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The Regional Municipality of Durham

Committee of the Whole Minutes

Thursday, November 13, 2025

A regular meeting of the Committee of the Whole was held on Thursday, November 13, 2025, in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 9:30 AM

Councillor Carter assumed the Chair.

1. Roll Call

Electronic participation was offered for this meeting.

* indicates individuals who participated electronically.

Members

Present:

Councillor Anderson
Councillor Ashe
Councillor Barton
Councillor Brenner*
Councillor Carter
Councillor Chapman
Councillor Collier* attended the meeting at 9:37 AM
Councillor Cook*
Councillor Crawford*
Councillor Dies
Councillor Foster*
Councillor Garrod*
Councillor Jubb*
Councillor Kerr
Councillor Leahy*
Councillor Lee
Councillor Marimpietri attended the meeting at 9:47 AM
Councillor McDougall* attended for part of the meeting
Councillor Mulcahy*
Councillor Neal*
Councillor Nicholson*
Councillor Pettingill
Councillor Pickles*
Councillor Roy
Councillor Shahid*
Councillor Woo* attended for part of the meeting
Councillor Wotten
Councillor Yamada
Regional Chair Henry*

Staff Present: K. Allore-Engel, N. Andres, S. Austin, E. Baxter-Trahair, A. Burgess, S. Ciani, S. Dessureault, J. Dixon, A. Evans*, T. Fraser, C. Goodchild, B. Goodwin, A. Harras, A. Hector-Alexander, B. Holmes, M. Hubble*, J. Hunt*, R. Inacio, R. Jagannathan, L. Lovery*, K. McDermott, P. McTavish*, N. Pincombe, M. Simpson, N. Taylor and E. Valant*

2. **Declarations of Pecuniary Interest**

There were no declarations of pecuniary interest.

3. **Statutory Public Meetings**

There were no statutory public meetings.

4. **Presentations**

4.1 Garry Cubitt, Board Vice-Chair, DRPSB and Peter Moreira, Chief of Police, DRPS Re: Durham Regional Police Service Board – Quarterly Update to Council

G. Cubitt, Vice-Chair of the Durham Regional Police Service Board (DRPSB), and Chief Moreira, Durham Regional Police Service (DRPS), appeared before Committee to provide a quarterly update. Highlights of their presentation included:

- Durham Regional Police Service Board
- Chief For a Day – Advaita Paliwal
- Calls For Service – In The News
- Mental Health Calls
- Roadway Safety
- Budget 2026
- 2026 Strategic Investments
- DRPS 10-Year Capital

A detailed question and answer period ensued. Chief Moreira and G. Cubitt responded to questions with respect to the release of the Ontario Civilian Police Commission (OCPC) investigation report; steps taken by the DRPSB and DRPS to address issues related to post-traumatic stress disorder (PTSD) claims; whether individuals referenced in the OCPC report are still employed with DRPS; changes to the DRPS promotion process; legal expenses related to the OCPC investigation; changes as a result of the OCPC report findings; how progress will be measured and reported; the implementation timeline for remaining recommendations and whether the remaining recommendations have a budgetary requirement; communication with frontline officers related to the OCPC report; changes to the DRPS Command Team and DRPSB since the OCPC investigation began; and actions taken by Chief Moreira since becoming Chief of Police.

Chief Moreira also responded to questions with respect to the 30x30 initiative; whether there is a target for racialized members; Intimate Partner Violence; mental health calls and methods to encourage individuals to seek care; Project Oracle funding from the Province of Ontario; DRPS Headquarters and facility requirements; the RIDE program; violent crimes and incidents at shopping malls; and steps the public can take to protect themselves.

Chief Moreira advised that he has released a written [statement](#) that is available on the Durham Regional Police Service website related to the Ontario Civilian Police Commission (OCPC) report (<https://www.drps.ca/news/posts/statement-from-chief-peter-moreira/>).

Motion #101

Moved by Councillor Yamada, Seconded by Councillor Wotten,
That the Committee recess for 15 minutes.

Carried

The Committee recessed at 11:09 AM and reconvened at 11:25 AM

A roll call was conducted following the recess and all members of the Committee were present with the exception of Councillors McDougall, Pettingill and Woo.

4.2 Kiersten Allore-Engel, Manager, Community Safety and Well-Being
Re: Updated Community Safety and Well-Being Plan (2025-2029) (2025-COW-35)

K. Allore-Engel, Manager, Community Safety and Well-Being, provided a presentation regarding the Updated Community Safety and Well-Being Plan (2025-2029). Highlights of the presentation included:

- Community Safety and Well-Being (CSWB)
- [Community Safety and Well-Being Plan](#) (durham.ca/cswb)
- CSWB Plan: Framework
- Stone Soup: A Story of Collective Impact
- How did we get here?

K. Allore-Engel concluded by sharing a short video regarding the Community Safety and Well-Being Plan.

K. Allore-Engel responded to a question with respect to collaboration with organizations and how it is determined who has carriage of the issue.

- 4.3 Nathaniel Andres, Manager, Water and Wastewater Infrastructure Planning; Colleen Goodchild, Director, Community Growth; and Mary Simpson, Director, Risk Management, Economic Studies and Procurement
Re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)
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N. Andres, Manager, Water and Wastewater Infrastructure Planning; C. Goodchild, Director, Community Growth; and M. Simpson, Director, Risk Management, Economic Studies and Procurement, provided a presentation regarding Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws. Highlights of their presentation included:

- Presentation Overview
- Request to service Northeast Pickering
- Background/Context
 - Planning for Growth
 - Planning for growth – Active Secondary Plans in 2031 Urban Boundary
 - Water & Wastewater Planning to support growth
 - Water & Wastewater Planning
 - 2051 Urban Expansion Areas
- The Path Forward
 - The Recommended Path Forward

N. Andres, C. Goodchild and M. Simpson responded to questions with respect to the possibility of adding additional lands into the review; whether this will advance Northeast Pickering and Northwest Brooklin lands before other new growth areas; how advancing the servicing of expansion lands would de-prioritize lands included in the Council approved DC Background Study and underutilize the infrastructure investments expended within the 2031 Urban Boundary; the potential impact on other area municipalities; the possibility of not proceeding; whether the review will consider concerns related to the headwaters area in Northeast Pickering; whether this review will identify the servicing costs and cost-recovery through development charges; when servicing costs would be identified; coordination with the City of Pickering; the projected timeframe if the Region proceeds with option three as outlined in Report #2025-COW-36; whether lands are currently available to meet housing targets; the possibility of receiving additional requests; whether there is an inventory of remaining Whitebelt lands; Provincial planning policies and requirements; and the consultation process and opportunity for public input.

C. Goodchild advised that the City of Pickering is undertaking the secondary plan process for Northeast Pickering, and it was noted that the City of Pickering held a statutory public meeting for the Northeast Pickering Secondary Plan on Monday, November 10, 2025.

Motion #102

Moved by Councillor Chapman, Seconded by Councillor Ashe,

That the order of the agenda be altered to consider Item 7.2 at this time.

Carried

7. Reports

7.2 Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)

Motion #103

Moved by Councillor Ashe, Seconded by Councillor Chapman,

That we recommend to Council:

- A) That, in response to the request from members of the Northeast Pickering Landowners Group to advance the servicing of the Northeast Pickering (NEP) lands, Regional Staff undertake a comprehensive review of the options for including the NEP lands in the Region's Development Charge (DC) By-laws, including associated policies. The review will consider the following three options:
 - i) Amend the existing Region-wide DC By-laws to include the NEP lands, which would require accounting for additional servicing costs and the associated population and employment growth;
 - ii) Establish a NEP area-specific DC By-law for water and sewer services, with corresponding amendments to the Regional DC By-laws to include remaining services (e.g., roads, transit, police);
 - iii) Develop a new DC Background Study and associated By-law to incorporate all new growth areas approved in the Region's former Official Plan, including the NEP lands;
- B) That the following outside consulting and legal services be retained, at an estimated cost not to exceed \$50,000, with the financing to be determined at the discretion of the Commissioner of Finance, to provide technical expertise in the evaluation of the three options for including NEP lands in Regional DC By-laws and advise on implementation requirements, as follows:
 - i) The consulting firm of Watson & Associates Economists Ltd. be retained to assist with the evaluation of the options for including NEP in the Region's DC By-laws; and
 - ii) The legal firm of WeirFoulds LLP be retained to advise on the requirements of the options studied;

- C) That staff consult with BILD, DRHBA and staff from each of the eight area municipalities in Durham as part of the comprehensive review of the options to include the Northeast Pickering lands in the Region's Development Charge By-laws;
- D) That staff report back with recommendations on including NEP in the Region's DC By-laws that stem from the comprehensive review, including risks and implications of the recommended approach, in spring 2026;
- E) That Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be forwarded to the Region's eight area municipalities; and
- F) That the Commissioner of Finance and Commissioner of Legal Services be authorized to execute the necessary agreements to retain the consulting and legal services.

**Carried as amended later in the meeting
(See Following Motion)**

Motion #104

Moved by Councillor Roy, Seconded by Councillor Ashe,

That Motion #103 of Councillors Ashe and Chapman be amended as follows:

- In Part A) by adding the words "and the importance of advancing servicing to the new Whitby hospital site in northwest Brooklin" after the words "(NEP) lands" and adding the words "and NW Brooklin" after the words "the NEP";
- In Part A) i) by adding the words "and NW Brooklin" before the word "lands";
- In Part A) ii) by adding the words "and NW Brooklin" before the word "area-specific";
- In Part B) by adding the words "and NW Brooklin" before the word "lands";
- In Part B) i) by adding the words "and NW Brooklin" after the words "including NEP";
- In Part C) by adding the words "and NW Brooklin" after the words "Northeast Pickering"; and
- In Part D) by adding the words "and NW Brooklin" after the words "including NEP".

Carried

The main Motion #103 of Councillors Ashe and Chapman was then put to a vote and Carried as amended, on the following Recorded Vote:

Yes: Councillor Anderson
 Councillor Ashe

Councillor Barton
Councillor Brenner
Councillor Chapman
Councillor Collier
Councillor Cook
Councillor Crawford
Councillor Dies
Councillor Foster
Councillor Garrod
Councillor Jubb
Councillor Kerr
Councillor Leahy
Councillor Lee
Councillor Marimpietri
Councillor Mulcahy
Councillor Nicholson
Councillor Pettingill
Councillor Pickles
Councillor Roy
Councillor Shahid
Councillor Woo
Councillor Wotten
Councillor Yamada
Regional Chair Henry
Acting Chair Carter

No: Councillor Neal

Members

Absent: Councillor McDougall

Declaration
of Interest: None

5. Delegations

There were no delegations.

6. Correspondence

- 6.1 Correspondence from Doug Glass, Ajax resident, re: Updated Community Safety and Well-Being Plan (2025-2029); Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws; Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025; and Motion regarding Property Tax Subclass Analysis
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Motion #105

Moved by Councillor Chapman, Seconded by Councillor Anderson,

That correspondence Doug Glass, Ajax resident, re: Updated Community Safety and Well-Being Plan (2025-2029); Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws; Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025; and Motion regarding Property Tax Subclass Analysis, be referred to consideration of Report #2025-COW-35 of the Chief Administrative Officer; Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services; Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services; and Item 8.1: Motion regarding Property Tax Subclass Analysis.

Carried

- 6.2 Correspondence from Helen Brenner and Abdullah Mir, on behalf of Stop Sprawl Durham, re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws
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Motion #106

Moved by Councillor Chapman, Seconded by Councillor Anderson,

That correspondence from Helen Brenner and Abdullah Mir, on behalf of Stop Sprawl Durham, re: Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws, be referred to consideration of Report #2025-COW-36 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services.

Carried

7. Reports

7.1 Updated Community Safety and Well-Being Plan (2025-2029) (2025-COW-35)

Report #2025-COW-35 from E. Baxter-Trahair, Chief Administrative Officer, was received.

Motion #107

Moved by Councillor Lee, Seconded by Councillor Marimpietri,
That we recommend to Council:

- A) That Regional Council endorse Attachment 1 to Report #2025-COW-35 of the Chief Administrative Officer as the Region of Durham's Community Safety and Well-Being (CSWB) Plan (2025-2029);
- B) That Regional Council direct staff to submit the approved CSWB Plan (2025-2029) to the Ministry of the Solicitor General in accordance with the Community Safety and Policing Act, 2019; and
- C) That Regional Council support staff advocacy efforts to secure sustained provincial and federal funding to enable implementation of the CSWB Plan.

Carried

7.2 Authorization to Undertake a Comprehensive Review of the Options for Including the Northeast Pickering Lands in the Region's Development Charge By-laws (2025-COW-36)

This item was dealt with earlier in the meeting. See pages 5 to 7 of these minutes.

7.3 Regional Comments on the Proposed Changes to Ontario Building Code and Proposed Changes in Bill 60, Fighting Delays, Building Faster Act, 2025 (2025-COW-37)

Report #2025-COW-37 from N. Taylor, Commissioner of Finance; S. Austin, Commissioner of Community Growth and Economic Development; R. Jagannathan, Commissioner of Works; and J. Hunt, Commissioner of Legal Services; was received.

It was requested that a presentation regarding changes to the Planning Act be provided following the passage of Bill 60, Fighting Delays, Building Faster Act, 2025.

Motion #108

Moved by Councillor Marimpietri, Seconded by Councillor Lee,
That we recommend to Council:

- A) That the letter dated October 17, 2025, found in Attachment #1 to Report #2025-COW-37 of the Commissioners of Finance, Community Growth and Economic Development, Works and Legal Services, be endorsed as the Region of Durham's response to proposed amendments to the Building Code Act, 1992, through Bill 17 (Protect Ontario by Building Faster and Smarter Act, 2025), including the following key messages:
- i) Linking DC Collection to Occupancy Permits: Regional staff support using occupancy permits as a practical enforcement tool for DC collection and recommend legislative amendments to explicitly include Regional DCs and allow local councils to set deferral timing as a temporary measure to manage cash flow impacts and support housing delivery;
 - ii) Establishing First Occupancy as the Payment Trigger: Tying DCs to first occupancy provides a consistent, efficient collection trigger aligned with municipal workflows and simplifies phased development tracking and protects infrastructure funding;
 - iii) Extending Inspection Timelines for Deferred DCs: Regional staff support extending the prescribed inspection timeline from 2 to 10 days, to improve coordination, payment verification, and reduce occupancy delays;
 - iv) Public Education: Regional staff support creating educational materials for homeowners and builders to explain the occupancy process, DC deferrals, and municipal roles;
 - v) Transit Station Charges: In addition to the proposed changes, staff recommend amending the Ontario Building Code's definition of "Applicable Law" to include section 9 of the GO Transit Station Funding Act, 2023, enabling chief building officials to withhold building permits if Transit Station Charges remain unpaid;
- B) That in light of the proposed amendments to the Ontario Building Code, Council authorize the termination of the Region's Medium and High-Density Residential Development Charge Deferral Program as it is redundant with the implementation of Bill 17 legislative updates mandating the deferral of non-rental residential development charge collection until occupancy;

- C) That the letter as found in Attachment #2 to Report #2025-COW-37, be endorsed as the Region of Durham's response to Bill 60, Fighting Delays, Building Faster Act, 2025 omnibus legislation, including the following key messages:
- i) Development Charges Act – Staff support measures that improve transparency in Development Charge (DC) calculations, creating a separate service class for land acquisition, and requiring disclosure of Benefit to Existing (BTE) methodologies. Additionally, staff are supportive of allowing municipalities to define what constitutes a local service;
 - ii) Municipal Act – Recommend allowing municipalities to decide if corporate utility models are best for their unique context considering local costs, risks, efficiency and housing affordability, rather than applying a uniform provincial approach and inform future policy using lessons learned from Peel Region;
 - iii) Planning Act – Staff recommend that the province preserve municipal planning autonomy in developing Official Plans, maintain development standards, continue to allow for secondary plans and site specific policies, support local Community Improvement Plans (CIP) to administer the Regional Revitalization Program (RRP) to support much needed housing and rental units in the Region, ensure oversight in Ministerial Zoning Order (MZO) decisions with indigenous engagement, and streamline data tracking for infrastructure;
 - iv) Highway Traffic Act – Staff recommend that the province replace a blanket ban on reducing vehicles lanes for bike lanes with a more flexible, case-by-case approach so that municipalities can balance climate, safety, and mobility goals while working with the province to expand active transportation infrastructure;
 - v) GO Transit Station Funding Act and Transit-Oriented Communities Act – Staff support legislative changes that enhance municipal flexibility in transit station funding and project reporting, while emphasizing the need for clear guidance on charge collection timing, advisory panel roles, and reporting responsibilities, especially within two-tier municipal frameworks, to ensure effective, locally responsive implementation;
- D) That Council receive for information the latest developments on the implementation of proposed changes to the Development Charges Act contained in Bill 17;
- E) That staff notify BILD, DRHBA and staff from each of the eight area municipalities in Durham of the termination of the Region's Medium and High-Density Residential Development Charge Deferral Program; and

F) That Report #2025-COW-37 be forwarded to the Region's eight area municipalities.

Carried

8. Members Motions

8.1 Motion regarding Property Tax Subclass Analysis

Acting Chair Carter vacated the Chair at 12:36 PM. Councillor Ashe chaired the meeting in his absence.

Motion #109

Moved by Councillor Collier, Seconded by Councillor Carter,
That we recommend to Council:

Whereas the Province of Ontario has given municipalities the option to adopt a new Affordable Rental Housing Subclass, reducing the municipal tax rate by up to 35% for eligible affordable rental housing units;

And Whereas Ontario Regulation 73/25 and 74/25 permit the new Affordable Rental Housing Subclass within the Multi-Residential and New Multi-Residential property classes beginning with the 2026 taxation year;

And Whereas in Durham Region, property tax subclasses are set at the upper tier;

And Whereas the Municipal Property Assessment Corporation (MPAC) will be responsible for classifying eligible properties under this new subclass once adopted;

And Whereas organizations have argued that the resulting savings from the introduction of a new Affordable Rental Housing Subclass could help them to maintain affordable rents and reinvest in their buildings;

Now Therefore Be It Resolved That the Finance Department be directed to review the impacts of the introduction of an Affordable Rental Housing Subclass in Durham Region, including the projected tax increase to the remaining tax base, and report the findings to Council or the appropriate committee in time for consideration for the 2027 taxation year.

Carried

9. Confidential Matters

There were no confidential matters to be considered.

10. Adjournment

Motion #110

Moved by Councillor Chapman, Seconded by Councillor Barton,
That the meeting be adjourned.

Carried

The meeting adjourned at 12:38 PM

Respectfully submitted,

D. Carter
Acting Chair

T. Fraser
Committee Clerk