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

Sincerely,

Original signed by

*Brian Bridgeman*

Brian Bridgemen, MCIP, RPP, PLE  
Commissioner of Planning and  
Economic Development

Enclosed



**Ministry of  
Municipal Affairs  
and Housing**

Office of the Minister

777 Bay Street, 17<sup>th</sup> Floor  
Toronto ON M7A 2J3  
Tel.: 416 585-7000

**Ministère des  
Affaires municipales  
et du Logement**

Bureau du ministre

777, rue Bay, 17<sup>e</sup> étage  
Toronto (Ontario) M7A 2J3  
Tél. : 416 585-7000



234-2023-3305

June 21, 2023

Alexander Harras  
Regional Clerk and Director of Legislative Services  
Region of Durham  
605 Rossland Road East  
Whitby, ON LIN 6A3  
[clerks@durham.ca](mailto:clerks@durham.ca)

Dear Alexander Harras:

Bill 109, the *More Homes for Everyone Act, 2022* was passed by the Legislature and received Royal Assent on April 14, 2022. Schedule 5 of the Bill makes changes to the *Planning Act* to:

- expedite approvals and incent timely decisions for zoning, plan of subdivision and site plan applications, and
- ensure provincial housing policies are implemented and priority projects are expedited by providing the province with new tools to address dispute resolution.

One of the *Planning Act* changes provides a new discretionary authority for me as the Minister of Municipal Affairs and Housing to suspend the time period to make a decision on official plans and amendments.

I am writing to notify you that I am using this authority, pursuant to ss. 17(40.1) of the *Planning Act*, to suspend the 120-day timeline for the new Region of Durham Official Plan, which was adopted on May 17, 2023, and received by the Ministry of Municipal Affairs and Housing on June 1, 2023.

You will be notified when I take further steps under the *Planning Act* in relation to this matter.

Sincerely,

A blue ink signature of Steve Clark, written in a cursive style.

Steve Clark  
Minister

c. Brian Bridgeman, Commissioner of Planning and Economic Development



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2023-P-20  
Date: September 5, 2023

---

**Subject:**

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd., on behalf of Wechsel Farms, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2022-004.

---

**Recommendation:**

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

- A) That Amendment #192 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 #2023-P-20; and
  - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Brock, the Ministry of Municipal Affairs and Housing, and all other person or public bodies who requested notification of this decision.
-

**Report:****1. Purpose**

- 1.1 On August 18, 2022, Clark Consulting Services Ltd., on behalf of Wechsel Farms, submitted an application to amend the Regional Official Plan to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock.

**2. Site Description**

- 2.1 The subject site is located on the north side of Regional Road 15, west of Thorah Sideroad and is approximately 2.4 kilometres east of the Beaverton Urban Area in the Township of Brock (refer to Attachment 1). The property is municipally known as B1845 Regional Road 15, and is described as Part of Lot 6, Concession 5, in the Former Township of Thorah.
- 2.2 The subject site is roughly square in shape and is approximately 40 hectares (100 acres) in size. The southern portion of the site contains an existing house (the subject surplus dwelling), a barn, and other outbuildings to be removed. The White's Creek watercourse is located along the site's southeast property line. A woodlot is located in the northwest corner of the site. The house on the property is rented to a tenant who is not involved with the farming operation.
- 2.3 The surrounding land uses to the subject site includes:
- a. North – agricultural lands and rural residences
  - b. East – Thorah Sideroad, rural residences, agricultural lands, and White's Creek
  - c. South – rural residences, Regional Rd. 15, a woodlot, White's Creek, and agricultural lands
  - d. West – wooded area, agricultural lands, and rural residences

**3. Background**

- 3.1 Wechsel Farms has applied to amend the Durham Regional Official Plan (ROP) to permit the severance of a 0.49 ha (1.21 acre) rural residential parcel of land containing a farm dwelling, from a 40 ha (100 acre) farm parcel.

- 3.2 The applicant has submitted a concurrent related Zoning By-law Amendment Application (13-2022-RA) to the Township of Brock to rezone the proposed retained farm parcel to prohibit any further severances, or the construction of any new dwellings.

#### **4. Reports Submitted in Support of the Application**

- 4.1 A Planning Justification Report prepared by Clark Consulting Services Ltd. was submitted to support the application. The Planning Justification Report concluded that the application conforms with the applicable Provincial and Regional policies and meets the Provincial Minimum Distance Separation requirements.
- 4.2 An Environmental Site-Screening Questionnaire completed by GHD Ltd. indicates a low level of environmental concern on the subject site.

#### **5. Previous Reports and Decisions**

- 5.1 On December 6, 2022, the Planning and Economic Development Committee received the Public Meeting Report #2022-P-19, which includes details of the proposed non-abutting surplus farm dwelling severance.

#### **6. Provincial Plans and Policies**

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

#### **7. Durham Regional Official Plan (ROP) Context**

- 7.1 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 need for a farm employee;
  - b. the farm parcel is a size which is viable for farming operations;
  - c. for sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
  - d. the farm parcel is zoned to prohibit any further severance or the establishment of any residential dwelling.

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

## **8. Planning Analysis**

- 8.1 Wechsel Farms owns a total of five agricultural properties in the Township of Brock. Two of the agricultural properties contain a house. The applicant's family lives in the homestead located at B2005 Concession Road 6. The house located on the subject site is not utilized by a farm employee, and is surplus to the farm operations as a result of the consolidation of non-abutting farm parcels.
- 8.2 The severance of the surplus dwelling will not have an impact on the current farming operation. The proposed retained farm parcel will continue to remain viable for agriculture use. The subject dwelling had existed prior to December 16, 2004, when the Greenbelt Plan came into effect.
- 8.3 The proposed Amendment to the Regional Official Plan requires that the retained farm parcel be rezoned to prohibit any further severances, and the construction of any new dwellings.
- 8.4 The proposed amendment is consistent with the PPS and conforms with the Greenbelt Plan and the Durham Regional Official Plan.

## **9. Public Meeting and Submissions**

- 9.1 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 lands within 120 metres (400 feet) of the subject lands, and a public meeting was held on December 6, 2022. Commissioner's Report #2022-P-19 provides information on the application.
- 9.2 The Region did not receive any written submission from the public related to the amendment application.

## **10. Consultation**

- 10.1 On March 13, 2023, the Township of Brock adopted a resolution supporting the proposed Durham Regional Official Plan Amendment application and the related Zoning By-law Amendment application.

10.2 The Ministry of Municipal Affairs and Housing, the Lake Simcoe Region Conservation Authority, the Regional Health Department, the Regional Works Department, and the Durham Agricultural Advisory Committee have no concerns with the approval of the application.

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

## **11. Notice of Meeting**

11.1 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.

11.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by the Regional Council on September 27, 2023. 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).

## **12. Relationship to Strategic Plan**

12.1 In the processing of ROPA 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".

## **13. Conclusion**

13.1 The proposed amendment is consistent with the Provincial Policy Statement and conforms with the policies of the Greenbelt Plan and the Durham Regional Official Plan. The required implementing Zoning By-law will prohibit any further severances and the construction of new dwellings on the retained farm parcel. Accordingly, it is recommended that Amendment #192 to the ROP, as shown on Attachment #3, be adopted.

## **14. Attachments**

Attachment #1: Location Sketch

Attachment #2: Applicant's Total Land Holdings

Attachment #3: Amendment #192 to the Durham Regional Official Plan

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

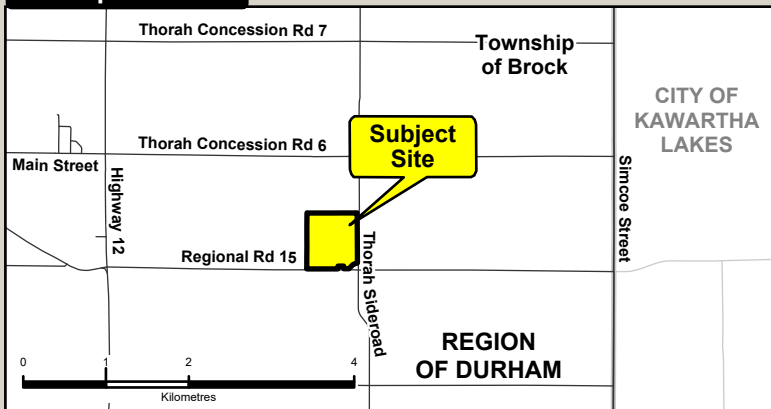
Original signed by

---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

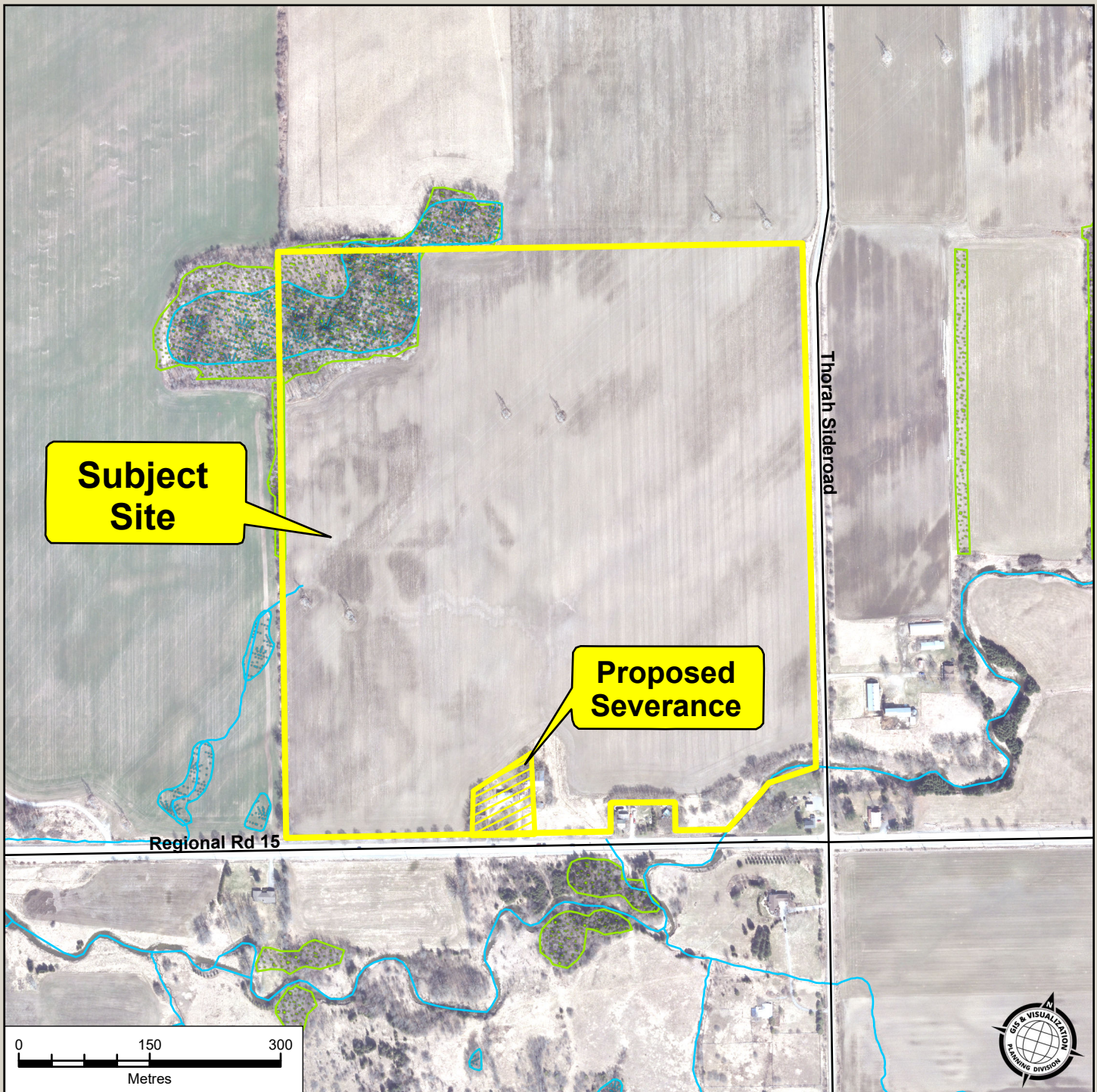


## Municipal Context



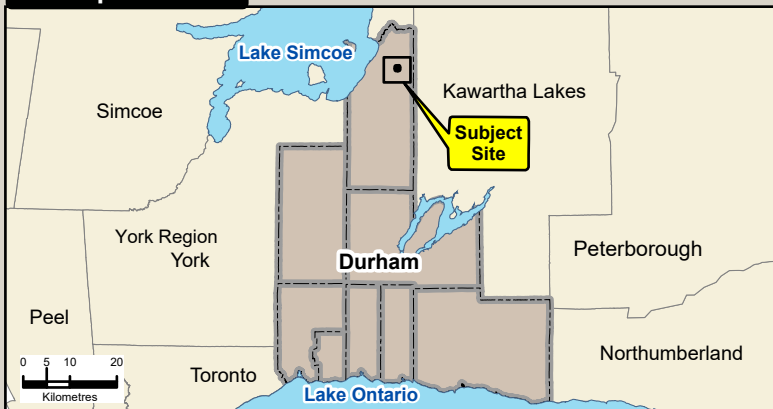
Attachment #1  
 Commissioner's Report: 2023-P-20  
 File: ROPA 2022-004  
 Municipality: Township of Brock

## Legend





## Municipal Context



Attachment #2  
 Commissioner's Report: 2023-P-20  
 File: ROPA 2022-004  
 Municipality: Township of Brock

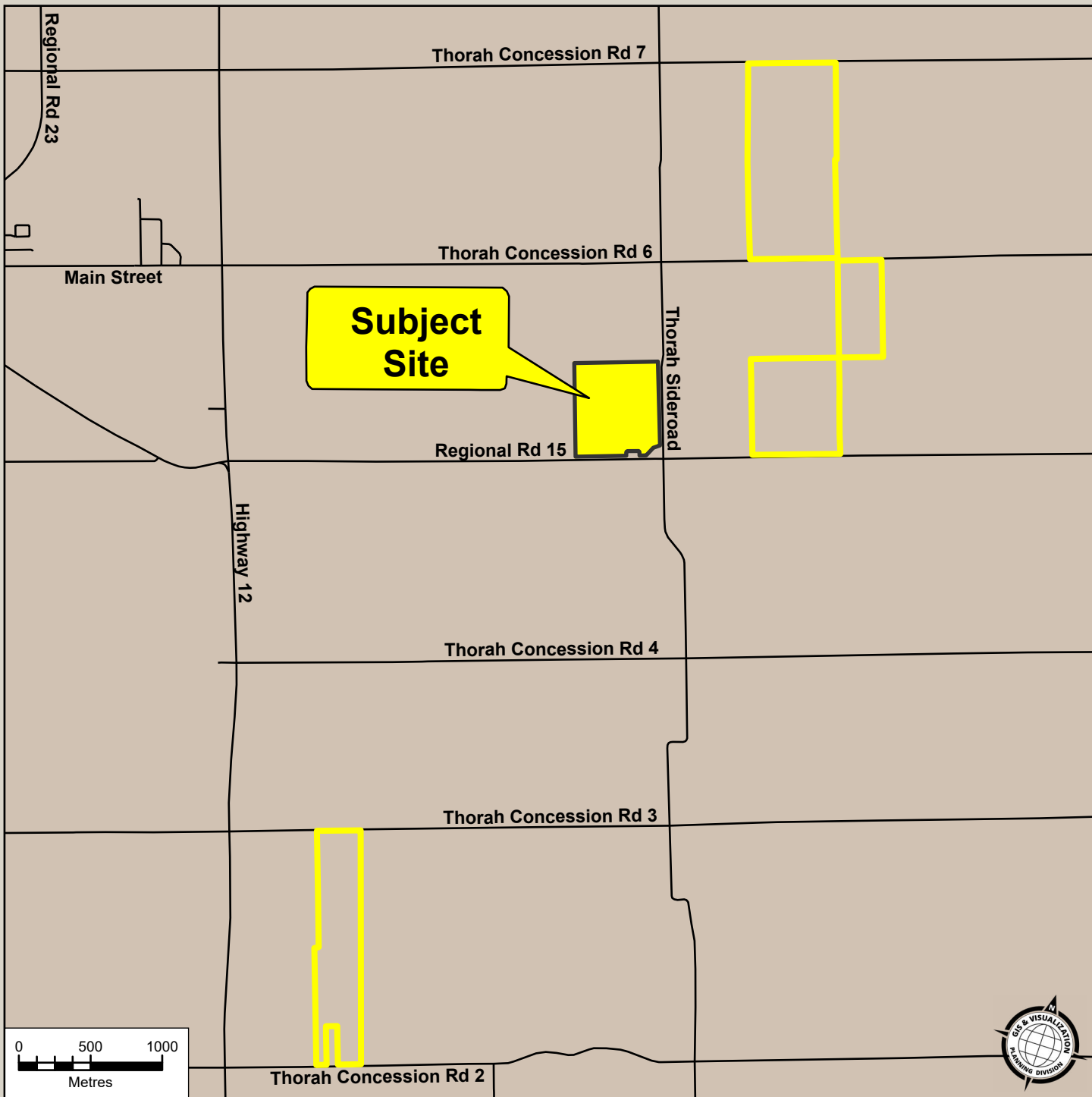
## Legend



Subject Site



Other Lands Owned by Wechsel Farms



### Amendment #192 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 as “Prime Agricultural Areas.”
Location:	The subject site is located on the north side of Regional Road 15, west of Thorah Sideroad and is approximately 2.4 kilometres east of the Beaverton Urban Area. The site is municipally known as B1845 Regional Road 15 and is described as Part of Lot 6, Concession 5, former Township of Thorah, in the Township of Brock.
Basis:	The subject farm property has been consolidated with the other non-abutting farm parcels 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 fff) A surplus farm dwelling rendered surplus from the parcel identified as Assessment No.18-39-010-003-14300 located in Part of Lot 6, Concession 5, former Township of Thorah, in the Township of Brock, subject to the inclusion of the provisions in the zoning by-law to prohibit the establishment of any dwellings on the retained parcel in accordance with the Provincial and Regional policies, no further severance of the property is permitted.</p>
Implementation:	The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to this Amendment.
Interpretation:	The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2023-P-21  
Date: September 5, 2023

---

**Subject:**

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Michael Smith Planning Consultants Development Coordinators Ltd., on behalf of Gowanlea Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2023-003

---

**Recommendation:**

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

- A) That Amendment #193 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 #2023-P-21; and
  - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Brock, the Ministry of Municipal Affairs and Housing, and all other person or public bodies who requested notification of this decision.
-



**Report:****1. Purpose**

- 1.1 On February 14, 2023, Michael Smith Planning Consultants Development Coordinators Ltd. on behalf of Gowanlea Ltd. submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a dwelling rendered surplus as a result of the consolidation on non-abutting farm parcels in the Township of Brock.

**2. Site Description**

- 2.1 The subject site is located on the north side of Brock Concession Road 7, east of Ridge Road and west of Sideroad 18A. The property is municipally known as 1705 Brock Concession Road 7 and is located at Part of Lots 17 & 18, Brock Concession 7 (refer to Attachment #1).
- 2.2 The subject site is rectangular in shape and is approximately 39.4 hectares (97.3 acres) in size. The southern portion of the site contains an existing house, accessory buildings and a livestock barn. The existing accessory building and livestock barn are to be removed. A wooded area is located in the northeast corner of the site.
- 2.3 The surrounding land uses to the subject site includes:
- a. North - agricultural land, a wooded area and rural residences
  - b. East –Agricultural land, rural residences, a wooded area and Sideroad 18A
  - c. South – Brock Concession Road 7, rural residences, agricultural land, wooded area
  - d. West –Agricultural land, and rural residences, Beaverton River wetland, a camping site and Ridge Road

**3. Background**

- 3.1 Gowanlea Ltd. has applied to amend the Durham Regional Official Plan (ROP) to permit the severance of a 0.4 ha (1 acre) rural residential parcel of land containing a farm dwelling, from a 39.4 hectare (100 acre) farm parcel.

- 3.2 The applicant has submitted a concurrent Zoning By-law Amendment Application (ZBA-2023-01) with the Township of Brock to rezone the proposed retained farm parcel to prohibit any further severances, and the construction of any new dwellings.

#### **4. Reports Submitted in Support of the Application**

- 4.1 A Planning Justification Report/Agricultural Assessment prepared by Michael Smith Planning Consultants Development Coordinators Ltd. dated January 2023, 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 Greenbelt Plan, the Regional Official Plan, the Lake Simcoe Protection Plan (LSPP) and Provincial Minimum Distance Separation (MDS) requirements.
- 4.2 An Environmental Site-Screening Questionnaire dated January 11, 2023, completed by Cambium Inc., reported the subject site as having low level of environmental concerns and no further assessment is required.

#### **5. Previous Reports and Decisions**

- 5.1 On May 2, 2023, the Planning and Economic Development Committee received the Public Meeting Report #2023-P-13, which includes details of the proposed non-abutting surplus farm dwelling severance.

#### **6. Provincial Plans and Policies**

- 6.1 The subject site is located within the Protected Countryside designation of the Greenbelt Plan. Both the Provincial Policy Statement and Greenbelt Plan permit the severance of a residence surplus to a farming operation as a result of farm consolidation, provided the planning authority ensures that a residential dwelling is not permitted on the proposed retained farm lot created by the severance and will be limited to the minimum size needed to accommodate the use.

##### **6.2 Lake Simcoe Protection Plan (LSPP)**

- 6.3 The subject site is within the Lake Simcoe watershed. The objectives of LSPP are protecting, improving or restoring the elements that contribute to the ecological health of Lake Simcoe as well as build on the protections for the Lake Simcoe watershed that are provided by provincial plans that apply in all or part of the Lake Simcoe watershed, including the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. The applicant is not proposing development near the shores of

Lake Simcoe, on or near tributaries of Lake Simcoe or in or near *Key Natural Heritage and Key Hydrologic Features* that are outside of settlement areas, the *Greenbelt Plan* and the *Oak Ridges Moraine Plan*. As such, the objectives of the proposal complies with the LSPP.

## **7. Durham Regional Official Plan (ROP) Context**

7.1 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 need for a farm employee;
- b. the farm parcel is a size which is viable for farming operations;
- c. for sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
- d. the farm parcel is zoned to prohibit any further severance or the establishment of any residential dwelling.

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

## **8. Planning Analysis**

8.1 Gowanlea owns a total of 22 agricultural properties in the Township of Brock. The applicant's family lives in the homestead located at 11400 Highway 12. The house located on the subject site is not utilized by a farm employee and is surplus to the farm operations as a result of the consolidation of non-abutting farm parcels.

8.2 The severance of the surplus dwelling will not have an impact on the current farming operation. The proposed retained farm parcel will continue to remain a viable farm size for agriculture use. The subject dwelling had existed prior to December 16, 2004, when the Greenbelt Plan came into effect.

8.3 The proposed Amendment to the Regional Official Plan requires that the retained farm parcel be rezoned to prohibit any further severances, and the construction of any new dwellings.

8.4 The proposed amendment is consistent with the PPS and conforms with the Greenbelt Plan and the Durham Regional Official Plan.



## **9. Public Meeting and Submissions**

- 9.1 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 lands within 120 metres (400 feet) of the subject lands, and a public meeting was held on May 5, 2023. Commissioner's Report #2023-P-13 provides information on the application.
- 9.2 The Region did not receive any written submission from the public related to the proposed amendment application.

## **10. Consultation**

- 10.1 On May 23, 2023, the Township of Brock adopted a resolution supporting the proposed Durham Regional Official Plan Amendment application and the related Zoning By-law Amendment application. The implementing Zoning By-law Amendment will prohibit any further severances, and the construction of any dwellings on the retained farm parcel.
- 10.2 The Ministry of Municipal Affairs and Housing, the Lake Simcoe Region Conservation Authority, the Regional Health Department, the Regional Works Department, and the Durham Agricultural Advisory Committee have also indicated they have no concerns with the approval of the proposed application.
- 10.3 No comments or concerns were received from any member of the public.

## **11. Notice of Meeting**

- 11.1 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.
- 11.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by the Regional Council on September 5, 2023. 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).

## **12. Relationship to Strategic Plan**

- 12.1 In the processing of ROPA 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”.

## **13. Conclusion**

- 13.1 The proposed amendment is consistent with the Provincial Policy Statement and conforms with the policies of the Greenbelt Plan and the Durham Regional Official Plan. The required implementing Zoning By-law will prohibit any further severances and the construction of new dwellings on the retained farm parcel. Accordingly, it is recommended that Amendment #193 to the ROP, as shown on Attachment #3, be adopted.

## **14. Attachments**

Attachment #1: Location Sketch

Attachment #2: Applicant’s Total Land Holdings

Attachment #3: Amendment #193 to the Durham Regional Official Plan

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

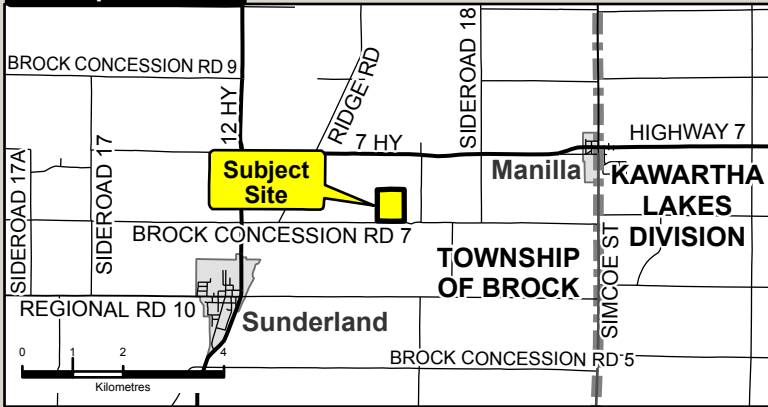
Original signed by

---

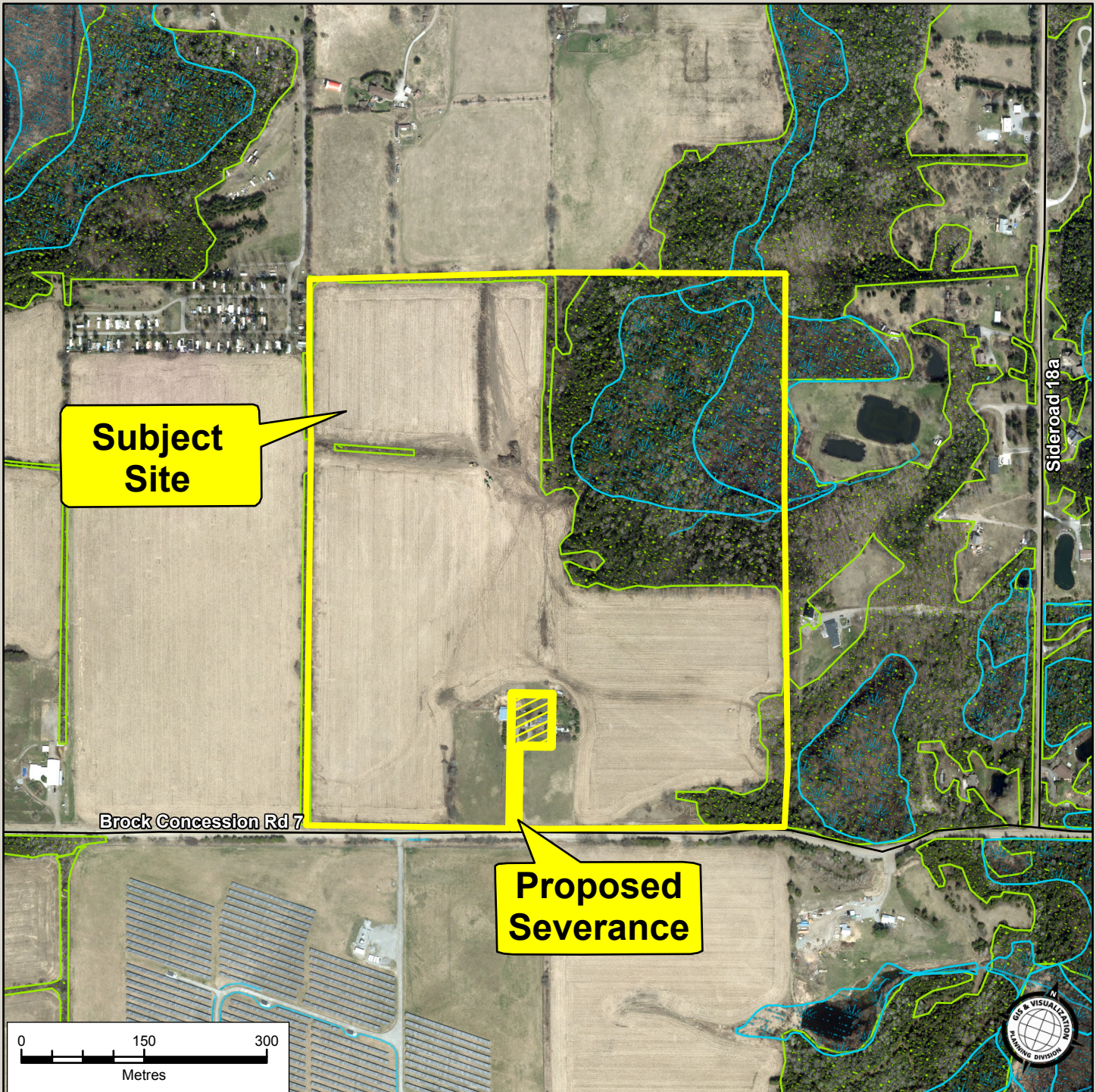
Elaine C. Baxter-Trahair  
Chief Administrative Officer



**Municipal Context**





**Legend**





The map shows the Durham Region in Ontario, Canada. A yellow callout box labeled 'Subject Site' points to a specific location within the Durham Region. The map also shows Lake Simcoe to the north, Lake Ontario to the south, and surrounding regions like Simcoe, York Region, Peel, and Peterborough. A scale bar at the bottom left indicates distances in Kilometres (0, 5, 10, 20).

**Legend**

	<b>Subject Site</b>		<b>Other Lands Owned by Gowanlea Ltd.</b>
--	---------------------	---	---



### **Amendment #193 to the Durham Regional Official Plan**

---

- Purpose and Effect:** The purpose and effect of this Amendment is to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels.
- Location:** The subject site is located on the north side of Brock Concession Road 7, east of Ridge Road and west of Sideroad 18A. The property is municipally known as 1705 Concession Road 7 and is part of Lots 17 & 18, Concession 7 in the Township of Brock.
- Basis:** The residential dwelling on the subject site is not required by and is a surplus to the farm operation. The 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:** The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:
- “9A.3.2 (ggg) A surplus farm dwelling is severed from the parcel identified as Assessment No. 18-39-050-005-28300 located in Part of Lots 17 & 18, Concession 7 in the Township of Brock, 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 severance of property is permitted.”
- Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to this Amendment.
- Interpretation:** The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.



# The Regional Municipality of Durham Report

---

To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2023-P-22  
Date: September 5, 2023

---

**Subject:**

Bill 23 Update: Delegation of Durham Region Land Division Responsibilities

---

**Recommendation:**

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

- A) That the Regional Solicitor be authorized to present a By-law under Section 54 of the Planning Act delegating to the Council of each of the Region's area municipalities, the authority to grant consents, and that this by-law be passed by Council at its meeting on October 25, 2023;
  - B) That By-laws 07-2023 and 09-2023, authorizing appointments to the Regional Land Division Committee be repealed effective December 31, 2023;
  - C) That the area municipalities be requested to pass a by-law to expand the role of their Committees of Adjustment to include Consent applications effective January 1, 2024;
  - D) That a copy of this report be provided to the Regional Land Division Committee, and each of the Region's area municipalities; and
  - E) That at the appropriate time, the Chair of the Land Division Committee and all Committee Members be thanked for their contributions and service to the Region.
-

**Report:****1. Background and Purpose**

- 1.1 On October 25, 2022, the province tabled Bill 23 which introduced fundamental changes to the land use planning system in Ontario through legislative amendments to the Planning Act, the Conservation Authorities Act, the Development Charges Act and other pieces of legislation. The Bill implemented the “More Homes, Built Faster: Ontario’s Housing Supply Action Plan 2022-2023”, which is intended to advance the government’s goal of getting 1.5 million homes built across Ontario over the next 10 years.
- 1.2 Bill 23 achieved Royal Assent on November 28, 2022. Proclamation of certain aspects of Bill 23 pertaining to a number of Planning Act amendments has not yet occurred. A proclamation date is not known at this time, nor is it known if further changes to the Bill may be forthcoming.
- 1.3 Pursuant to Bill 97, the “Helping Homebuyers, Protecting Tenants Act” which was introduced on April 6, 2023, Provincial Facilitators are expected to be assigned by the Minister of Municipal Affairs and Housing to undertake an assessment of Regional programs and services, and it is possible this process may result in further changes to the Region’s land use planning environment.
- 1.4 Under Bill 23, the Region of Durham and the six other regional governments were defined as “Upper-Tier Municipalities without Planning Responsibilities”. If this aspect of Bill 23 is proclaimed as drafted, it would mean that:
  - a. The Regional Official Plan would become the official plan for the lower-tier municipalities who could repeal or amend it. The new Regional Official Plan (“Envision Durham”) was adopted by Regional Council on May 17, 2023 and was immediately forwarded to the Ministry of Municipal Affairs and Housing for approval. It is unknown when the Minister will make a decision on the new Regional OP, but once approved it will not be subject to appeal;
  - b. Local municipalities will assume approval authority for all Planning Act decisions, except official plans and official plan amendments, which will need Ministerial approval. The Minister’s decision would not be subject to appeal; and
  - c. Local municipalities will have approval authority over subdivisions, condominiums, land division, and part lot control exemptions. Commenting responsibilities on all land use planning applications and related matters will continue to be performed by the Region. With regard to subdivision, condominium and part-lot control exemption approval, the Region’s approval



authority was delegated to the five lakeshore municipalities in 2000. In the north, however, upon proclamation of Bill 23, the townships would be required to assume the approval responsibilities for subdivisions, condominiums and part-lot control exemption by-laws. Regional planning staff could provide assistance if needed, through a service agreement.

- 1.5 The purpose of this report is to provide an update on planning matters pertaining to Bill 23, and also to recommend the transfer of approval responsibilities for consent (Land Division) applications to the Region's area municipalities effective January 1, 2024.

## **2. Land Division (Consent) Responsibilities**

- 2.1 "Consent" is the term used in the Planning Act when referring to the creation of new lots (i.e. severances), lot line adjustments, easements, rights-of-way, and permission for mortgaging or leasing parts of lots for more than 21 years. The Planning Act requires approval of a consent application through a Land Division Committee or a Committee of Adjustment (CofA).
- 2.2 In 1974, Regional Council delegated the authority for the granting of consents to the Regional Land Division Committee. The Commissioner of Planning and Economic Development also has delegated authority for consents under By-law 29-2020.
- 2.3 Since 1974, the Regional Land Division Committee has provided efficient, effective and consistent service across the Region through economies of scale. Durham is unique within the GGH whereby Land Division responsibilities are assumed by the Regional Land Division Committee with representation from each area municipality. In other jurisdictions in the GTHA, consent responsibilities are assumed by local Committees of Adjustment, with minor variances and related consent applications considered concurrently.
- 2.4 Regional Planning Division staff currently provide administrative support and technical advice to the Regional Land Division Committee through the Secretary-Treasurer and the Assistant Secretary-Treasurer. These duties currently include:
  - a. Assisting landowners and agents in submitting consent applications and administering the consent process in accordance with the provisions of the Planning Act;
  - b. Scheduling of public meetings, giving Notice of Hearings, preparing and circulating meeting agendas and materials, taking minutes, recording decisions, processing appeals, overseeing clearance of conditions and issuing consent certificates (stamping deeds); and

- c. Providing liaison among commenting agencies, the public, applicants, agents and others involved in the process.
- 2.5 Planning Division staff review consent applications and provides the Land Division Committee with an assessment of the application's conformity with Regional and provincial policy, to assist the Committee in making its decision.
- 2.6 If proclaimed as proposed, Bill 23 will remove the Region's consent granting authorities. Given the current legislative and operational circumstances, it is appropriate that the Regional Land Division responsibilities be delegated to the Region's area municipalities at this time. The Region's area municipalities have advised that they are equipped to assume the role. As well, some of the existing Land Division Committee members were appointed from area municipal Committees of Adjustment. These appointments were made, in part, to enable knowledge sharing once the responsibilities are assumed by the area municipal CofAs.
- 2.7 Under Section 54 of the Planning Act, the Council of an upper-tier municipality may by by-law delegate to the Council of a lower-tier municipality, the authority for the giving of consents under Section 53 in respect of land situated in the lower-tier municipality.

### **3. Land Division Transition Planning**

- 3.1 On June 9, 2023, Regional Planning staff met with planning staff from the eight area municipalities to discuss Bill 23 and related transition matters. With a focus on Land Division, it was discussed that adequate time is required to allow for training, data and file transfer, notification, the passage of the requisite by-laws and other administrative tasks so that there can be an orderly transition of responsibilities. To allow time for planning and preparation, it is recommended that Durham Region Land Division Committee convene its final meeting in December, 2023. Local Committees of Adjustment will be in a position to consider new consent applications at their regularly scheduled meetings commencing as early as January, 2024.
- 3.2 The last day for accepting applications to the Region's Land Division Committee will be October 20, 2023. New applications for consent will need to be filed with the area municipality commencing on December 1, 2023. This date will allow the area municipalities the time needed to process applications and provide notice for their subsequent Committee of Adjustment meeting cycles commencing in January, 2024.

- 3.3 In March, 2023 Regional Council adopted By-laws 07-2023 and 09-2023 to appoint the Land Division Committee for the Region. It is necessary to repeal the by-laws and rescind the current appointments to the Land Division Committee prior to the local Committees of Adjustment assuming their expanded roles. The By-laws will be presented at the October 2023 Regional Council meeting.
- 3.4 Through the month of November, staff will transfer various documents to each of the area municipalities including sample letter templates, forms and standard notices, etc. Regional planning staff will provide training and support to area municipal staff commencing in October 2023, and then to Committee of Adjustment members. Regional staff will be available for ongoing support should any questions arise through the transition period.
- 3.5 Public notification of the process changes will be provided on the Regional website and through recurring public service announcements.
- 3.6 It is recommended that Regional Planning continue to process existing open files filed with Land Division Committee to enable clearance of conditions of existing severances for a period of up to two years until all active files have been cleared, or existing conditions have lapsed. Retention of existing active files during this transition period will allow applicants to continue under existing Regional processes for clearing conditions and approval of final plans.
- 3.7 It is also recommended that as of January 1, 2024, new consent applications be considered by the local Committees of Adjustment. The conditions imposed locally would then be cleared by the local municipalities. It is anticipated that consent activity will be approximately two applications per month, per municipality.
- 3.8 In support of the transition, area municipalities will need to post information regarding the new process, application timelines, deadlines for filing of applications; Public Notices for new consent applications; Notices of Decision; and instructions for filing of appeals.
- 3.9 To enable the transfer of responsibilities, it is recommended that Regional Council enact a by-law delegating land division responsibilities to the area municipalities under Section 53 of the Planning Act. Area municipal Councils would then have the authority to further delegate these responsibilities to their respective Committees of Adjustment.

#### **4. Activities of the Regional Planning Division Post Bill 23**

- 4.1 Bill 23 made a series of changes to the Development Charges Act, the Conservation Authorities Act and other pieces of legislation. However, the Planning Act related



components of Bill 23 that affect the planning responsibilities of upper tier municipalities have yet to be proclaimed. Until proclamation has occurred (at a date still to be determined), the Region's planning function generally remains unchanged.

- 4.2 The Region's role in infrastructure and service planning is to ensure that growth-related infrastructure is planned, prioritized, funded and in place to support new development. Decisions to invest in infrastructure and services are based on the coordination of planning permissions, an integrated approach to long range infrastructure planning, and capital financing so that required water, sewer, roads and other infrastructure and services will be available to enable new housing construction.
- 4.3 The new Regional Official Plan (Envision Durham) was adopted by Regional Council on May 17, 2023. The Regional Official Plan provides the policies and designations to guide the near doubling of Regional growth to a population of 1.3 million residents and 460,000 jobs by 2051. Dramatically accelerated levels of growth will occur through intensification and infill, transit-oriented development, on vacant urban area lands, redevelopment and within new communities within the Region's eight area municipalities. The Region's five lakeshore municipalities have been identified as "Large and Fast Growing Municipalities" and have adopted housing pledges that support accelerated growth in keeping with provincial housing objectives.
- 4.4 To ready the Region for significant and long-term development activity, infrastructure planning, servicing and housing development, the following initiatives are anticipated:
  - a. Following the approval of the new Regional Official Plan by the Minister of Municipal Affairs and Housing, detailed land use and development forecasting is required to inform Regional infrastructure and servicing master plans and subsequent development charge background studies to guide long term capital investment. Ongoing monitoring, analysis, forecasting and reporting on region-wide development, land use, transportation and demographic trends will inform decisions on infrastructure needs.
  - b. Significant work is necessary to support long-term transportation planning to ready the Region for forecasted levels of growth through transportation modelling, impact analysis and through an update to the Transportation Master Plan. Key transportation initiatives are currently underway in support of the GO East extension, active and sustainable mobility initiatives, high frequency rail, freight and goods movement and transit-oriented development initiatives.

- c. There is an urgent need to expedite affordable housing delivery. Ongoing work through the Affordable Housing Incentive Program, and through collaboration with Housing Services to expedite new development on Regionally owned sites is underway. Planning expertise in support of new development, meetings with stakeholders, identifying issues, developing strategies, and by informing plans and programs will enable positive change on existing sites.
- d. Following proclamation of the applicable portions of Bill 23, Regional planning staff will continue to:
  - provide one-window responses to development applications, area municipal plans and studies, proposals from external agencies and initiatives from other levels of government that affect the Region's interest in land, development, services or infrastructure. Timely responses will ensure the area municipalities and development stakeholders can meet legislated timelines. Where applicable, ongoing support will be provided for Regional initiatives which advance environmental stewardship, sustainability, climate change mitigation and adaptation. Opportunities to coordinate plan review responsibilities in consultation with the conservation authorities are also being explored.
  - undertake provincial plan review responsibilities (i.e. review of noise impact studies, administer soil and groundwater contamination reviews, evaluate proposals for land use compatibility/distance separation requirements, and identify applications with archaeological potential).
  - Coordinate and provide subject matter expertise for Regional Advisory Committees, including Durham Environment and Climate Change Advisory Committee, Durham Active Transportation Committee and the Durham Agricultural Advisory Committee.
  - Participate development related committees (Secondary Plan steering committees, area municipal preconsultation meetings, etc.)
  - Respond to developments, plans and proposals within designated Wellhead Protection Areas.
  - Comment on various plans/initiatives/studies or applications:
    - (a) within neighbouring municipalities up to 1 km from Durham's boundaries;
    - (b) within 1 km of sewage treatment plants, waste management facilities or other Regional infrastructure where there is a land use compatibility risk;
    - (c) third party infrastructure proposals (Hydro One, Enbridge Gas, Transnorthern Pipelines, Elexicon, etc.) and coordination of comments on changes to linear infrastructure proposed by utility providers and radio and cell tower proposals filed by telecommunications providers;

- (d) on provincial Certificate of Approval applications; and
- (e) on Aggregate licensing applications.
- Review and approve Good Forestry Practices and Clear-Cutting Permit requests under the Regional Woodland By-law.
- Undertake Soil and Groundwater Protocol administration to ensure soil and groundwater contamination matters have been addressed.
- Municipal street naming responsibilities.
- Update and administer of the Region's Woodland By-law enforcement consultant and the Region's Peer Review Rosters for Hydrogeological and Soil and Groundwater Consultants.
- Respond to internal processes, including comments on the sale of surplus lands from the Region or municipalities, processing of MFIPPA requests, and requests under the Retail Holiday Business Act for changes to hours of operation.
- Provide evidence/materials for OLT Hearings or other Tribunals for planning related hearings, presentations at Committees and Council for development related planning matters that involve a Regional interest.
- Support the conduct of the Annual Business Count being led by the GIS and Visualization section, including the collection, maintenance and analysis of employment related data.
- Lead, participate in, and support Regional redevelopment/regeneration initiatives for new affordable and supportive housing:
  - (a) Provide land use planning, design and program guidance as part of the redevelopment of Regionally-owned and DRLHC owned lands;
  - (b) Provide land use planning services, including for initial due diligence exercises and in support of project advancement;
  - (c) Prepare materials, by-laws, regulations or land use policies in support of development applications; and
  - (d) Prepare Planning Rationale Reports to approval authorities.
- Lead planning related GIS capabilities and geographic data to enable reporting on development and land related geographic information to enable informed decision making by internal departments, area municipalities, businesses, stakeholders and the public in a variety of land use related fields.
- Apply development data for Built-up Areas, Strategic Growth Areas, Employment Areas and Settlement Area Expansions to enable tracking of intensification, densities and land consumption in light of provincially mandated growth targets.



- e. Coordinate comments on transportation related projects, policies, plans and initiatives, including:
  - Analysis and comment on traffic impact studies submitted in support of development applications; area municipal and Region-led Class EA studies; local secondary plans; corridor improvement studies.
  - road widenings or reconstruction projects, provincial highway Class EAs, and liaising with Works and DRT on comments.
- f. Develop, update, monitor and implement the Regional Cycling Plan, including leading AT network planning, prioritization/phasing, monitoring/reporting, support for budget forecasting, seeking funding opportunities by preparing grant applications, coordinating AT facility design, identifying opportunities for AT integration in road improvement capital projects, and leading discussions with MTO, area municipalities and CAs on coordination as applicable.
- g. Develop, maintain, update and utilize transportation related data, to enable forecasting, modelling and monitoring to inform responses to development applications, studies, plans and initiatives:
  - the Walking Network Database to inform walkshed analysis, cycling network connectivity analysis, routing for Active and Safe Routes to School, monitoring priority neighbourhoods for food security, KPI tracking for walkability, etc;
  - the Durham Region Transportation Planning Model (DRTPM) to undertake traffic modelling based land use forecasts, Class EA studies, area municipal secondary plans, third party requests (developers), support for Finance, Works and DRT for DC Background Studies; and
  - Traffic forecasts and database maintenance for Noise Impact Studies for use by acoustic consultants as part of development applications.
- h. Participate in the Transportation Tomorrow Survey (TTS), the Regional Cordon Count Program, the MTO Travel Time Study, Census place of work data and Smart Freight Centre.
- i. Continue to elevate the importance of active transportation, promote reducing car dependency and advance active and sustainable modes of travel by:
  - Advancing initiatives under Smart Mobility Durham (Smart Commute Durham, Cycle Durham, Active and Sustainable School Travel Plans, and Carpool Lots/Small Urban and Rural Carpool Lots);
  - Developing and maintaining the Cycle Durham Mapviewer to plan, monitor and report on the progress of cycling infrastructure;
  - Representing the Region on external committees/working groups to build support for local and regional data collection methods and infrastructure projects;
  - Leading and coordinating TDM policies and initiatives; and

- Liaising, supporting and advancing projects and initiatives with the TOC Office.
- j. Lead the Freight and Goods Movement Strategy to advance initiatives that support the Region's long-term employment growth.
- k. Develop Implementation Guidelines and Best Practices studies and approaches to inform Regional transportation related priorities, programs and policies.
- l. Update the Arterial Corridor Guidelines in consultation with the Works Department.
- m. Update the Transit Oriented Development Guidelines to support walkable and sustainable place-making within MTSAs and other Strategic Growth Areas.
- n. Acquire data and develop new planning related data sets through a variety of means including digitization, acquisition from third party sources, use of Global Positioning Systems, data sharing, use of remotely sensed data and acquisition from other reputable sources:
  - Identify opportunities for use of data by external customers (including area municipalities, businesses, user groups, stakeholders or the general public) as opportunities arise;
  - Improve harmonization and data sharing as opportunities arise;
  - Support open data initiatives through web-based applications; and
  - Ensure data currency, timeliness and quality.
- o. Support, develop and advance the Region's reporting on planning related data, including:
  - Key Performance Indicators within the Strategic Plan on employment characteristics, land supply for housing, development densities, agricultural land, environmental features, land consumption or other factors; and
  - Public facing interactive GIS mapping tools, dashboards, viewers and data aggregation to support use by the public, stakeholders, area municipalities, industries and others (including area demographics, labour force, land use permissions, availability of development sites, site attributes, location of services, physical features, etc.)
- p. Lead, conduct and ensure accuracy of the Region's Annual Business Count by:
  - ensuring completion and accuracy of survey data through the hiring of students, coaching support services; and
  - ensuring integrity of data on Regional employment and business characteristics to enable analysis of Regional employment characteristics.

- q. Produce mapping, graphics, and data products used by the Department, other Regional Departments, external stakeholders, agencies, area municipalities and the public.
- r. The Planning Division will continue to support the work of the Economic Development and Tourism Division through data collection, policy development, reporting, mapping and measures that continue to preserve and support the agricultural land base.
- s. A draft Planning Services Agreement has been prepared and was discussed with area municipal planning staff in June of 2023. Should an area municipality require or request development related planning advice, assistance, services or expertise due to peaks in activity that may be experienced from time to time, Regional planning staff could be contracted to provide support similar to the way other Regional supports are provided in areas of human resources, IT and legal. It is expected that the northern townships may require Regional planning support, moreso than the southern municipalities, depending on the future volumes of planning and development activity.

## **5. Previous Reports and Decisions**

- 5.1 The implications of Bill 23 on the Region of Durham was presented through Report [#2022-COW-33](#).

## **6. Relationship to Strategic Plan**

- 6.1 This report aligns with the Strategic Goal of Service Excellence in the Durham Region Strategic Plan and the following priorities:
  - a. 5.1: Optimizing resources and partnerships to deliver exceptional quality services and value: by ensuring capacity and training are provided and available for consent applications; and
  - b. 5.2 Collaborating for a seamless service experience: by ensuring that training, materials, time and communication are provided so that existing and future land division applicants are aware of process changes.

## **7. Conclusion**

- 7.1 The delegation of consent authority to the Region's area municipal Committees of Adjustment is consistent with other jurisdictions across the GGH. A transition framework has been recommended to allow for training, orderly file transfer, communications and service continuity for our customers.



7.2 Staff will report on any Bill 23 related matters and any correspondence from the Ministry of Municipal Affairs and Housing on the approval of the Regional Official Plan as information becomes available.

Respectfully submitted,

Original signed by

---

Brian Bridgeman, MCIP, RPP, PLE  
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: #2023-EDT-10  
Date: September 5, 2023

---

**Subject:**

Precision Agriculture Field Day

---

**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 provide an overview of “Precision Agriculture Field Day”, an event held in Durham Region on May 30, 2023.

**2. Background**

- 2.1 Durham Region is home to 3,360 local agri-food business establishments, including 1,200 farms. Approximately 27,000 people are employed by Durham’s local agri-food value chain, yet labour shortages continue to limit our agri-food growth capacity.
- 2.2 Precision Agriculture Field Day was hosted in partnership with the Region of Durham’s Economic Development and Tourism Division (Invest Durham), Durham Farm Connections (DFC) and the East Central Soil and Crop Improvement Association.

- 2.3 The event organizers invited 50 high school students studying environmental science, information-communication-technology, and green industries to a Durham Region farm to learn about how technology is used on farms, how farming, technology and the environment integrate on the farm, and the career opportunities in agriculture related to their respective areas of study.

### **3. Previous Reports and Decisions**

- 3.1 In June of 2022, Regional Council endorsed “Growing Agri-Food Durham – A Five-Year Plan to Grow the Agri-Food Industry, see [#2022-EDT-10](#). The Precision Agriculture Food Day even directly supports the following actions:

Goal 6: Identify opportunities and solutions for the workforce and labour shortages in the agri-food industry.

- (a) Educate youth in the region about diverse career opportunities available in agriculture through videos, presentations, resource sharing and agricultural programming.

Goal 8: Partner with organizations and agricultural organizations to deliver and expand agricultural literacy in the Region.

- (d) Have an active role in educating non-farm communities about agriculture in partnership with DFC.

### **4. Precision Agriculture Field Day Event Details**

- 4.1 Durham Farm Connections was a key partner in the delivery of this event. DFC provides agriculture education opportunities for the farm and non-farm communities in Durham Region to ensure the viability of the agri-food sector.
- 4.2 Four videos were created for the students to help them learn about the agri-technology and precision agriculture techniques they would be seeing at the field day. The East Central Soil and Crop Improvement Association sponsored the development of these videos which can be used as an educational resource in the future. The videos have been posted for public viewing on the Durham Farm Connections - YouTube account.



4.3 There were four demonstrations at the event, each led by agriculture industry professionals and leaders in agri-technology:

- a. No-till corn planting: The students learned about the technology and mechanics of the tractor and corn planter, including GPS mapping, auto-steer, planter sensors, fertilizer placement, and input/resource efficiencies.
- b. Precision fertilizer and spray application: Students watched a self-propelled nutrient and spray applicator machine pass over the growing corn crop. Discussion included the computer programming, soil/crop analysis and environmental considerations that are made for each nutrient that is applied on a crop.
- c. Drone flight demonstration: Students watched how drones can be applied to agriculture through a flight demonstration. Discussion included drone technology for spreading cover crop seeds, mapping fields with optics technology and working in the field without physically interacting with the soil and crop.
- d. Soil health and soil protection: Students learned how soil and agriculture work hand in hand, including how agricultural practices improve the function of soil micro-organisms, as well as improving overall soil structure. Soil is the foundation of growing most food in Durham and precision practices and technology relate to healthier soil.

4.4 Career opportunities in agriculture was the key theme for the field day. Students learned about the variety of opportunities to work in agriculture, including computer programming, soil science, equipment mechanics, and customer relations, among others. The field day featured a lunch time speaker, Craig Rickard, a Clarington grain farmer, to share his journey into a career in agriculture.

4.5 Students and teachers participating in the field day completed evaluations which identified that most students hadn't considered a career in agriculture prior to attending the field day. Comments included:

- a. how drones can be used in agriculture;
- b. how farming interacts with the environment;
- c. the variety of career opportunities in agriculture; and
- d. the videos were excellent agricultural teaching resources.

- 4.6 The Precision Agriculture Field Day was very well received by the students. Many noted they appreciated learning more about agriculture and the opportunities that exist beyond farming. The demonstrations were a highlight for the students, and the teachers appreciated the interactive learning opportunities that were delivered.

## **5. Relationship to Strategic Plan**

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

### **Goal 3: Economic Prosperity**

- 3.5: Provide a supportive environment for agriculture and agri-food industries: Agriculture and agri-food industries are key drivers of our regional economy.

## **6. Conclusion**

- 6.1 Precision Agriculture Field Day provided an opportunity to showcase some of Durham's most advanced farmers, farming operations and precision agriculture specialists, while encouraging the growth of a future agriculture workforce in Durham Region.
- 6.2 A similar event will be hosted again in the future to continue to promote and educate about the opportunities for careers and advanced technology in Durham Agriculture.

Respectfully submitted,

Original signed by

---

Brian Bridgeman, MCIP, RPP, PLE  
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: #2023-EDT-11  
Date: September 5, 2023

---

**Subject:**

Durham at the Collision Conference: Investment Attraction and Brand Awareness

---

**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 provide a summary of a collaborative investment promotion and attraction initiative at the recent Collision Conference in Toronto.
- 1.2 This report summarizes how the project was conceived, executed, and includes preliminary outcomes.
- 1.3 A presentation about this project will be provided at the September 2023 Planning and Economic Development Committee meeting.

**2. Background**

- 2.1 The Collision Conference (Collision) is an annual global technology (tech) and innovation conference. It is one of the world's largest and most highly regarded tech conferences.



- 2.2 Held at the Enercare Centre in Toronto, the 2023 event attracted more than 36,000 attendees, comprising 920 journalists, 1,490 start-up companies, 230 exhibiting partners, 865 investors and many thought leaders including elected officials, celebrities, senior global executives, venture capitalists, government officials, and others.
- 2.3 Collision presents an unmatched opportunity for Regional economic development staff to connect with the Canadian and global tech industry and ecosystem; hence, a decision was made among all the partners listed below to have a physical presence at the Conference, (referred to below as “the project”).
- 2.4 The project included the in-person presence of representatives from the partners listed below, with an associated marketing campaign referred to as “Durham at Collision”.
- 2.5 Economic Development and Tourism Division staff led the project. The Durham at Collision contributing partners included: Durham College, Ontario Tech University, Trent University Durham GTA, 1855 Accelerator, Spark Centre, the Automotive Parts Manufacturers Association (APMA) – Project Arrow, Ontario Power Generation (OPG) and the Durham Economic Development Partnership (DEDP) consisting of the Cities of Pickering and Oshawa, the Towns of Whitby and Ajax, the Municipality of Clarington, and the Townships of Brock, Scugog and Uxbridge (represented by Invest Durham).
- 2.6 Additional collaborative organizations included Ontario Vehicle Innovation Network (OVIN), Ontario Centre of Innovation (OCI) Access IO, Durham Regional Technology Development Site (Durham RTDS), Brilliant Catalyst at Ontario Tech University, and the Mixed Reality Capture Studio at Durham College.
- 2.7 The key audiences for Durham at Collision were:
- a. Global and Canadian start-ups, high-growth potential, or established tech companies looking to grow their business by accessing a talented workforce, looking for land and office availability, or interested in supports such as incubators, accelerators, or post-secondary collaboration;
  - b. Economic development and business development professionals from other levels of government and investment attraction agencies;
  - c. Tech entrepreneurs and professionals currently residing in Durham Region who have low awareness of the opportunities for support offered by our innovation community.

2.8 Durham at Collision showcased three key messages:

- a. Innovation: Durham Region is where you can invent, engineer and test clean, connected and electric technologies.
- b. Support: Durham Region's Innovation Community is supported by three post-secondary schools, a tech incubator and accelerator.
- c. Location for Innovation: Durham Region, Ontario, Canada, is located within the Toronto Region to Waterloo Tech Corridor, which is the centre of Canada's tech ecosystem.

2.9 Together these messages created the campaign message, "Amp up your business in Canada's clean energy capital."

2.10 The Collision Conference took place from June 26 to 29, 2023, while the marketing campaign was executed primarily from May 22 to July 30, 2022.

### **3. Previous Reports and Decisions**

3.1 Report [2022-EDT-12](#), "Durham at the 2022 Collision Conference".

3.2 Report [2023-EDT-5](#) introduced the 2023-2027 Invest Durham Five-Year Marketing Plan.

3.3 Report [2023-EDT-54](#) introduced the Durham Economic Development Partnership 2023-2026 Action Plan.

### **4. Durham at Collision**

#### **Project Development**

4.1 Following a successful booth presence and positive outcomes at Collision 2022, it was determined through collaborative discussions with DEDP that Invest Durham along with DEDP would exhibit at the 2023 conference.

4.2 In preparation for the 2023 conference, Invest Durham staff secured partnership commitments from the APMA, Durham College, Ontario Tech University, Trent University Durham GTA, 1855 Accelerator, Spark Centre, and Ontario Power Generation (OPG). This represents two additional partners (APMA and OPG) over the prior year.

- 4.3 Additional event promotional collaborations were developed with Access IO, Brilliant Catalyst at Ontario Tech University, Durham Regional Technology Development Site (Durham RTDS), as well as Ontario Vehicle Innovation Network (OVIN) and staff from Ontario Centre of Innovation (OCI).
- 4.4 Meetings to plan and prepare for Durham at Collision were held between all partners leading up to the conference. These meetings ensured alignment on marketing messages, visual presentation, and goal setting, as well as providing cross training on value propositions for each of the partner groups, and collaborative networking to ensure Durham Region was represented in the most effective way at Collision.

### **On-Site Event**

- 4.5 The Durham at Collision booth was twice as large in 2023 as it was in 2022. This year's space was a twelve metre by nine metre pavilion under the Invest Durham brand, with logo recognition for all event partners. See Attachment #1 for images of the pavilion. The pavilion included:
- a. Project Arrow, the first All-Canadian electric concept vehicle, which was provided by APMA and Ontario Tech University;
  - b. A fun and engaging slot car racing track and display screen provided by OPG to promote their plans to "electrify life in one generation";
  - c. An interactive mixed reality demonstration provided by Durham College's Mixed Reality Capture Studio;
  - d. A large proximity map featuring innovation assets and innovative companies across all of Durham Region, which told the story of Durham's innovation community and placed Durham's geographic location in context to the event location;
  - e. A welcoming seating area offering fresh apples sourced from Algoma Orchards;
  - f. Promotional materials and give-away items which included locally sourced custom notebooks and Invest Durham pens;
  - g. Table-tops branded for collaborators Access IO, Brilliant Catalyst, Durham RTDS, and OVIN; and
  - h. Copies of the The Spark Magazine, produced by Spark Centre.
- 4.6 The event was a digital and in-person event. The virtual component was app-based virtual platform where Invest Durham could host a profile. Durham's profile contained a link to a [landing page](#) with more detailed information about all partners.



- 4.7 The Durham at Collision team consisted of 133 attendees, including Regional CAO Elaine Baxter-Trahair. Booth representatives were made up of regional and area municipal staff, teams from the three post-secondary partners, 1855 Accelerator, Spark Centre, Brilliant Catalyst, Access IO, Durham RTDS, APMA, OPG, OVIN, and OCl. Additional tickets were provided to representatives in the Durham innovation community networks including National Research Council of Canada Industrial Research Assistance Program (NRC-IRAP), Business Advisory Centre of Durham (BACD), Lakeridge Health, Angel Investors, and select start-up founders, advisors, and collaborators.
- 4.8 The Durham at Collision pavilion hosted three exciting announcements and Invest Durham pitched these news stories to media in attendance in collaboration with announcement partners. These announcements included:
- a. [Tech Event Announcement by Access IO and OPG](#): Pitch your innovative tech for the future of energy at Access IO event in Durham Region;
  - b. [Challenge Statement Announcement by Durham RTDS](#): Durham RTDS Announces Call for Solutions for Mobile Air Quality Monitoring for Emergency Vehicles;
  - c. [Brilliant Catalyst Venture Fund Announcement](#): Ontario Tech University strengthens commitment to building entrepreneurship ecosystem of excellence.
- 4.9 Notable attendees to the Durham at Collision booth included MP François-Philippe Champagne (Federal Minister of Innovation, Science and Industry), MPP Victor Fedeli (Ontario Minister of Economic Development, Job Creation and Trade), MPP Patrice Barnes (Ajax), Trevor Dauphinee (CEO, Invest Ontario), Raed Kadri (Head of OVIN), Flavio Volpe (CEO, APMA), Pierre Boutin (President and CEO of Volkswagen Group Canada), Claudia Krywiak (President and CEO of Ontario Centre of Innovation), among many additional agents, trade commissioners, and others.
- 4.10 In addition to the on-site event, the Durham at Collision team, in partnership with the Ministry of Economic Development, Job Creation and Trade (MEDJCT), hosted a bus tour for international Collision attendees. 89 per cent of attendees noted they did not know anything about Durham prior to this tour. 33 per cent were from Europe, 17 per cent from the USA, 17 per cent from Asia, 11 per cent from Central America and the balance from Canada and Africa.

4.11 At least 1,300 connections were generated through the conference app. This is in addition to business cards exchanged, and LinkedIn connections made.

4.12 Of these 1,300 connections, 906 unique individuals were connected with, and 546 new subscribers to the Invest Durham e-news were generated.

### **Event Marketing**

4.13 Pre-event marketing began in May. Invest Durham published social media content encouraging users to visit the Durham at Collision landing page, where they could learn about Durham Region, the Durham at Collision partners, and book a meeting with the Invest Durham team or submit inquiries about the initiative. Social media assets were also prepared by staff for all partners to deploy.

4.14 11 in-event meetings were booked through marketing initiatives leading to the landing page prior to the event.

4.15 The Durham at Collision landing page included logo recognition for all partners, and facts about the innovation community in Durham Region. It referenced the Greater Toronto Area and Ontario, for international audiences.

4.16 The Region of Durham issued a news release prior to the event and published to the news wire for broad distribution. During the event, the three announcement news releases were published to the Invest Durham website news section. These four releases gathered 2,649 impressions.

4.17 During the event, marketing included social media coverage, releasing announcements to the web and on social channels, on-site networking with journalists, and a targeted digital campaign.

4.18 The targeted digital campaign was delivered through an event “geofence”. A geofence is a digital tool that allows geographic targeting. Event guests are delivered the campaign through their mobile devices during the event and additionally for up to 30 days following the event.

4.19 Before, during and after the event, a Mars Discovery District campaign “Portraits of Innovation” ran on the web, social, and in Pearson and Toronto Island Airports. The campaign included Invest Durham as a partner and featured two student engineers involved in the engineering and building of Project Arrow.

- 4.20 A post-event email campaign sent three emails over four weeks. These emails featured Durham at Collision partners, the announcements, and calls to action to learn more. These emails have been opened at a rate of 46 per cent, and at the time of this report have resulted in three direct inquiries for more information. Two of the three inquiries indicated interest in bringing their business to Canada.

### Event Metrics and Outcomes

- 4.21 Selected digital metrics for this event are:

- a. A minimum of 312,000 paid and organic digital impressions;
- b. 4,755 deeper engagements such as landing page, blog post, news release, and announcement views on Invest Durham pages;
- c. 904 connections receiving three follow up email marketing campaigns;
- d. News release placements in Canadian Manufacturing, CleanTech Canada, Yahoo Finance, and Canadian Business Journal.

- 4.22 Earned media coverage as part of the Durham at Collision campaign include:

- a. [CP24: Live Event Interview;](#)
- b. [Yahoo Finance: Tech Founders leave Toronto and find wins in Smaller Cities;](#)
- c. [YorkRegion.com: Smaller Cities, bigger wins: Tech founders find success in Markham and beyond](#)
- d. [Autoweek: Toronto Collision Report;](#)
- e. [Siemens on LinkedIn \(6,320,653 followers\): Excited to see Project Arrow at Collision Conf](#)
- f. Two additional interviews requests (anticipated publishing in Fall 2023).

- 4.23 Selected concrete investment attraction outcomes for this event, reported to date, are as follows:

- a. 2 Investor Familiarization Tours completed;
- b. Over two dozen identified leads considered active opportunities with our Investment team;
- c. 1 lead already advanced to the site selection phase;
- d. 1 lead advanced to closed (won) phase, as they have moved their business address to Core21, City of Oshawa;
- e. FedDev Roundtable hosted with Federal Minister Filomena Tassi and MP Ryan Turnbull, and an additional FedDev tour request;
- f. Dozens of partnership opportunities in various stages of follow up;



- g. Many further meetings scheduled for partners, their contacts and leads, including various tech founders seeking support from the innovation community.

4.24 Selected legacy outcomes from this event are as follows:

- a. Strengthened connection and collaboration across Durham Region's innovation community;
- b. Higher understanding across partners of Durham's shared value proposition for investment, as well as each individual partner's value proposition;
- c. Improved brand recognition and awareness for Invest Durham and Durham Region within the global tech community.

4.25 Surveyed success measurement outcomes are as follows:

- a. 100 per cent of partner attendees surveyed said they felt the Invest Durham booth at Collision Conference was Very Effective or Effective at representing Durham Region as a whole;
- b. 80 per cent of partner attendees surveyed said they felt attending the Collision Conference was Very Valuable or Valuable to their organization's goals, with the balance 20 per cent indicating the event was Moderately Valuable;
- c. 93 per cent overall satisfaction rate on the MEDJCT Collision investor tour, with 100 per cent saying they would recommend the tour to future international delegations.

### **Comparison to Prior Year Event Participation**

4.26 With a larger partner collaborator group, physical presence, and investment in comparison to 2022's event, the 2023 Durham at Collision project has achieved the following improvements:

- a. 260 per cent increase in deeper digital engagements with our marketing;
- b. 55 per cent increase in the number of unique connections gathered at the event;
- c. 250 per cent increase in the number of meetings booked pre-event.

## **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;
- b. Goal 3 – Economic Prosperity, Priority 3.2 Leverage Durham’s prime geography, social infrastructure and strong partnerships to foster economic growth;
- c. Goal 3 – Economic Prosperity, Priority 3.4 – Capitalize on Durham’s strengths in key economic sectors to attract high-quality jobs.

## **6. Conclusion**

- 6.1 Durham Region’s location, innovation community, and collaborative business community reflect that Durham is an ideal location to start or grow an innovative technology business.
- 6.2 Through the Durham at Collision project, Invest Durham and our partners are building awareness of, and attracting investment interest to, Durham Region as a place where innovative tech businesses can locate, grow, and thrive.
- 6.3 The 2024 Collision Conference will be held in Toronto from June 17 to 20, 2024. Discussions will be held with partners to assess the ongoing opportunity of event participation.

## **7. Attachments**

Attachment #1: Images of the Invest Durham Activation at the Collision Conference June 26 to 29, 2023

Respectfully submitted,

Original signed by

---

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

Recommended for Presentation to Committee

Original signed by

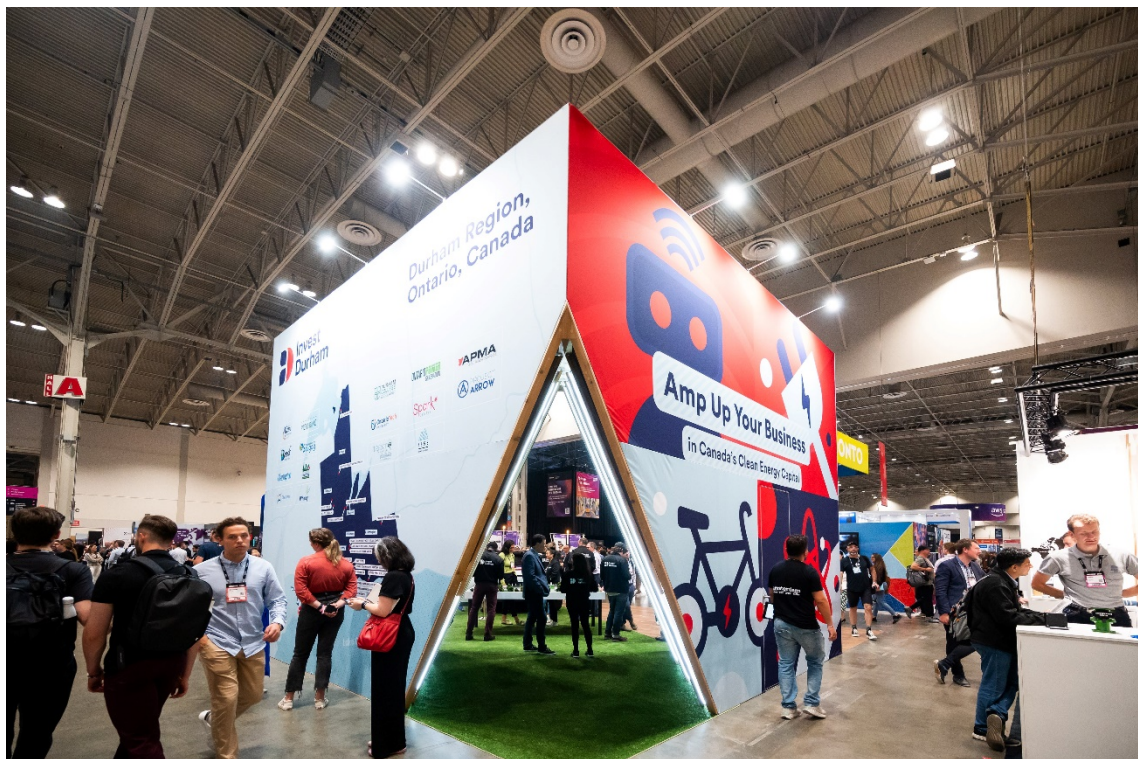
---

Elaine C. Baxter-Trahair  
Chief Administrative Officer

Images of the Invest Durham activation at Collision Conference, June 26-29, 2023























## **Resolutions from Advisory Committees**

### **Durham Active Transportation Committee**

#### **1. Cycling Infrastructure Measurement Guidelines**

That we recommend to the Planning and Economic Development Committee for approval and subsequent recommendation to Regional Council:

Whereas Durham Region has in place an approved Regional Cycling Plan;

And whereas the Province of Ontario has established cycling facilities guidelines referred to as Ontario Traffic Manual Book 18 (OTM Book 18) which are consistent with the intent of the Highway Traffic Act with respect to municipal roads and infrastructure;

And whereas the Province of Ontario has established bicycle traffic signals guidelines referred to at Ontario Traffic Manual Book 12A (OTM Book 12A), which is recommended to be used in conjunction with OTM Book 18;

And whereas the paved shoulders and buffered bicycle lanes identified in the Active Transportation Combined Projects 2022 summary presented to the Durham Active Transportation Committee on June 08, 2023 are non compliant to the established guidelines and not cycling improvements; and

Now therefore it be resolved that the Durham Active Transportation Committee request all new and retrofit legacy Durham Region cycling infrastructure construction – as identified in the Regional Cycling Plan – comply with OTM Book 18 and OTM Book 12A design guidelines which includes both signage and applicable pavement markings for both on-road and in boulevard multi-use-trails for inclusion as completed cycling projects.