

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

The Regional Municipality of Durham

MINUTES

DURHAM AGRICULTURAL ADVISORY COMMITTEE

November 14, 2023

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, November 14, 2023 in Meeting Room 1-A, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 7:30 PM. Electronic participation was offered for this meeting.

1. Roll Call

Present: T. Barrie, Clarington, attended the meeting at 7:35 PM
Z. Cohoon, Member at Large, Chair
R. Death*, Whitby
B. Hulshof*, Uxbridge, attended the meeting at 7:41 PM
J. McKay, Durham Farm Fresh
H. Schillings, Member at Large
M. Shiers, Durham Region Federation of Agriculture
B. Smith, Uxbridge, Vice-Chair
M. Somerville*, Member at Large
D. Stevenson*, Oshawa
N. Swain, Scugog
G. Taylor, Pickering

*** denotes members of the Committee participating electronically**

Absent: N. Guthrie, Ajax
G. O'Connor, Member at Large
D. Risebrough, Member at Large, Vice-Chair
T. Watpool, Brock
W. Wotten, Regional Councillor

Staff

Present: M. Campo, Senior Economist, Finance Department
A. Chung, Systems Support Specialist, Corporate Services – IT
A. De Vos, Program Specialist, Department of Planning and Economic Development
S. Gill, Director, Economic Development & Tourism, Department of Planning and Economic Development
D. Howes, Senior Economist, Finance Department
S. Jibb, Manager, Agricultural & Rural Economic Development, Department of Planning and Economic Development
C. Pattee, Engineer, Development Approvals, Works Department
N. Pincombe, Director, Business Planning and Budgeting, Finance Department
M. Scott, Project Planner, Department of Planning and Economic Development

M. Simpson, Director, Risk Management, Finance Department
K. Smith, Committee Clerk, Corporate Services – Legislative Services

2. **Declarations of Interest**

There were no declarations of interest.

3. **Adoption of Minutes**

Moved by B. Smith, Seconded by H. Schillings,
That the minutes of the Durham Agricultural Advisory Committee meeting
held on Tuesday, October 10, 2023, be adopted.

CARRIED

Z. Cohoon welcomed Jordan McKay from Willowtree Farms as the representative
for Durham Farm Fresh.

4. **Presentations**

A) Dana Howes, Senior Economist, and Nicole Pincombe, Director, Business Planning and Budgeting, Durham Region Finance Department, re: Tax Class Discussion

Dana Howes, Senior Economist, and Nicole Pincombe, Director, Business
Planning and Budgeting, Durham Region Finance Department, provided a
PowerPoint presentation with regards to Property Taxation Update.

Highlights of the presentation included:

- Agenda
- 2023 Property Tax Overview
- Farm Property Tax Classification and Assessment
- Property Tax Policy Framework
- Farm Forestry Exemption
- Small Scale On Farm Optional Business Subclass
- Reassessment

Discussion ensued with regards to the number of farms in Durham Region eligible
to be considered in the small scale on farm optional business subclass; the
weighted average in relation to property tax changes; when the Province will be
conducting reassessments for properties in Ontario; and the need for the
Province to conduct reassessments as soon as possible.

B) Mary Simpson, Director, Risk Management, Economic Studies and Procurement, and Matthew Campo, Senior Economist, Durham Region Finance Department, re: Development Charges Discussion

Mary Simpson, Director, Risk Management, Economic Studies and Procurement,
and Matthew Campo, Senior Economist, Durham Region Finance Department,

provided a PowerPoint presentation with regards to Development Charges and Agricultural Uses.

Highlights of the presentation included:

- Agenda
- Purpose
- Overview of Development Charges (DCs)
 - Purpose of Development Charges
 - Development Charges Act, 1997
 - Changes to the Development Charges Act
 - How DC Rates are Determined
 - Development Charge Calculation
 - Development Charge Rates as of July 1, 2023
 - DC Collection Process
 - How do Municipalities fund DC Exemptions
- Agricultural Uses and Development Charges
 - Agricultural Use and Farm Building Exemptions
 - Redevelopment and Expansion Credits
 - Redevelopment Credit
 - Industrial Expansion
- Survey: Application of Development Charges for Agricultural Uses
 - Survey Method
 - Survey Results (Niagara Region & Prince Edward County)
 - Survey Results (Durham Region)
- Next Steps

M. Simpson and M. Campo responded to questions with regards to development charges for building an additional house on a property; affordable housing units being exempt from development charges; the timeframe for redevelopment credits; ways to assist those submitting On-Farm Diversified Uses (OFDU) applications to understand there will be development charges on the project; any initiatives for municipalities to allow for an exemption on OFDUs; providing public information sessions that includes information on the processes happening in other municipalities; whether development charges could be more progressive; and if the seasonality of the agriculture business is considered when paying for development charges.

5. Discussion Items

A) Agriculture 101 Training

S. Jibb advised that the Township of Scugog is concerned with the length of the Agricultural 101 Training presentation being presented to Council on December 4, 2023, and would like the presentation to be 15 minutes.

Discussion ensued with regards to the length of the presentation; the number of questions from Councillors; and providing an education session to Scugog rather than a presentation at a Council meeting.

It was the consensus of the Committee to advise the Township of Scugog that the presentation will be approximately 10 minutes in length followed by questions from Councillors.

A. De Vos advised that the dates for presentations to the remaining municipalities need to be finalized, and that she would email the available dates to Committee members.

B) Rural and Agricultural Economic Development Update

S. Jibb advised that the Agriculture and Rural Economic Development Team is currently working on a North Durham Project to bring the Townships of Brock, Scugog and Uxbridge together to update their zoning by-laws related to agriculture-related and on-farm diversified uses. She stated that the project will run for the duration of 2024 and DAAC will be consulted throughout the process.

A. De Vos advised that she is meeting with Durham Farm Connection to begin planning the 2024 Agri Programming and Career Awareness and that the program will be similar to last year's with the Barrie Family.

C) 2024 Draft DAAC Workplan and Terms of Reference

M. Scott provided a brief overview of the changes implemented in the 2024 Workplan.

M. Scott advised that there were no changes to the Terms of Reference.

Moved by N. Swain, Seconded by H. Schillings,
That we recommend to the Planning and Economic Development
Committee for approval and subsequent recommendation to Regional
Council:

That the Draft 2024 Workplan of the Durham Agricultural Advisory Committee be adopted.

CARRIED

D) Report #2023-P-** - Application to Amend the Durham Regional Official Plan submitted by CBM Aggregates, to Permit the Expansion of Aggregate Resources Extraction Area No. 2 in the Township of Brock

Report #2023-P-** - Application to Amend the Durham Regional Official Plan submitted by CBM Aggregates, to Permit the Expansion of Aggregate Resources Extraction Area No. 2 in the Township of Brock as provided as Attachment #2 to the Agenda and received.

E) Oshawa Port – Grain Terminal Update

S. Jibb advised that Jeremy Dunn, Commercial Vice President, Hamilton Oshawa Port Authority, is looking for feedback from the Committee on their recent

experiences with the Oshawa Port and whether Committee members are still using the location.

Discussion ensued with regards to the current operator of the Oshawa Port; if the Oshawa Port is a necessity for Durham farmers; how many cargos are going through the Oshawa Port per year; if the Oshawa Port is connected to the railway system; wanting the investment to continue in the Oshawa Port; and the potential volume that exists or could exist for the terminal.

S. Jibb advised she would contact Jeremy Dunn to request a presentation at a future Committee meeting.

F) New Durham Farm Fresh Member & Partner Organizations Update

M. Scott advised that Jordan McKay has been appointed as the new member representing Durham Farm Fresh. During future meetings all representatives who also sit on partner organizations will give an update to DAAC.

J. McKay advised that the Durham Farm Fresh Annual General Meeting (AGM) will be taking place on November 30, 2023 at Pingle's Farm Market and welcomed the Committee members to attend.

6. Information Items

A) #2023-INFO-87 – Durham Agricultural Advisory Committee 2023 Farm Tour

Information Report #2023-INFO-87 of the Commissioner of Planning and Economic Development – Durham Agricultural Advisory Committee 2023 Farm Tour was provided as a link to the Agenda and received.

B) New Act Regarding the Duffins Rouge Agricultural Preserve Easements and Covenants

New Act Regarding the Duffins Rouge Agricultural Preserve Easements and Covenants was provided as a link to the Agenda and received.

M. Scott advised that Information Items B) and C) are open for comment until November 30, 2023 and are in relation to repealing the Duffins Rouge Agriculture Preserve and introducing legislation that would restore the 15 parcels of land that were redesignated or removed from the Greenbelt in late 2022.

M. Scott advised he would send the list of the 15 parcels of land to Committee members.

C) Proposal to Return Lands to the Greenbelt – Greenbelt Statute Law Amendment Act, 2023

Proposal to Return Lands to the Greenbelt – Greenbelt Statute Law Amendment Act, 2023 was provided as a link to the Agenda and received.

D) Minutes of the Durham Environment and Climate Change Advisory Committee (DECAC) – September 21, 2023

Minutes of the Durham Environment and Climate Change Advisory Committee (DECAC) – September 21, 2023 was provided as a link to the Agenda and received.

7. Other Business

A) Township of Scugog Agriculture Roundtable

N. Swain advised that she was contacted by the Township of Scugog to run an agriculture roundtable in the next few months.

Discussion ensued with regards to items to be included on the agenda; having the invitation open to the public; and the goal of hosting an agriculture roundtable.

B) Applications for Battery Storage Project

M. Scott advised that the Federation of Agriculture has reached out to him in regard to applications for battery storage projects in Brock and Clarington for lithium phosphate ion battery packs to support the grid. He stated that the applications require Durham Region consent to proceed but have not received any applications to date. He advised that the applications are due by mid-December.

C) Harmony Road Compost Site

H. Schilling advised that the Harmony Road compost site is reopening and will be accepting yard waste from outside of Durham Region.

M. Scott advised he would provide an update on this compost site at a future meeting.

D) Bill C-234: An Act to Amend the Greenhouse Gas Pollution Pricing Act

Z. Cohoon advised that Bill C-234 is before the third reading of the Senate to exempt agricultural businesses from the carbon tax.

Moved by H. Schillings, Seconded by B. Smith,
That we recommend to the Planning and Economic Development
Committee for approval and subsequent recommendation to Regional
Council:

That Council be advised of Durham Agricultural Advisory Committee being in support of Bill C-234: An Act to Amend the Greenhouse Gas Pollution Pricing Act and be received for information.

CARRIED

8. Date of Next Meeting

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, December 12, 2023 starting at 7:30 PM.

9. Adjournment

Moved by H. Schillings, Seconded by B. Smith,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:24 PM

Respectfully submitted,

Z. Cohoon, Chair

K. Smith, Committee Clerk