

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

## The Regional Municipality of Durham

### MINUTES

#### PLANNING & ECONOMIC DEVELOPMENT COMMITTEE

Tuesday, February 7, 2023

A regular meeting of the Planning & Economic Development Committee was held on Tuesday, February 7, 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 Collier  
Councillor Kerr  
Councillor Neal  
Councillor Shahid attended the meeting at 9:35 AM  
Councillor Wotten  
Regional Chair Henry  
**\*denotes Councillors participating electronically**

Also

Present: Councillor Carter\*  
Councillor Dies\*  
Councillor Foster\*  
Councillor Marimpietri  
Councillor McDougall  
**\*denotes Councillors participating electronically**

Staff

Present: E. Baxter-Trahair, Chief Administrative Officer\*  
B. Bridgeman, Commissioner of Planning and Economic Development  
C. Boyd, Solicitor, Chief Administrative Office – Legal Services\*  
I. Cheung, Business Development Specialist, Economic Development  
J. Feuiltault, Business Development Specialist, Economic Development  
H. Finlay, Acting Manager, Transit Oriented Development, Planning and Economic Development  
S. Gill, Director, Economic Development and Tourism  
C. Goodchild, Manager, Policy Planning & Special Studies  
W. Holmes, General Manager, Durham Region Transit\*  
L. Huinink, Director, Rapid Transit and Transit Oriented Development  
J. Hunt, Regional Solicitor/Director of Legal Services, Chief Administrative Office – Legal Services\*  
S. Jibb, Manager, Economic Development, Agriculture and Rural Affairs

G. Macfarlane, Program Specialist, Economic Development, Agriculture and Rural Affairs  
G. Muller, Director of Planning  
G. Pereira, Manager, Transportation Planning  
B. Pickard, Manager, Tourism  
D. Ruby, Manager, Economic Development, Business Development and Investment  
J. Severs, Manager, Economic Development, Marketing and Cluster Development  
L. Trombino, Manager, Plan Implementation  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
S. Ciani, Committee Clerk, Corporate Services – Legislative Services  
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services  
K. Smith, Committee Clerk, Corporate Services – Legislative Services  
**\*denotes Staff participating electronically**

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by Councillor Neal, Seconded by Councillor Kerr,  
(10) That the minutes of the regular Planning & Economic Development Committee meeting held on Tuesday, January 10, 2023, be adopted.  
CARRIED

**4. Statutory Public Meetings**

There were no statutory public meetings.

Moved by Regional Chair Henry, Seconded by Councillor Wotten,  
(11) That the order of the agenda be altered to consider Item 6.2, Geoff Carpentier, Chair, Durham Environmental Advisory Committee re: Durham Environmental Advisory Committee 2022 Annual Report (2023-P-3), at this time.  
CARRIED

**6. Delegations**

6.2 Geoff Carpentier, Chair, Durham Environmental Advisory Committee re: Durham Environmental Advisory Committee 2022 Annual Report (2023-P-3)

Geoff Carpentier, Chair, Durham Environmental Advisory Committee, appeared before the Committee with respect to the Durham Environmental Advisory Committee (DEAC) 2022 Annual Report. He advised that the committee is now called the Durham Environmental and Climate Advisory Committee and is in the process of changing the mandate to be more inclusive with regards to the Region's initiatives surrounding climate change.

G. Carpentier highlighted the various activities of DEAC in 2022, including:

- The committee received presentations on The Durham Meadoway; Carruthers Creek Watershed Plan; TRCA's updated regional Natural Heritage System and Water Resource System Mapping; The Regional Natural Heritage System; the Town of Whitby Climate Emergency Response Plan; Durham Greener Homes Program; Friends of Second Marsh; and Durham Wastewater;
- The committee provided advice on issues including Carruthers Creek Headwaters in the Greenbelt and the Carruthers Creek Watershed Plan; the Municipal Comprehensive Review process; various Official Plan Amendments; Whitby Comprehensive Zoning By-law Review; Draft Regional Agricultural System; and The Durham Climate Commission; and
- The committee engaged in community outreach and stewardship activities as well as participated in other advisory committee meetings.

G. Carpentier responded to questions from the Committee and the Committee thanked G. Carpentier and members of the DEAC for their work.

## 5. Presentations

### 5.1 Stacy Jibb, Manager of Agriculture & Rural Economic Development, and Glen Macfarlane, Rural Program Specialist re: Growing North Durham: Rural Economic Development Action Plan (2023-EDT-2) [Item 8.2 a.]

Stacy Jibb, Manager of Agriculture & Rural Economic Development and Glen Macfarlane, Rural Program Specialist provided a PowerPoint presentation regarding Growing North Durham: Rural Economic Development Action Plan.

Highlights of the presentation included:

- Growing North Durham Plan Overview
- Related Strategies and Plans
  - Ready Set Future: A PLACE Blueprint for Durham (2023-2027)
  - Connecting our Communities: A Broadband Strategy for Durham Region

- Durham Tourism Action Plan
- Invest Durham Marketing Action Plan
- Growing Agri-Food Durham Plan
- Background
- Collaborative Approach
- Key Pillars
  - People
  - Places
  - Prosperity
- Next Steps

S. Jibb stated that the Growing North Durham Plan was known as the Vibrant North Durham Plan from 2013 to 2018. She stated that in 2022 consultations were held with key partners and Vibrant North Durham was rebranded to the Growing North Durham Economic Development Plan. She stated that staff is seeking endorsement of the Plan from each north Durham Council.

G. Macfarlane provided a detailed overview of the following Key Pillars of the Plan:

- People
  - Support Entrepreneurship
  - Skills, Talent and Workforce Development
  - Foster the Innovation Economy
- Places
  - Welcome New and Diverse Businesses
  - Vibrant Downtowns
  - Showcase North Durham
- Prosperity
  - Investment Readiness
  - Business Retention and Expansion
  - Employment Lands, Connectivity and Economic Infrastructure

S. Jibb responded to questions regarding Investment Readiness and the process involved.

5.2 Stacy Jibb, Manager of Agriculture & Rural Economic Development re: Best Practices for On-Farm Diversified Uses (2023-EDT-3) [Item 8.2 b.]

Stacy Jibb, Manager of Agriculture & Rural Economic Development provided a PowerPoint presentation regarding Best Practices for On-Farm Diversified Uses.

Highlights of the presentation included:

- On-Farm Diversification
- Guidelines on Permitted Uses

- Defining On-Farm Diversified Uses
- Economic Benefits
- Growing Agri-Food Durham Plan
- Best Practices

S. Jibb stated that there are five policy criteria for On-Farm Diversified Uses as follows: must be located on a farm; must be secondary to the principal agricultural use of the property; must be limited in area; must include home occupations, home industries, agri-tourism, and value-added uses; and is compatible with, and does not hinder, surrounding agricultural operations. She stated that the economic benefits are as follows: increased farm resiliency; high-value job creation; supports the family farm; strengthens rural economies; tourism spin-offs; and education and cultural exchange. She provided an overview of some of the best practices as recommended in the Report.

S. Jibb responded to questions regarding engagement with the City of Pickering with regards to their zoning by-law review; clarification regarding secondary uses; federal regulations and provincial Minister Zoning Orders (MZOs); and interpretation of MZOs.

## **6. Delegations**

### **6.1 Ivan Battye, Whitby Resident re: Airports in Durham Region**

Ivan Battye, Whitby Resident provided a delegation regarding Airports in Durham Region. He stated that he feels Durham Region does not have the capacity for six runways and that Article 44 of Transport Canada's Ground Lease with the Greater Toronto Airports Authority states that a Pickering Airport cannot proceed until Toronto Pearson International Airport is no longer meeting any capacity and demand requirements. He further stated that he feels all information provided to Durham Region regarding airports is false and those failures fall upon a number of government and non-government agencies and their leaders.

I. Battye responded to a question of the committee.

### **6.2 Geoff Carpentier, Chair, Durham Environmental Advisory Committee re: Durham Environmental Advisory Committee 2022 Annual Report (2023-P-3)**

This delegation was heard earlier in the meeting. Refer to pages 2 and 3 of these minutes.

## **7. Planning**

### **7.1 Correspondence**

A) Correspondence from the Town of Ajax, re: Resolution passed at their Council meeting held on January 23, 2023, regarding Accelerating Development of Thousands of New Housing Units

---

Discussion ensued with regards to Minister Zoning Orders (MZO); the timing between an MZO and the typical process for processing developments; whether there a need for public input; how many housing units will be affordable housing units; the range of the types of housing being considered in the five projects; whether there has been any response to the Ajax resolution; and next steps.

Moved by Councillor Collier, Seconded by Councillor Kerr,  
(12) That we recommend to Council:

That the following motion passed by the Ajax Town Council on January 23, 2023, be endorsed:

Whereas the Ontario government has recognized that there is a housing crisis and has established a goal to have 1.5 million homes built in the next ten (10) years, and has additionally set a specific target of 17,000 new homes for the Town of Ajax by 2031;

And whereas on February 22, 2021, Ajax Council supported five (5) Employment Area Conversion Requests to advance residential growth in the Town;

And whereas these requests were endorsed by Durham Region Council on December 22, 2021 for inclusion within a new Regional Official Plan;

And whereas up to 4,100 housing units and 50 job per hectare could be created through developments proposed in the following Employment Area Conversion Requests:

- a) CNR-07 – 8.8 hectares – located at the southeast corner of Salem Road North and Kerrison Drive East,
- b) CNR-15 – 2.99 hectares – located at 1401 Harwood Avenue North,
- c) CNR-19 – 3.8 hectares – located at 250 Rossland Road East,
- d) CNR-20 – 0.69 hectares – located at 650 Beck Crescent, and
- e) CNR-33 – 1.11 hectares – located at 1541 Harwood Avenue North;

And whereas these lands are located within an existing Settlement Area Boundary;

And whereas the development of these urgently needed housing units could be delayed for years while approvals are sought;

And whereas Durham Region's Official Plan process is in question due to changes to the regional planning framework implemented by the More Homes Built Faster Act, 2022;

And whereas by accelerating the timeline, landowners can take advantage of developing at today's costs and interest rates, while conversely, further delaying the process could put development at risk due to the unknown future rate of inflation;

And whereas through inclusion in the Durham Region Official Plan process, these parcels have been subject to review and public consultation;

Now therefore be it resolved that:

1. Council requests the Minister of Municipal Affairs and Housing enact Minister's Zoning Orders (MZOs) as follows:
  - a. CNR-07 to permit a mixed-use development with approximately 2,873 apartment dwelling units and a minimum of 40,000 m<sup>2</sup> non-residential gross floor area within multiple buildings up to a maximum height of 25 storeys;
  - b. CNR-15 to permit a residential development with approximately 150 townhouse dwelling units with a minimum height of 3-storeys;
  - c. CNR-19 to permit a mixed-use development with approximately 800 apartment dwelling units and a minimum of 9,300 m<sup>2</sup> non-residential gross floor area within buildings up to a maximum building height of 25 storeys;
  - d. CNR-20 to permit a mixed-use development with approximately 200 apartment dwelling units and a maximum height of 25 storeys; and
  - e. CNR-33 to permit a residential development of between 33 and 77 townhouse dwelling units;
2. Affordable and below market rent options shall be included in the housing mix where feasible;
3. Council requests the Ministry of Municipal Affairs and Housing engage Town of Ajax planning staff to establish site specific development standards incorporating Town of Ajax Official Plan policies and other technical elements to ensure land use compatibility, good urban design, and appropriate project phasing;

4. Should the negotiation between all parties not achieve the outcomes in clause 1 and 2, that specific MZO request not move forward;
5. Council be empowered to request the revocation of any MZO approved in response to this motion if a site plan application or plan of subdivision application is not submitted within one year of the issuance of the MZO;
6. Staff be directed to deliver a presentation to Council detailing the contents of MZOs issued by the Minister in response to this motion; and
7. This motion be circulated to the Minister of Municipal Affairs and Housing Steve Clark, Ajax MPP Patrice Barnes, and Durham Region Chair, John Henry.

CARRIED

## 7.2 Reports

There were no reports to consider.

## 8. **Economic Development**

### 8.1 Correspondence

There were no communications to consider.

### 8.2 Reports

#### B) Growing North Durham: Rural Economic Development Action Plan (2023-EDT-2)

Report #2023-EDT-2 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Collier, Seconded by Councillor Shahid,  
(13) That we recommend to Council:

That the Growing North Durham: Rural Economic Development Action Plan, be endorsed.

CARRIED

#### C) Best Practices for On-Farm Diversified Uses (2023-EDT-3)

Report #2023-EDT-3 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Moved by Councillor Collier, Seconded by Councillor Shahid,  
(14) That Report #2022-EDT-3 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

D) Investment Attraction Metrics – Annual Activity Report 2022 (2023-EDT-4)

Report #2023-EDT-4 from B. Bridgeman, Commissioner of Planning and Economic Development, was received.

Staff responded to questions with regards to what support is needed from municipalities to strengthen investment; whether the numbers are gaining momentum; collaboration with area municipalities and how often; whether there has been consultations with the province regarding MTO lands; whether staff keeps track of where the leads came from with regards to companies that set up in Durham Region; whether staff follows up with investors that did not come to Durham Region; investment attraction metrics; and whether area municipalities are apprised of the investors that have come and left.

Moved by Councillor Collier, Seconded by Councillor Shahid,  
(15) That Report #2022-EDT-4 of the Commissioner of Planning and Economic Development be received for information.

CARRIED

**9. Advisory Committee Resolutions**

9.1 Durham Agricultural Advisory Committee re: Impacts on Food Prices and Opportunities for Advocacy to Improve Financial Viability for the Agri-food Sector

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

Whereas the agri-food industry is one of the top economic drivers in Durham Region supporting a workforce of over 27,105 people through 3,360 agri-food businesses, more than 1,200 farms and farm families, contributing upwards of \$354 million to Ontario's total farm production and supporting \$775 million in GDP;

And Whereas food prices have seen their steepest increase since 1981 with a year over year increase of 11% as of October 2022;

And Whereas inputs for farmers and primary producers have increased significantly in the last year, including fertilizer prices increasing 95.8% compared to July 2020, fuel prices have seen a historic year-over-year increase, while chemical/herbicide markets have experienced shortages and increased prices. Despite these changes, farmers have not seen a significant increase in their primary product price to compensate for the rising cost of inputs;

And Whereas the profit margin for farmers was adversely impacted by a 35% tariff placed on fertilizer imports, including fertilizer purchased prior to economic sanctions being placed on Russia and Belarus that farmers in Canada rely on to support food production.

Now therefore be it resolved that the Durham Agricultural Advisory Committee requests that Regional Council recognize the importance of agriculture in Durham Region by encouraging the federal government to compensate farmers for tariffs paid on fertilizer, one of the contributing factors to increased food costs.

CARRIED

**10. Confidential Matters**

There were no confidential matters to be considered.

**11. Other Business**

**11.1 Envision Durham**

Councillor Neal inquired about the range of feedback received regarding Phase 2 of Envision Durham as well as anticipated next steps; process; and related timelines. Councillor Shahid inquired whether there will be a memorandum to Regional Council with regards to the feedback received and how Bill 23 will affect the Region's Official Plan when it's proclaimed. Councillor Collier inquired about the possibility of staff revisiting the subject of the Land Needs Scenario 2A again and Councillor Pickles inquired about social media sites and email campaigns.

**11.2 Best Practices for On Farm Diversified Uses**

Moved by Regional Chair Henry, Seconded by Councillor Neal,

(17) That the rules of procedure be suspended to introduce a motion regarding extending an invitation to the Chair of the Durham Agricultural Advisory Committee to appear at Regional Council.

CARRIED ON A 2/3RDS VOTE

Moved by Regional Chair Henry, Seconded by Councillor Kerr,

(18) That Zac Cohoon, Chair of the Durham Agricultural Advisory Committee (DAAC) be invited to present at the March 1, 2023 Regional Council meeting with regards to Report #2023-EDT-3 Best Practices for On Farm Diversified Uses.

CARRIED

**12. Date of Next Meeting**

The next regularly scheduled Planning & Economic Development Committee meeting will be held on Tuesday, March 7, 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 Neal,  
(19) That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:10 AM

Respectfully submitted,

---

B. Chapman, Chair

---

N. Prasad, Assistant Secretary to Council