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The Regional Municipality of Durham

MINUTES

PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, June 4, 2024

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, June 4, 2024 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 Collier*
Councillor Kerr
Councillor Neal
Councillor Shahid
Councillor Wotten
Regional Chair Henry
*** denotes Councillors participating electronically**

Also
Present: Councillor Brenner*
Councillor Schummer* left the meeting at 10:57 AM
*** denotes Councillors participating electronically**

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer
B. Bridgeman, Commissioner of Planning and Economic Development
M. Broderick, Manager, Economic Development, Business Development and Investment
A. Caruso*, Senior Planner, Transportation Planning
S. Dessureault, Committee Clerk, Corporate Services – Legislative Services
S. Gill, Director, Economic Development and Tourism
C. Goodchild, Director of Planning
A. Harras*, Director of Legislative Services and Regional Clerk
J. Kelly, Principal Planner, Policy & Special Studies
L. Lovery, Director, Rapid Transit and Transit Oriented Development
R. Inacio, Systems Support Specialist, Corporate Services – IT
G. Pereira, Manager, Transportation Planning
D. Perkins, Project Planner, Planning Implementation
J. Severs, Manager, Economic Development, Marketing and Cluster Development
K. Smith, Committee Clerk, Corporate Services – Legislative Services

L. Talling, Acting Manager, Economic Development, Agriculture and Rural Affairs
N. Taylor*, Commissioner of Finance
L. Trombino, Manager, Planning Implementation
V. Walker, Committee Clerk, Corporate Services – Legislative Services
R. Woon, Senior Solicitor, Chief Administrative Office – Legal Services
* **denotes staff participating electronically**

2. **Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest made.

3. **Adoption of Minutes**

Moved by Councillor Kerr, Seconded by Councillor Pickles,
(35) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, May 7, 2024, be adopted.
CARRIED

B. Bridgeman, Commissioner of Planning & Economic Development introduced Lisa Lovery as the new Director of Rapid Transit Implementation and Transit Oriented Development.

4. **Statutory Public Meetings**

4.1 Application to Amend the Durham Regional Official Plan, submitted by Lafarge Canada Inc. to permit the expansion of Aggregate Resource Extraction Area #30 in the Township of Uxbridge, File: OPA 2024-001 (2024-P-11)

The Chair advised that this portion of the Planning & Economic Development Committee meeting constitutes the Statutory Public Information meeting under the Planning Act for a proposed amendment to the Durham Regional Official Plan. He also advised that notice of the public meeting was advertised in the applicable newspaper and mailed to landowners and residents within 120 metres of the subject property. He noted that it is important that anyone who may have an interest in this matter make a submission prior to Regional Council making a decision.

A) Presentation

David Perkins, Project Planner, Planning Division, provided a presentation outlining the details of Report #2024-P-11 of the Commissioner of Planning and Economic Development. He advised that an application has been submitted by MHBC Planning, on behalf of Lafarge Canada Inc., to permit the expansion of Aggregate Resource Extraction Area #30, in the Township of Uxbridge. The subject site is municipally known as 4900 Concession 4 and is located on the west side of Concession 4, south of Wagg Road. He provided an overview of the

application and land use policy considerations. He also advised that to date one inquiry regarding dust concerns has been received related to the proposed application.

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

B) Delegations

1. Caitlin Port, Planner, MHBC Planning, on behalf of Lafarge Canada Inc. (In-Person Attendance)

Caitlin Port, Planner, MHBC Planning, appeared in-person on behalf of Lafarge Canada Inc. and provided a PowerPoint presentation with respect to the proposed application.

Highlights of the presentation included:

- Existing Lafarge Goodwood Pit
- Project & Property Overview
- Application Process
- Pit Extension Operational Overview
- Trucking & Traffic
- Public Consultation Activities
- Indigenous Consultation
- Next Steps

C. Port stated that trucking and traffic is a concern for community members in the Village of Goodwood and confirmed there will not be any changes to the existing truck patterns and routes as a result of the proposed extension. She further stated that Lafarge has entered into a cost sharing agreement with the Region to implement road safety improvements in the Village of Goodwood, which includes the installation of speed cameras, pedestrian signals, and pavement markings.

C. Port responded to questions from the Committee regarding whether any major concerns have been raised by members of the public regarding the application; the overall environmental effects of the rehabilitation work completed on the existing pit, and whether there has been an increase in animals inhabiting those lands; whether the two properties located on the southeast corner and the properties to the east across Concession Road 4 are also owned by the applicant or are privately owned; and whether it is anticipated there will be any impacts on the wells of the neighbouring properties.

C) Correspondence

There were no communications to consider.

D) Report

Moved by Councillor Shahid, Seconded by Councillor Wotten,

(36) A) That Report #2024-P-11 of the Commissioner of Planning and Economic Development be received for information; and

B) That all submissions received be referred to the Planning and Economic Development Department for consideration.

CARRIED

5. Presentations

There were no presentations to be heard.

6. Delegations

6.1 Sean O'Connor, Durham Resident (In-Person Attendance), re: MMAH Draft Decision on Durham Region Official Plan – Modification #46 – Highway 412 and Rossland Road Interchange

Sean O'Connor, Durham Resident, participating in-person, appeared before the Committee regarding the MMAH Draft Decision on the Durham Region Official Plan, Modification #46 relating to the Highway 412 and Rossland Road Interchange.

S. O'Connor stated that due to increasing traffic in the area of Lakeridge Road and Rossland Road in Ajax, there is a growing need for an interchange at Highway 412 and Rossland Road. He further stated that the Region's proposed wording in its response to MMAH on its Draft Decision on the Durham Regional Official Plan does not provide a timeline for completion and reiterated the importance of an interchange at this location.

Councillor Chapman clarified that the Region's response recommends the designation of interchanges at this location following MMAH's proposed removal of this item.

6.2 Rob Alexander, Past Board Chair, Durham Farm Fresh Marketing Association (Virtual Attendance), re: Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (Report #2024-EDT-11) [Item 8.2 C]

Rob Alexander, Past Board Chair, Durham Farm Fresh Marketing Association (DFFMA), participating virtually, appeared before the Committee regarding Local

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

R. Alexander stated that DFFMA is a grass roots, not for profit organization that is run by a group of volunteers. He advised that the organization has successfully raised awareness of many direct-to-consumer agriculture businesses located in the Region, such as farmers markets, cideries, Christmas tree farms, pick your own strawberry patches, and more.

R. Alexander highlighted DFFMA's various activities in 2023, including:

- The "Gather at the Farm" campaign, which was a month-long digital campaign that took place in October 2023, and marked DFFMA's 30-year celebration of promoting local food in the Region. The campaign was designed to inspire residents and visitors to discover the Region's countryside and unique farm destinations. Gather at the Farm received over 1 million digital impressions and over 14,000 visits to its landing page over the duration of the campaign.
- A partnership with Durham Farm Connections to submit a joint application to receive funding through the Provincial Rural Economic Fund. The funding has been allocated towards hiring a shared coordinator with Durham Farm Connections, increasing DFFMA's online presence, attending more networking events, and redesigning the organization's marketing materials.

R. Alexander stated that DFFMA has the following activities planned for 2024:

- Continue to support existing members and deliver on commitments through the Rural Economic Development (RED) grant program.
- Organize seasonal culinary-focused, on-farm activities through a further collaboration with Durham Farm Fresh, which involves partnering with local chefs and farms to feature products grown and prepared on site.
- Updating DFFMA's website and re-developing its social media strategy.
- Supporting the northern area municipalities as they update their zoning by-laws as it relates to on-farm diversified uses.

R. Alexander stated that the first week of June is Local Food Week, which celebrates the local food growers, processors and retailers who supply the Region's residents with access to fresh, nutritious, and sustainable foods. He thanked the Region, and in particular, the Economic Development and Tourism divisions, for their continued support to DFFMA in carrying out their mission.

R. Alexander responded to questions from the Committee.

6.3 Lauren Gould, CEO, The Robert McLaughlin Gallery (In-Person Attendance), re: Arts and Culture Mapping Report (Report #2024-EDT-9) [Item 8.2 A)]

Lauren Gould, CEO, The Robert McLaughlin Gallery, and Member of the Durham Arts and Culture Collaborative, participating in-person, appeared before the Committee regarding the Arts and Culture Mapping Report.

L. Gould stated that the Durham Arts and Culture Collaborative (DACC) is comprised of artists and cultural workers from a variety of sectors including theatre, music, dance, literary arts, and visual arts, and was formed to develop connections in the community through creativity.

L. Gould provided an overview of the survey results received from independent research conducted by DACC in November 2023 to provide insights of the arts and culture sector in the Region. L. Gould stated that DACC developed a 3-step process to build additional supports for the arts and culture sector in the Region based off the survey data collected, which was shared with all members of Regional Council. The 3-step process included a request to the Region to undertake a research and mapping study to provide a deeper understanding of arts and culture; the development of a collective database; and the establishment of a regional arts council.

L. Gould stated that the information collected has provided an understanding of the current challenges faced by artists, creatives, and entrepreneurs, and identified the following key components required for arts and culture within the Region to thrive: more regional connections to support networking and collaboration opportunities; increased communications and promotions for arts and cultural events, programs and activities, and paid employment opportunities; improved communication between different levels of government, local education institutions and art organizations; effective alignment of resources and initiatives; advocacy for the value of arts and culture; and increased funding at the regional level.

L. Gould reiterated the importance of the arts and culture sector and stated its significant contribution to tourism and economic development presents an opportunity to support the goals outlined in the 2023-2027 Invest Durham Strategy and Action Plan.

Following a comment from the Committee that area municipalities would benefit from hearing her presentation, L. Gould advised that could be considered.

L. Gould responded to questions from the Committee.

7. Planning

7.1 Correspondence

- A) Correspondence received from Laurie Miller, Director, Ministry of Municipal Affairs and Housing (MMAH), dated May 27, 2024, re: Consultation on Potential Amendment of City of Pickering Minister's Zoning Order, Ontario Regulation 102/72
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Moved by Councillor Pickles, Seconded by Councillor Neal,
(37) That correspondence received from Laurie Miller, Director, Ministry of Municipal Affairs and Housing (MMAH), dated May 27, 2024, re: Consultation on Potential Amendment of City of Pickering Minister's Zoning Order, Ontario Regulation 102/72 be referred to consideration of Report #2024-P-13.

CARRIED

- B) Correspondence received from Stop Sprawl Durham, dated May 28, 2024, re: Request for Planning Committee to Consider a Public Process for Durham Region's response to the May 6, 2024 MMAH Draft Modifications to Durham's New Official Plan
-

Moved by Councillor Neal, Seconded by Councillor Wotten,
(38) That correspondence received from Stop Sprawl Durham, dated May 28, 2024, re: Request for Planning Committee to Consider a Public Process for Durham Region's response to the May 6, 2024 MMAH Draft Modifications to Durham's New Official Plan be referred to consideration of Memorandum of Brian Bridgeman, Commissioner of Planning and Economic Development, re: Preliminary Regional Response to MMAH's Proposed Modifications to the Durham Regional Official Plan [Item 7.1 D)].

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Collier
Regional Chair Henry
Councillor Kerr
Councillor Neal
Councillor Shahid
Councillor Wotten

No

Councillor Chapman, Chair
Councillor Pickles

Members Absent: None

Declarations of Interest: None

- C) Correspondence received from Linda Gasser (Whitby Resident), dated May 29, 2024, re: Durham's Response to MMAH May 6th Letter with Draft Decision & Proposed Modifications to Durham Region Official Plan – Requires Staff Report, Public Process & Council Decision
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Moved by Councillor Neal, Seconded by Councillor Wotten,

- (39) That correspondence received from Linda Gasser (Whitby Resident), dated May 29, 2024, re: Durham's Response to MMAH May 6th Letter with Draft Decision & Proposed Modifications to Durham Region Official Plan – Requires Staff Report, Public Process & Council Decision be referred to consideration of Memorandum of Brian Bridgeman, Commissioner of Planning and Economic Development, re: Preliminary Regional Response to MMAH's Proposed Modifications to the Durham Regional Official Plan [Item 7.1 D)].

CARRIED ON THE FOLLOWING
RECORDED VOTE:

Yes

Councillor Collier
Regional Chair Henry
Councillor Kerr
Councillor Neal
Councillor Shahid
Councillor Wotten

No

Councillor Chapman, Chair
Councillor Pickles

Members Absent: None

Declarations of Interest: None

- D) Memorandum from Brian Bridgeman, Commissioner of Planning and Economic Development, re: Preliminary Regional Response to MMAH's Proposed Modifications to the Durham Regional Official Plan
-

Discussion ensued regarding the increased traffic pressures in the area of Highway 412 and Rossland Road, and the importance of an interchange at this location to accommodate future growth to the area and provide access to the 400-series highways to alleviate volume on municipal roads; motions passed at the Town of Ajax and Town of Whitby supporting an interchange at this location; and the appropriateness of submitting a proposed amendment to the Region's response to MMAH compared to allowing Region staff to continue its discussions with MMAH directly.

B. Bridgeman responded to questions from the Committee with regards to whether the expected tri-party feasibility study between the Town of Ajax, the Town of Whitby and the Region was ever completed; whether the group that advocates to the province on the Region's behalf has been made aware of the

proposed removal of this interchange from the Official Plan; and whether there is an example of an interchange at a comparable corridor that was supported by the province.

Moved by Councillor Collier, Seconded by Councillor Shahid,

(40) That the rules of procedure be suspended in order to introduce a motion pertaining to the reinstatement of policy into the Durham Regional Official Plan relating to the construction of an interchange at Highway 412 and Rossland Road.

CARRIED (A 2/3rds Vote Was Attained)

Moved by Councillor Collier, Seconded by Councillor Shahid,

(41) That we recommend to Council:

WHEREAS the Highway 412 interchange at Rossland Road was approved in the Highway 407 East Environmental Assessment study but deferred from initial construction;

AND WHEREAS the traffic has increased in volume on Highway 412 since the tolls were lifted in 2022;

AND WHEREAS both Ajax and Whitby are experiencing significant residential growth in the area of Highway 412 and Rossland Road;

AND WHEREAS this corridor is required for critical goods movement for major employers, including Amazon, H&M, and Gordon Food Service;

AND WHEREAS the Town of Ajax is widening Rossland Road from Westney Road to Lake Ridge Road to further Support the movement of people and goods;

AND WHEREAS the Draft Durham Official Plan Decision removes policy encouraging the construction of an interchange at Highway 412 and Rossland Road;

NOW THEREFORE BE IT RESOLVED THAT:

- 1) Durham Region request the province to reinstate policy encouraging the construction of an interchange at Highway 412 and Rossland Road in the Regional Official Plan; and
- 2) A copy of this motion be sent to the Honourable Paul Calandra, Minister of Municipal Affairs and Housing, the Honourable Prabmeet Sarkaria, the Minister of Transportation, all Durham MPPs, and all lower tier Durham municipalities.

PART 1 WAS CARRIED LATER IN THE
MEETING ON A RECORDED VOTE

PART 2 WAS DEFEATED LATER IN THE
MEETING ON A RECORDED VOTE
(See Following Motions)

Moved by Councillor Pickles, Seconded by Councillor Kerr,
(42) That the main motion (41) of Councillors Collier and Shahid be divided in
order to allow voting on Part 1) separately from Part 2).

CARRIED

Part 1) of the main motion (41) of Councillors Collier and Shahid was then put to a
vote and CARRIED ON THE FOLLOWING RECORDED VOTE:

Yes

No

Councillor Collier
Regional Chair Henry
Councillor Kerr
Councillor Neal
Councillor Pickles
Councillor Shahid
Councillor Wotten

Councillor Chapman, Chair

Members Absent: None

Declarations of Interest: None

Part 2) of the main motion (41) of Councillors Collier and Shahid was then put to a
vote and DEFEATED ON THE FOLLOWING RECORDED VOTE:

Yes

No

Councillor Collier
Councillor Neal
Councillor Shahid

Councillor Chapman, Chair
Regional Chair Henry
Councillor Kerr
Councillor Pickles
Councillor Wotten

Members Absent: None

Declarations of Interest: None

Staff responded to further questions from the Committee regarding the process
for residents to submit comments on the draft decision of the Official Plan;
whether the proposed modifications would result in any impacts to the Columbus
Planning Area, and if so, whether those impacts are considered major; the
reasoning for not presenting a report before the Committee prior to the Region
submitting its response to the MMAH on its draft decision; whether a

supplementary report will be brought before the Committee following the MMAH's consideration of the Region's response to its draft decision on Envision Durham; and the anticipated next steps in the process leading up to the finalization and implementation of Envision Durham.

Moved by Councillor Pickles, Seconded by Councillor Kerr,

(43) That the Memorandum from Brian Bridgeman, Commissioner of Planning and Economic Development, re: Preliminary Regional Response to MMAH's Proposed Modifications to the Durham Regional Official Plan be received for information.

CARRIED

7.2 Reports

A) Ontario Northlander Station Strategic Case, in Beaverton (Township of Brock) (2024-P-12)

Report #2024-P-12 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Wotten, Seconded by Councillor Shahid,

(44) That we recommend to Council:

- A) That the Ontario Northlander Station Strategic Case in Beaverton prepared by WSP Inc. on behalf of the Region be endorsed, and that staff be directed to engage with the Ontario Ministry of Transportation, Ontario Northland and Township of Brock Council and staff, to further develop the station concept and service;
- B) That Regional staff be directed to develop a satisfactory financing and implementation proposal with the Township of Brock, Ontario Ministry of Transportation, and Ontario Northland, for a new Beaverton Ontario Northland station, and report back in the fall of 2024 with a recommended proposal for Finance and Administrative Committee's endorsement, prior to proceeding to Regional Council for approval; and
- C) That a copy of Report #2024-P-12 of the Commissioner of Planning and Economic Development be provided to the Ontario Ministry of Transportation, Ontario Northland and the Township of Brock.

CARRIED

B) Regional Comments on ERO Posting #019-8707 to amend the lands covered by Ontario Regulation 102/72 (Federal Airport Lands MZO) in the City of Pickering (2024-P-13)

Report #2024-P-13 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

B. Bridgeman provided clarification regarding the lands appearing on the maps contained in Attachments #2 and #3 to Report #2024-P-13.

B. Bridgeman responded to questions from the Committee with regards to why the Region didn't make a request to the province to revoke the Minister's Zoning Order (MZO) at the time of developing Envision Durham; whether there are any concerns with Mayor Ashe's request to the province to remove the MZO in its entirety, and that the other lands remain in the urban boundary expansion; clarification on whether these are the same lands that were opposed to in a previous supplementary Planning report; and whether the Region is aware of the Landowners' Group discussions to address concerns relating to flooding of the headwaters of Carruthers Creek which would impact these lands.

Moved by Councillor Pickles, Seconded by Councillor Kerr,
(45) That we recommend to Council:

- A) That the Minister of Municipal Affairs and Housing be advised that Durham Regional Council has no objection to the revocation of lands within Ontario Regulation 102/72 that are outside the Greenbelt Plan Area; and
- B) That a copy of Report #2024-P-13 of the Commissioner of Planning and Economic Development be forwarded to the Ministry of Municipal Affairs and Housing and Durham's area municipalities.

CARRIED

8. Economic Development

8.1 Correspondence

There were no communication items to be considered.

8.2 Reports

A) Arts and Culture Mapping Report (2024-EDT-9)

Report #2024-EDT-9 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Wotten, Seconded by Councillor Pickles,
(46) That Report #2024-EDT-9 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

B) Hannover Messe Trade Show, 2025 – Participation (2024-EDT-10)

Report #2024-EDT-10 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Wotten, Seconded by Councillor Pickles,
(47) That we recommend to Council:

That, subject to the approval of funding by the Finance and Administration Committee, the Region of Durham's Economic Development and Tourism Division (Invest Durham) exhibit at the Hannover Messe 2025 trade fair in collaboration with the area municipalities through the Durham Economic Development Partnership (DEDP) and other partners to showcase the Region to key business audiences for investment attraction.

CARRIED

This matter will be considered by the Finance and Administration Committee on June 11, 2024 and presented to Regional Council on June 26, 2024.

C) Local Food in Durham Region: Durham Farm Fresh Marketing Association Annual Update and Ontario Local Food Week (2024-EDT-11)

Report #2024-EDT-11 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Wotten, Seconded by Councillor Pickles,
(48) That Report #2024-EDT-11 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

9. Advisory Committee Resolutions

There were no advisory committee resolutions to be considered.

10. Confidential Matters

There were no confidential matters to be considered.

11. Other Business

There was no other business to be considered.

12. Date of Next Meeting

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, September 3, 2024 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 Kerr,
(49) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:14 AM

Respectfully submitted,

B. Chapman, Chair

V. Walker, Committee Clerk