



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

December 9, 2022

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Early release reports will be considered at the January 10, 2023, Planning and Economic Development meeting.

Staff Correspondence

There is no Staff Correspondence

Durham Municipalities Correspondence

There are no Durham Municipalities Correspondence

Other Municipalities Correspondence/Resolutions

There are no Other Municipalities Correspondence/Resolutions

Miscellaneous Correspondence

1. Durham Regional Police Services Board – re: [Public Agenda Tuesday December 12, 2022](#)
2. [Toronto and Region Conservation Authority \(TRCA\)](#) – re: Congratulatory letter regarding Councillors elected to Durham Region Council

Advisory / Other Committee Minutes

There are no Advisory/Other Committees Minutes

Members of Council – Please advise the Regional Clerk at clerks@durham.ca, if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk is advised by Wednesday noon the week prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

Notice regarding collection, use and disclosure of personal information:

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If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: [#2022-INFO-98](#)
Date: December 9, 2022

Subject:

2021 Census of Population – Indigenous Peoples and Housing Portrait (Release 5), File: D01-03

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report presents an overview of Statistics Canada's fifth release of the 2021 Census of Population data, highlighting Durham Region's statistics on the Indigenous population as well as the housing portrait. Attachment 1 summarizes key statistics in Durham Region, the Greater Toronto and Hamilton Area (GTHA), Ontario, and Canada.

2. Background

2.1 On September 21st, 2022, Statistics Canada released the fifth dataset in a series of 2021 Census of Population statistics for municipalities across Canada. This release focused on the Indigenous population, including First Nations, Métis, and Inuit, and Indigenous ancestry, as well as household characteristics, including private households by tenure, and dwellings by number rooms, period of construction, dwelling condition, and shelter costs. The Census is conducted in Canada every five years.

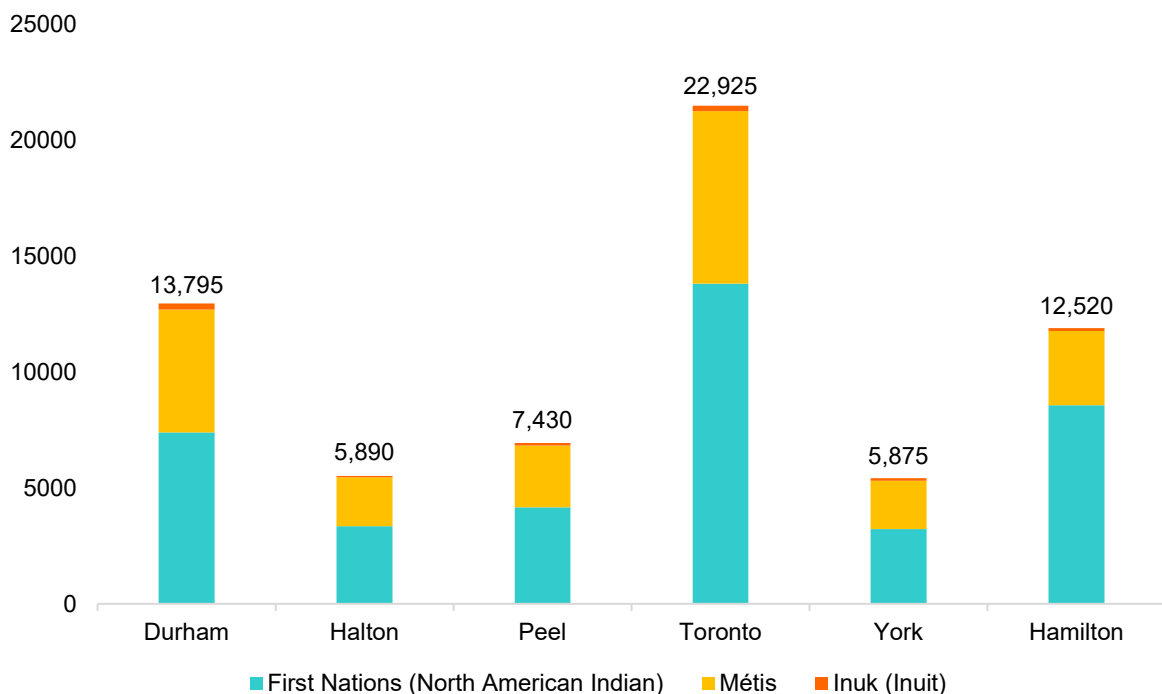
3. Previous Reports and Decisions

- 3.1 [2022-INFO-80](#) – 2021 Census of Population – Language (Release 4)
- 3.2 [2022-INFO-79](#) – 2021 Census of Population – Families, Households, Marital Status, and Income (Release 3)
- 3.3 [2022-INFO-77](#) – 2021 Census of Population – Age, Gender, and Dwelling Type (Release 2)
- 3.4 [2022-INFO-31](#) – 2021 Census of Population – Population and Dwelling Counts (Release 1)

4. Indigenous population

- 4.1 The data on Indigenous populations include identity, such First Nations, Métis, and Inuit, as well as Indigenous ancestry.
- 4.2 In 2021, a total of 13,795 persons in Durham (2% of the population) reported to identify with at least one Indigenous group (i.e. First Nations, Métis, or Inuit). This represents an increase of 2% from 2016 (11,930 persons), and 1.5% from 2011 (8,905 persons).

Figure 1 | GTHA population with Indigenous identity

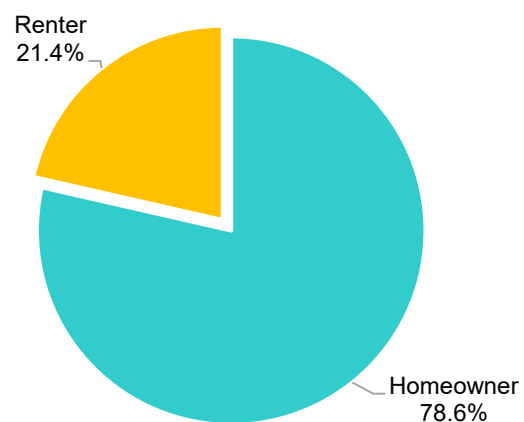


- 4.3 Approximately 19,300 persons in Durham (2.8% of the population) reported they have Indigenous ancestry, with 0.5% (3,530 persons) indicating single Indigenous ancestry identifying as either First Nations, Métis, or Inuit; and 2.3% (15,770 persons) indicating multiple ancestries that include both Indigenous and non-Indigenous origins.
- 4.4 Within the GTHA, Hamilton (2.23%) had the highest percentage of population identifying with at least one Indigenous group, followed by Durham (2%), Halton (1%), Toronto (0.83%), Peel (0.52%), and York (0.50%). Durham had the second-highest total Indigenous population in the GTHA with 13,795 persons. Toronto was first with 22,925 persons; Hamilton was third with 12,520 persons, (see Figure 1).

5. Household characteristics

- 5.1 The data on household characteristics include owner and renter households, number of rooms per dwelling, period of construction, dwelling condition, household maintenance, shelter costs, and the average value of dwellings.
- 5.2 The Census data indicate that the average value of dwellings in Durham increased from \$503,610 in 2016 to \$833,000 in 2021 (+65.4%). The average value of dwellings in Durham was higher than the Ontario average (\$807,000), but lower than the GTHA average (\$1.02 million). The average value of dwellings in Durham was highest in Uxbridge (\$1.04 million), followed by Pickering (\$929,000), and Whitby (\$894,000). These figures generally align with the trends reported in the 2021 annual building activity review using CMHC data (Report [2022-INFO-57](#))¹.
- 5.3 In Durham, 78.6% of households were owners, and 21.4% were renters, compared to 81.2% owners and 18.8% renters in 2016. By comparison, Durham had a lower percentage of renters than in Ontario (33%) and the GTHA (34.2%). Toronto had the highest percentage of renters in the GTHA (48.1%), while York Region had the highest percentage of owners

Figure 2 | Breakdown of Durham's households by tenure

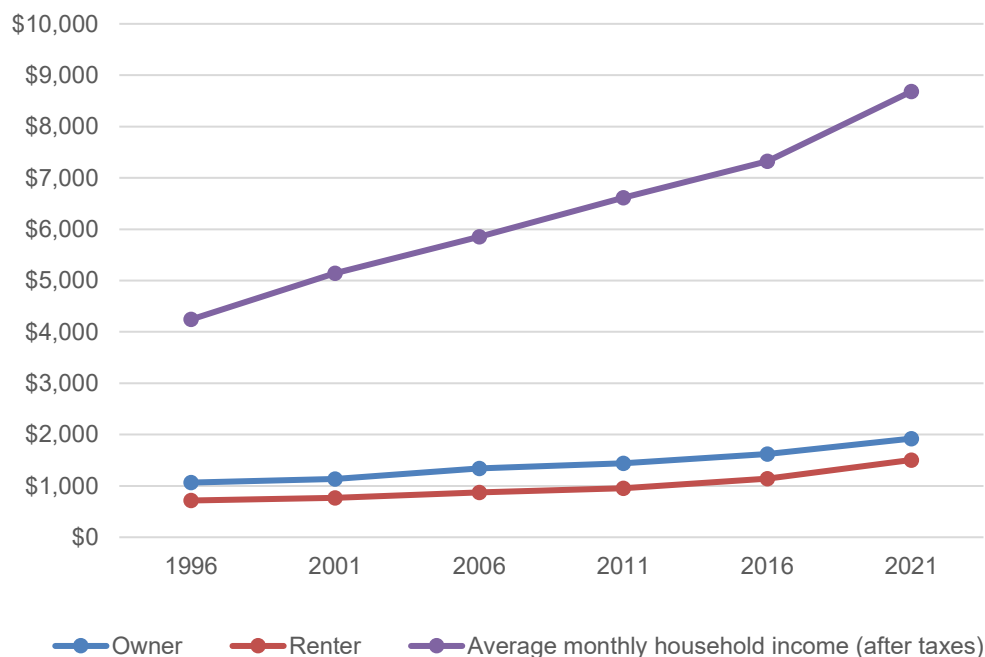


¹ Given the nature of housing market fluctuations, the value of dwellings has shifted since the 2021 Census. These changes will be reflected in the next Census and within other information sources.

(82.2%). Within Durham, Scugog had the highest percentage of owners (86.6%) and Oshawa had the highest percentage of renters (35.8%).

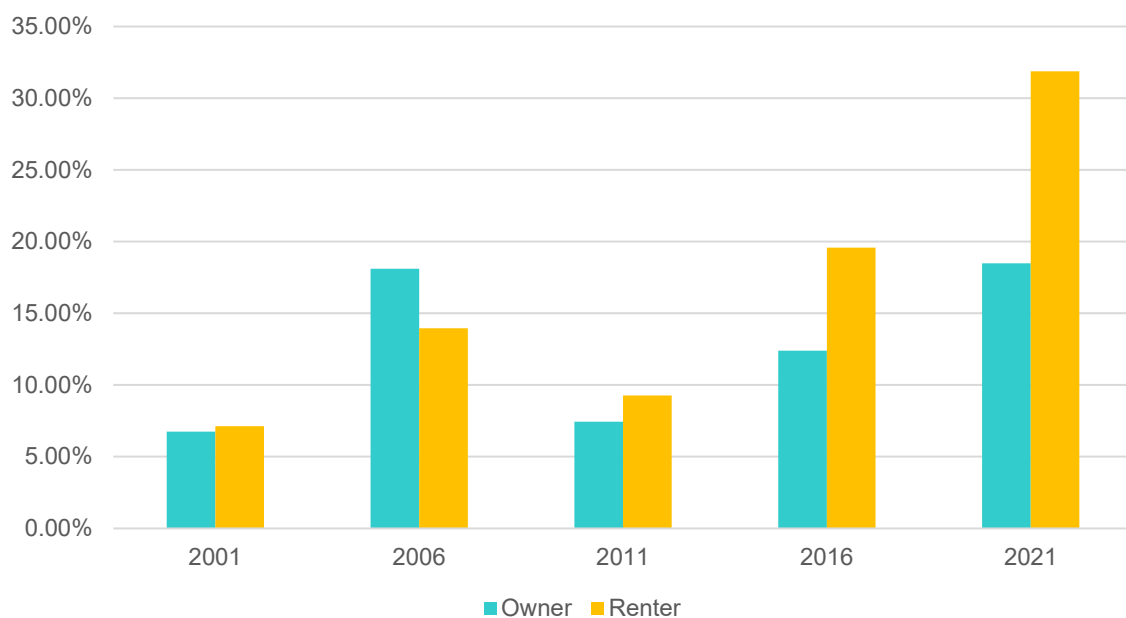
- 5.4 In 2021, 76.6% of Durham households spent less than 30% of their total income on shelter, compared to 74.9% in 2016 and 75% in 2011. In 2021, 75.8% of Ontario households and 70.6% of GTHA households spent less than 30% of their income on shelter costs.
- 5.5 Average monthly shelter costs for homeowners increased from \$1,622 in 2016 to \$1,922 in 2021 (an 18.5% increase). Average monthly shelter costs for homeowners in Durham was higher than the Ontario average (\$1,700), but lower than the GTHA average (\$2,006). Within the GTHA, the average monthly shelter costs for homeowners was highest in York (\$2,190) and lowest in Hamilton (\$1,606). Within Durham, Ajax had the highest average shelter costs for homeowners (\$2,126), while Brock had the lowest (\$1,520).
- 5.6 Average shelter costs for renters increased 31.9% from \$1,142 in 2016 to \$1,506 in 2021. By comparison, Durham's average monthly shelter costs for renters was lower than the GTHA average (\$1,620), but higher than the Ontario average (\$1,408). Within Durham, Brock had the lowest (\$1,188) and Pickering had the highest (\$1,730) average monthly shelter costs for renters. Figure 3 highlights the growth in average monthly shelter costs since 1996.

Figure 3 | Average monthly shelter costs in Durham since 1996 in comparison to average monthly household income (after taxes)



5.7 Comparisons with historical Census data suggests that the growth rate for monthly shelter costs has increased significantly, especially within the last 10 years. The monthly shelter cost for renters in Durham increased 31.9% between 2016 and 2021, compared to 19.6% between 2001 to 2016. The shelter costs for owners have also increased, albeit less dramatically, by 18.5% between 2016 and 2021 compared to 12.4% between 2011 and 2016. Other municipalities in the GTHA have experienced a similar trend, with the highest increase in monthly rental costs in Halton (35.5%) between 2016 and 2021 and the lowest rate of increase in Toronto (25.8%).

Figure 4 | Growth rate of monthly shelter costs in Durham



5.8 There were approximately 16,865 new dwellings built in Durham between 2016 and 2021, representing almost 7% of Durham's total housing stock (243,050 dwellings). Of the total number of dwellings, approximately 95.6% were considered to be in a state of good repair, with only regular maintenance or minor repairs needed; while the remaining 4.4% were considered to require major repairs, compared to 4.8% in 2016.

5.9 Of the total number of dwellings in Durham, approximately 95% were considered “suitable” for living based on the number of bedrooms and size and composition of the household, while the remaining 5% were deemed unsuitable².

6. Potential Impacts of global events

6.1 Global events, including the COVID-19 pandemic, have significantly impacted population and demographic growth trends across the globe. They have also influenced growth patterns in the GTHA as indicated in previous data releases noted in section 3. One key impact is the fluctuations in the local housing market, including recent increases in Canadian interest rates, which have implications on the value of dwellings and monthly shelter costs, including mortgage and rent payments, as identified in this report. Future data releases of the 2021 Census and beyond will provide further insight into the shifts, the longevity of their impacts, and whether they represent long-term trends. Given the nature of these fluctuations, the value of dwellings and shelter costs have already shifted since the 2021 Census, and will be reflected in the next Census period and within other data sources.

7. Relationship to Strategic Plan

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

- a. Goal 5.3 – Demonstrate commitment to continuous quality improvement and communicating results

8. Conclusion

8.1 The Census is an essential source of data on the demographic characteristics over time. The Planning and Economic Development Department will report on the following data in the coming weeks:

- Immigration, place of birth, and citizenship; ethnocultural and religious diversity; and mobility and migration.
- Education, labour, language of work, commuting, and instruction in the minority official language.

² According to Statistics Canada, housing suitability refers to whether a private household is living in suitable accommodations according to the National Occupancy Standard (NOS); that is, whether the dwelling has enough bedrooms for the size and composition of the household. A household is deemed to be living in suitable accommodations if its dwelling has enough bedrooms, as calculated using the NOS.

- 8.2 Following the completion of the seven major releases, there will be further releases (dates to be determined) that will highlight additional themes and key findings in the data, data tables, updates to data products, and further analyses.
- 8.3 The 2021 Census information will be used as input to various Regional projects, including the update to the Regional Official Plan through the Municipal Comprehensive Review (Envision Durham), infrastructure master planning, annual infrastructure capital budgets and forecasts, the annual Business Plan and Budgeting process, Development Charges Studies, and the Durham Region Profile.
- 8.4 A copy of this report will be forwarded to the area municipalities and be made available on the Region's website.

9. Attachments

Attachment #1: Statistics Canada 2021 Census of Population, Fifth Release
(language)

Respectfully submitted,

Original signed by

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

Table 1
Indigenous Population in Durham

	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
Indigenous Population	1,270	465	2,635	5,325	1,065	600	345	2,085
Percentage	1.0%	3.8%	2.6%	3.1%	1.1%	2.8%	1.6%	1.5%
First Nations	700	260	1,330	3,070	450	370	155	1,045
Métis	455	175	1,030	1,855	540	185	160	890
Inuk (Inuit)	25	15	65	70	15	0	0	60
Multiple	40	0	105	200	25	30	0	25
Other	60	10	115	135	30	10	0	65

Table 2
Indigenous Population in the GTHA

	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
Indigenous Population	13,795	5,890	7,430	22,925	5,875	12,520	68,435	406,585
Percentage	2.0%	1.0%	0.52%	0.83%	0.5%	2.2%	0.95%	2.9%
First Nations	7,385	3,345	4,165	13,800	3,225	8,555	40,475	251,030
Métis	5,295	2,115	2,655	7,440	2,080	3,205	22,790	134,615
Inuk (Inuit)	265	50	115	240	110	120	900	4,310
Multiple	420	100	235	645	180	185	1,765	7115
Other	425	285	255	800	275	460	2,500	9515

Table 3
Households in Durham

Household	Ajax	Brock	Claringto	Oshawa	Pickerin	Scugog	Uxbridge	Whitby
Owner households	32,960	3,910	30,800	42,750	28,470	7,185	6,730	38,125
Median value of dwellings	\$850,000	\$600,000	\$750,000	\$695,000	\$880,000	\$800,000	\$900,000	\$850,000
Average value of dwellings	\$874,000	\$685,000	\$772,000	\$705,000	\$929,000	\$848,000	\$1,038,000	\$894,000
Median monthly shelter costs	\$2,140	\$1,410	\$1,780	\$1,640	\$1,980	\$1,380	\$1,700	\$2,020
Average monthly shelter costs	\$2,126	\$1,520	\$1,810	\$1,726	\$2,052	\$1,620	\$1,944	\$2,048
30% or more on shelter costs	22.1%	17.7%	15%	19.3%	21.7%	13.5%	16%	17.4%
Renter households	6,525	880	5,150	23,880	4,960	10	1,080	1,275
Median monthly shelter costs	\$1,600	\$1,020	\$1,590	\$1,300	\$1,720	\$1,280	\$1,290	\$1,430
Average monthly shelter costs	\$1,662	\$1,188	\$1,620	\$1,400	\$1,730	\$1,304	\$1,512	\$1,536
30% or more on shelter costs	37.8%	31.6%	40.6%	42.7%	38.4%	37.5%	42%	39.5%
% in Subsidized housing	11.1%	17.8%	6.5%	12%	10%	13.2%	9.6%	16.1%

Table 4
Households in the GTHA

Households	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
Owner households	190,935	163,680	335,880	602,925	321,375	146,410	1,761,205	3,755,720
Median value of dwellings	\$800,000	\$1,000,000	\$900,000	\$900,000	\$1,100,000	\$700,000	\$900,000	\$700,000
Average value of dwellings	\$833,000	\$1,148,000	\$999,000	\$1,131,000	\$1,230,000	\$752,000	\$1,015,500	\$807,000
Median monthly shelter costs	\$1,860	\$2,000	\$2,040	\$1,740	\$1,940	\$1,440	\$1,837	\$1,440
Average monthly shelter costs	\$1,922	\$2,156	\$2,124	\$2,038	\$2,190	\$1,606	\$2,006	\$1,700
30% or more on shelter costs	18.7%	18.7%	25.7%	25.6%	26.9%	15.8%	21.9%	17.7%
Renter households	52,085	44,925	114,865	557,970	69,640	76,400	915,885	1,724,970
Median monthly shelter costs	\$1,410	\$1,800	\$1,580	\$1,500	\$1,880	\$1,120	\$1,548	\$1,300
Average monthly shelter costs	\$1,506	\$1,904	\$1,646	\$1,562	\$1,872	\$1,233	\$1,621	\$1,408
30% or more on shelter costs	40.6%	44.4%	38.4%	40%	47.2%	37.5%	41.4%	38.4%
% in Subsidized housing	11.9%	10.7%	12.2%	14.2%	9.7%	13.7%	12.1%	13.7%

Table 5
Housing in Durham by period of construction

Housing	Ajax	Brock	Clarington	Oshawa	Pickering	Scugog	Uxbridge	Whitby
1960 or before	2,765	1,560	4,495	15,700	2,070	2,080	1,575	3,810
1961 to 1980	6,345	1,495	5,240	23,330	8,350	2,310	1,815	7,700
1981 to 1990	8,530	650	6,195	7,925	8,955	1,395	1,175	7,925
1991 to 2000	5,630	330	6,750	5,425	6,540	1,085	1,220	8,910
2001 to 2005	4,900	120	3,390	3,135	1,680	700	745	7,430
2006 to 2010	5,710	150	3,155	3,680	1,315	300	755	4,545
2011 to 2016	3,425	105	3,205	3,325	1,675	190	340	2,915
2015 to 2021	2,180	375	3,520	4,100	2,845	235	390	3,220
Suitable	36,645	4,600	34,800	62,575	31,650	8,115	7,870	44,445
Not suitable	2,845	190	1,150	4,060	1,775	175	140	2,020
Minor repairs	38,175	4,435	34,750	62,465	32,220	7,850	7,620	44,975
Major repairs	1,315	350	1,205	4,170	1,205	440	385	1,485

Table 6
Housing in the GTHA by period of construction

Housing	Durham	Halton	Peel	Toronto	York	Hamilton	GTHA	Ontario
1960 or before	34,065	22,700	27,795	340,185	20,470	73,110	518,325	1,247,430
1961 to 1980	56,580	49,550	114,830	333,990	50,350	62,560	667,860	1,456,110
1981 to 1990	42,750	27,340	76,300	109,780	70,890	24,990	352,050	711,940
1991 to 2000	35,900	27,700	77,935	92,985	72,400	21,365	328,285	644,080
2001 to 2005	22,100	23,760	54,475	58,975	52,635	10,395	222,340	385,045
2006 to 2010	19,610	21,790	38,280	63,995	46,470	9,470	199,615	348,760
2011 to 2015	15,175	17,235	32,935	75,980	39,325	10,035	190,685	328,735
2016 to 2021	16,865	18,525	28,190	85,005	38,495	10,880	197,960	369,095
Suitable	230,685	199,845	397,855	1,016,350	369,250	208,980	2,422,965	5,122,185
Not suitable	12,360	8,755	52,895	144,545	21,785	13,825	254,165	369,015
Minor repairs	232,485	201,165	432,185	1,086,415	378,195	208,115	2,538,560	5,177,155
Major repairs	10,565	7,435	18,560	74,480	12,840	14,690	138,570	314,050

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3540.



The Regional Municipality of Durham Information Report

From: Commissioner of Works
Report: [#2022-INFO-99](#)
Date: December 9, 2022

Subject:

Interim Organics Management Solution

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The purpose of this report is to outline the interim approach for Green Bin organics management in Durham Region.

2. Background

2.1 On June 29, 2022, Regional Council approved the staff recommendation to cancel the procurement process for a Mixed Waste Pre-Sort and Anaerobic Digestion Facility (AD Facility) due to its significant costs and future cost uncertainties for the project due to global inflation as detailed in Report [#2022-COW-22](#).

2.2 The Region's organic management contract ends on June 30, 2024.

3. Previous Reports and Decisions

3.1 Report [#2022-COW-22](#) 'Negotiated Request for Proposal Results for the Design, Build, Operate and Maintain Contract for a Mixed Waste Pre-sort and Anaerobic Digestion Facility' informed Council on the outcome of the NFRP process.

4. Organics Processing Requirements

- 4.1 The cancellation of the AD Facility procurement process does not eliminate the Region's requirement for ongoing organics processing using Anaerobic Digestion (AD), to manage the anticipated residential growth in the Region, capacity requirements at the DYEC and to meet upcoming legislative requirements for organics diversion.
- 4.2 AD remains the Region's preferred processing technology as it provides several benefits to the Region over traditional composting, including:
 - a. Allowance for an enhanced Green Bin program that includes pet waste, diapers, sanitary products and adult incontinence products to maximize diversion.
 - b. AD's greater tolerance for contamination allows expansion of the Region's Green Bin program to multi-residential buildings serviced by the Region. Incorporation of multi-residential buildings allows for increased diversion and meets the upcoming Provincial Food and Organic Waste legislation.
 - c. Movement of materials from the waste stream to an enhanced Green Bin program results in a reduction of material requiring processing at the Durham York Energy Centre.
 - d. Meeting the Region's own Long-term Waste Management Plan targets of increasing organics diversion by 10 per cent by 2026.
- 4.3 Staff are pursuing short-term and long-term organics management solutions that will be outlined in a Works Committee report in February 2023. To ensure operational continuity, the short-term solution includes securing interim organics processing capacity at a third-party AD organics facility that will commence following the end of the current organics processing contract on June 30, 2024.
- 4.4 The procurement process for the short-term organics management solution must be initiated to ensure potential service providers are aware and have time to prepare resources for participating in the procurement.
- 4.5 The Region will signal its intent to procure by issuing a Notice of Planned Procurement to the market. The Notice of Planned Procurement will provide high level parameters to potential bidders of AD organic processing facilities for an upcoming Request for Pre-Qualification. It will be posted on the Region's website with the following timelines:
 - a. Request for Pre-qualification will be issued in 2023.

- b. The tender process will commence in late 2023.
 - c. Operational wet Anaerobic Digestion facility for an enhanced Green Bin program by July 1, 2024.
- 4.6 As noted, a report updating Regional Council on the short-term and long-term organics management solutions will be presented in February 2023.

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 1.1 Accelerate the adoption of green technologies and clean energy solutions through strategic partnerships and investment
 - b. Goal 1.2 Increase waste diversion and resource recovery
 - c. Goal 1.4 Demonstrate leadership in sustainability and addressing climate change
 - d. Goal 5.1 Optimize resources and partnerships to deliver exceptional quality services and value

6. Conclusion

- 6.1 The Regional Municipality of Durham requires ongoing organic processing using Anaerobic Digestion to meet anticipated population growth and provincial diversion targets.
- 6.2 A short-term organics management solution has been initiated and will be fully reported on early in 2023. Long-term organics management solutions will also be presented at that time.
- 6.3 This report has been reviewed by Legal Services Division of the Corporate Services Department and the Finance Department.
- 6.4 For additional information, contact: Gioseph Anello. Director Waste Management Services, at 905-668-7711, extension 3445.

Respectfully submitted,

Original signed by:

John Presta, P.Eng., MPA
Commissioner of Works

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2126



The Regional Municipality of Durham Information Report

From: Commissioner of Corporate Services
Report: [#2022-INFO-100](#)
Date: December 9, 2022

Subject:

Regional Council 2023 Training and Education Schedule

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The purpose of this report is to provide information on upcoming training and education opportunities to be scheduled for Regional Council members throughout 2023.

2. Background

2.1 The 2022 municipal elections resulted in several changes to the membership of Durham Regional Council. New and existing members will benefit from opportunities to learn about their role as Regional Councillors and the unique functions and responsibilities of the Region.

2.2 Staff are preparing a proactive training and education program designed to assist with onboarding new members and building a strong team on Regional Council.

3. Training Topics & Schedule

- 3.1 Council Members will have the opportunity to participate in several training and development sessions throughout 2023. These sessions will be conducted as special Council meetings, all or parts of which may be held in closed session pursuant to section 239 (3.1) of the Municipal Act.
- 3.2 The sessions are focused on the roles and responsibilities of Regional Councillors, expectations of conduct, specific Regional priorities, and effective team dynamics, with the intent of providing foundational knowledge to assist members in fulfilling their duties and participating effectively.
- 3.3 The training topics and tentative schedule for 2023 are as follows:

Thursday, January 26, 2023

- a. Council Code of Conduct (half-day) - This session will be an opportunity to meet the Region's Integrity Commissioner, learn about the requirements of the Code of Conduct and Municipal Conflict of Interest Act, and engage the Integrity Commissioner in a Q&A session.
- b. Transit Oriented Development Strategy (half-day) - Following the Council Code of Conduct training session, this afternoon training session will review how Transportation Planning, Rapid Transit and Transit Oriented Development come together. The session is intended to provide an overview of relevant Regional Transportation and Planning policies and initiatives, key rapid transit projects and how they inform a Transit Oriented Development Strategy for the Lakeshore GO East Extension to Bowmanville

April 2023 (date TBD)

- a. Diversity, Equity and Inclusion (half-day) - This session will focus on leading with equity and how local action can help remove barriers to inclusion. The training, led by Allison Hector-Alexander, Director of Diversity, Equity, and Inclusion (DEI), will dispel myths and misconceptions, discuss the impacts of Durham's changing demographics, and provide Council members with guidance on supporting all residents within their municipalities.

May 5, 2023

- a. Safe Water Drinking Act – Statutory Duty of Care (half-day) - Under the Safe Water Drinking Act, all members of Regional Council are required to take part in training on their Statutory Duty of Care. This will be a half-day training session where Council members and regional staff will be trained simultaneously. There will be two timeslots for this training available on May 5, 2023 (morning and afternoon).

September 2023 (date TBD)

- a. Effective Team Dynamics / Board of Directors Training - This session will be led by Dr. JP Gedeon and will build on the message and learning provided by Dr. Gedeon at his keynote address at Council's orientation session. Special attention will be paid to effective decision-making in large group dynamics.
- b. This schedule of training is tentative and may change depending on members' availability and the priority of different topics over the year. These sessions are in addition to information and education on the Region's services and functions that will be provided through Regional Council's Standing Committees.
- c. Continuous training and education opportunities will be planned throughout the term of office. Council will be kept apprised of future training and education opportunities as they are scheduled.

4. Relationship to Strategic Plan

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

- a. Goal 5: Service Excellence. Objective: To provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable service delivery.
 - 5.3 Demonstrate commitment to continuous quality improvement and communicating results

5. Conclusion

5.1 An effective training and education program will assist Regional Council with understanding their role as members, fostering a team mentality, and improving overall governance and engagement at the Region.

5.2 For additional information, contact: Alexander Harras, Regional Clerk and Director of Legislative Services, at 905-668-4113, extension 2100.

Respectfully submitted,

Original signed by

Barb Goodwin, MPA, CPA/CGA,
B.Comm, CPM, CMMIII
Commissioner of Corporate Services

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2564



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: January 10, 2023

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by 2648870 Ontario Inc., to permit a resort development in the Hamlet of Port Bolster, Township of Brock, File: OPA 2022-005

Recommendation:

That the Planning and Economic Development Committee recommends:

- A) That Commissioner's Report #2023-P-** be received for information; and
 - B) That all submissions received be referred to the Planning and Economic Development Department for consideration.
-

Report:

1. Purpose

- 1.1 This report provides information on a proposed amendment to the Durham Regional Official Plan (ROP) which is intended to permit a resort development in the Hamlet of Port Bolster, Township of Brock.
- 1.2 A "Notice of Complete Application" and "Notice of Public Meeting" regarding this application were advertised in the Brock Citizen and Georgina Advocate. Notice was

also mailed to landowners within 120 metres (400 feet) of the subject site. This report was also made available on the Region's website prior to the meeting.

2. Application

2.1 On September 28, 2022, Fotenn Consultants Inc., on behalf of 2648870 Ontario Inc. submitted an application to amend the ROP to permit a resort development comprised of a three-storey building with 42 suites and four single-storey "villas" for a total of 46 suites as well as commercial and restaurant uses. The application was deemed complete on October 28, 2022. The resort development is proposed to be developed on private services.

2.2 The subject site is located at 23801 Thorah Park Boulevard, in the Hamlet of Port Bolster. The site is legally described as Lot 1, Concession 14, Township of Brock (refer to Attachment 1). The western limit of the site borders the Town of Georgina. The proposed development includes a water parcel to facilitate a private water supply from Lake Simcoe for the resort development. The water parcel is located in the Town of Georgina. The concept site plan is included in Attachment 2.

2.3 The subject site is approximately 3.6 hectares (8.9 acres) in size and is bounded by Thorah Park Boulevard to the west and northwest, the Canadian National Railway (Bala subdivision) to the south, and privately owned lands to the northeast. The site is occupied by a small brick structure. The balance of the site is vacant. A tributary of the Pefferlaw Brook crosses the northern portion of the site.

2.4 Land uses surrounding the subject site include:

- North – Port Bolster Park, Thorah Concession Road 1, shoreline residential;
- West – Thorah Park Boulevard (this portion is within the Town of Georgina), shoreline residential, woodlot, Lake Simcoe;
- South – Lake Ridge Road, Canadian National Railway, rural residential
- East – Canadian National Railway, Lake Ridge Road, residential and agricultural land.

3. Report Submitted in Support of the Application

3.1 The following reports were submitted in support of this application:

- "Planning Justification Report", prepared by Fotenn Consultants;
- "Stage 1 – 2 Archaeological Assessment", prepared by AMICK Consultants Limited.'

- “Cleanup and Remediation of Petroleum Impact”, prepared by Comco Canada Ltd.;
- “Natural Heritage Evaluation”, prepared by Beacon Environmental;
- “Transportation Impact Study” prepared by LEA Consulting Ltd.;
- “Preliminary Hydrogeological Assessment”, prepared by Wilson Associates;
- “Transportation Noise & Vibration Assessment”, prepared by Gradient Wind;
- “Functional Servicing & Stormwater Management Report”, prepared by Urban Watershed Group Ltd.;
- “Flood Hazard Assessment”, prepared by Urban Watershed Group Ltd.; and
- “Geotechnical Investigation”, prepared by Soil Engineers Ltd.

3.2 In accordance with Council adopted policy, the Region is currently in the process of conducting a peer review for the Preliminary Hydrogeological Study, in consultation with the Regional Health Department, and the applicant, at the applicant’s expense.

4. Provincial Plans and Policies

Provincial Policy Statement

- 4.1 Policy 1.1.1 of the Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and promoting development and land use patterns that conserve biodiversity.
- 4.2 Policy 1.1.3.2 of the PS further states that land use patterns within settlement areas shall be based on densities and a mix of land uses which efficiently use land and resources; and are appropriate for, and efficiently use, the infrastructure which are planned or available.
- 4.3 Policy 1.1.4.1 of the PS states that healthy, integrated and viable rural areas should be supported by:
- a. Building upon rural character, and leveraging rural amenities and assets;
 - b. Promoting regeneration, including the redevelopment of brownfield sites;
 - c. Accommodating an appropriate range and mix of housing in rural settlement areas;

- d. Encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e. Using rural infrastructure and public service facilities efficiently;
- f. Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;
- g. Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets;
- h. Conserving biodiversity and considering the ecological benefits provided by nature; and
- i. Providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

4.4 Policy 1.1.4.2 states that in rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted.

4.5 Policy 2.1.2 of the PPS states that the diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

A Place to Grow, Growth Plan for the Greater Golden Horseshoe

4.6 Policy 2.2.1.2 of A Place to Grow, Growth Plan for the Greater Golden Horseshoe (the Growth Plan) states that the vast majority of growth will be directed to settlement areas that have a delineated built boundary; municipal water and wastewater systems and can support the achievement of complete communities. Growth will be limited in settlement areas that are rural settlements; are not serviced by existing or planned municipal water and wastewater systems; or are in the Greenbelt Area.

4.7 Policy 2.2.9.1 of the Growth Plan states that municipalities are encouraged to plan for a variety of cultural and economic opportunities within rural settlements to serve the needs of rural residents and area businesses.

Greenbelt Plan

4.8 Policy 3.4.4.1 of the Greenbelt Plan states that hamlets are subject to the policies of the Growth Plan and continue to be governed by official plans. Limited growth is

permitted through infill and intensification of hamlets subject to appropriate water and sewage services.

Lake Simcoe Protection Plan

4.9 Policy 4.8 DP of the Lake Simcoe Protection Plan (LSPP) states that an application for major development shall be accompanied by a stormwater management plan that, amongst other matters, includes a water budget and phosphorus plan.

4.10 Policy 6.33 DP of the LSPP states that within Settlement Areas, an application for development or site alteration shall,

- a. Increase or improve fish habitat in streams, lanes and wetlands and any adjacent riparian areas;
- b. Include landscaping and habitat restoration that increase the ability of native plants and animals to use valleylands or riparian areas as wildlife habitat and movement corridors;
- c. Seek to avoid, minimize and/or mitigate impacts associated with the quality and quantity of urban run-off into receiving streams, lakes and wetlands; and
- d. Establish or increase the extent and width of a vegetation protection zone adjacent to Lake Simcoe to a minimum of 30 metres where feasible.

4.11 Policy 6.34 DP of the LSPP states that where, through an application for development or site alteration, a buffer is required to be established as a result of the application of the PPS, the buffer shall be composed of and maintained as natural self-sustaining vegetation.

Durham Regional Official Plan

4.12 The subject site is designated "Hamlet" in the ROP. In accordance with policy 9B.2.3 hamlets shall be developed in harmony with surrounding uses and may consist of the following:

- a. Predominantly single-detached housing, as well as community facilities;
- b. Employment uses;
- c. Commercial uses that meet the immediate needs of the residents of the hamlets and the surrounding rural area.

4.13 Policy 9B.2.4 of the ROP includes the following principles for Hamlet development that shall serve to guide the preservation, cultural attributes and historic heritage of the community:

- a. Simplicity of form;
- b. Predominance of residential uses;
- c. Larger lots that accommodate private services;
- d. Almost exclusively single-detached dwelling form;
- e. Few facilities; and
- f. Views and vistas of the countryside.

5. Consultation

5.1 The application has been circulated to various agencies for comment, including: the Ministry of Municipal Affairs and Housing, the Township of Brock, the Region of York, the Town of Georgina, the Lake Simcoe Region Conservation Authority, CN Rail, Parks Canada – Trent Severn Waterway, the Regional Works Department and the Regional Health Department.

5.2 At the time of writing this report comments were received from:

- a. CN Rail, which raised concerns regarding noise and vibration and stated that they are reviewing the submitted Noise and Vibration Report and Stormwater Management Report; and
- b. The Health Department, which has advised that in light of the scale of the project, the approval for the proposed private servicing falls under the purview of the Province. It is the responsibility of the Ministry of Municipal Affairs and Housing, through the provincial “one window” protocol to circulate the application to the Ministry of the Environment, Conservation and Parks for their review and comment.

6. Public Consultation

6.1 Anyone who attends the public meeting may present an oral submission, and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions anytime before Council makes a decision.

6.2 If a person or public body does not make oral submissions at a public meeting or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:

- a. Is not entitled to appeal the decision of the Region of Durham to the Ontario Land Tribunal (OLT); and

- b. May not be added as a party to the hearing of an appeal before the OLT, as appropriate, unless in opinion of the Tribunal there is reasonable grounds to add the person or public body as a party.

- 6.3 Anyone who wants to be notified of Regional Council's decision on the proposed ROP Amendment must submit a written request to:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Planning and Economic Development Department
Regional Municipality of Durham
605 Rossland Road East
Whitby, Ontario L1N 6A3
brian.bridgeman@durham.ca

7. Future Regional Council Decision

- 7.1 The Planning and Economic Development Committee will consider the ROP Amendment application at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.

8. Previous Reports and Decisions

- 8.1 There are no previous reports on this matter.

9. Relationship to Strategic Plan

- 9.1 The objective in the processing of Regional Official Plan Amendment applications is to ensure responsive, effective and fiscally sustainable service delivery.

10. Attachments

Attachment #1: Location Sketch

Attachment #2: Concept Site Plan

Respectfully submitted,

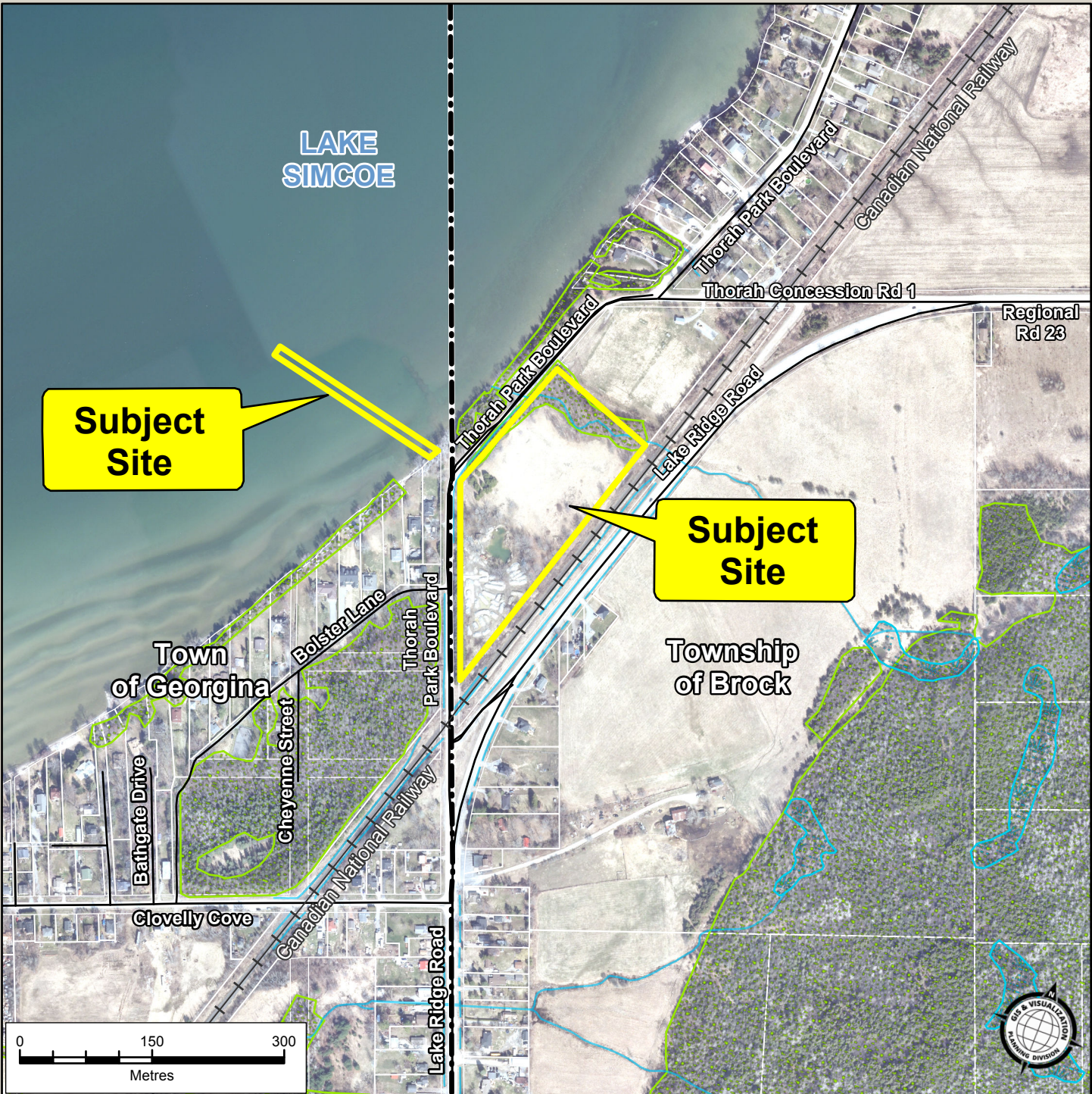
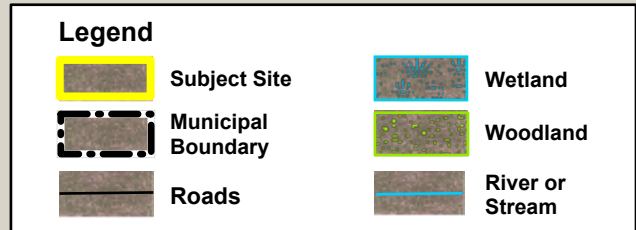
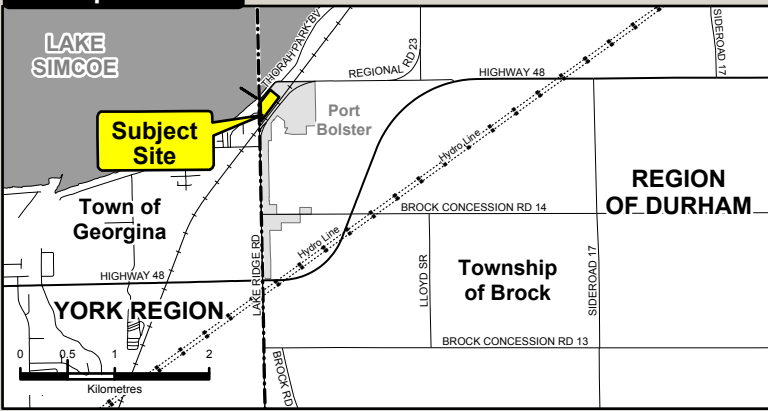
Original signed by

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

Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Data Sources:
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2022 MPAC and its suppliers.
 ORTHOPHOTO and WATER DRAINAGE: © 2021 First Base Solutions. All rights reserved. May not be reproduced without permission.
 This is not a plan of survey.

This map has been produced from a variety of sources.
 The Region of Durham does not make any representations concerning the accuracy, likely results, or reliability of the use of the materials.
 The Region hereby disclaims all representations and warranties.

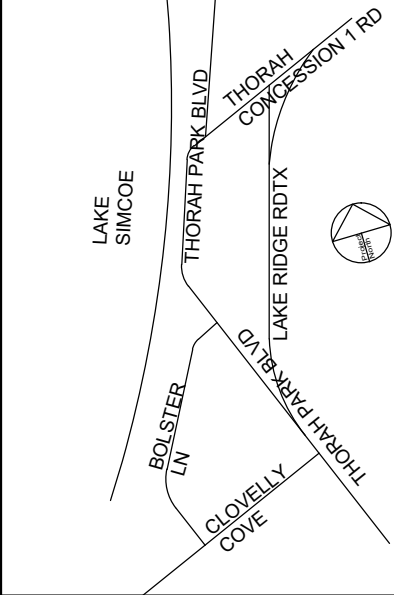
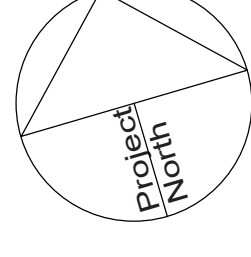


GENERAL NOTES:

1. DO NOT SCALE THE DRAWINGS
2. CONTRACTOR TO VERIFY ALL CONDITIONS & DIMENSIONS ON SITE
3. CONTRACTOR TO IMMEDIATELY REPORT ALL ERRORS, OMISSIONS & TO THE ARCHITECT
4. DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT
5. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT & MAY NOT BE REPRODUCED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

NOTES:

INFORMATION TAKEN FROM PLAN OF SURVEY OF LOTS 1 TO 16 INCLUSIVE AND BLOCK B, REGISTERED PLAN 223, TOWNSHIP OF BROCK, REGIONAL MUNICIPALITY OF BROCK, IN THE FRONT OF LOT 25, CONGRESSION 8, TOWNSHIP OF GEORGINA AND CHESAPEAKE WATER, LOT 25, CONGRESSION 8, TOWNSHIP OF GEORGINA PREPARED BY IBW SURVEYORS LTD., O.S., DATED 21JUNE2022.



4	Rev Dripline Buffer, add LTSOS	23 Aug 2022
3	Issued for OPA submission	25 July 2022
2	rev dripline/miscellaneous	12 July 2022
1	rev LUG services	4 July 2022

REVISIONS

Proposed New Development
 23801 Thorah Park Blvd.
 Brock, Ontario



FILE
 2215

DRAWING TITLE

Concept Site Plan

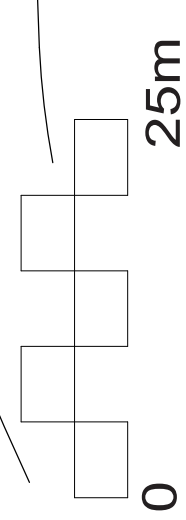
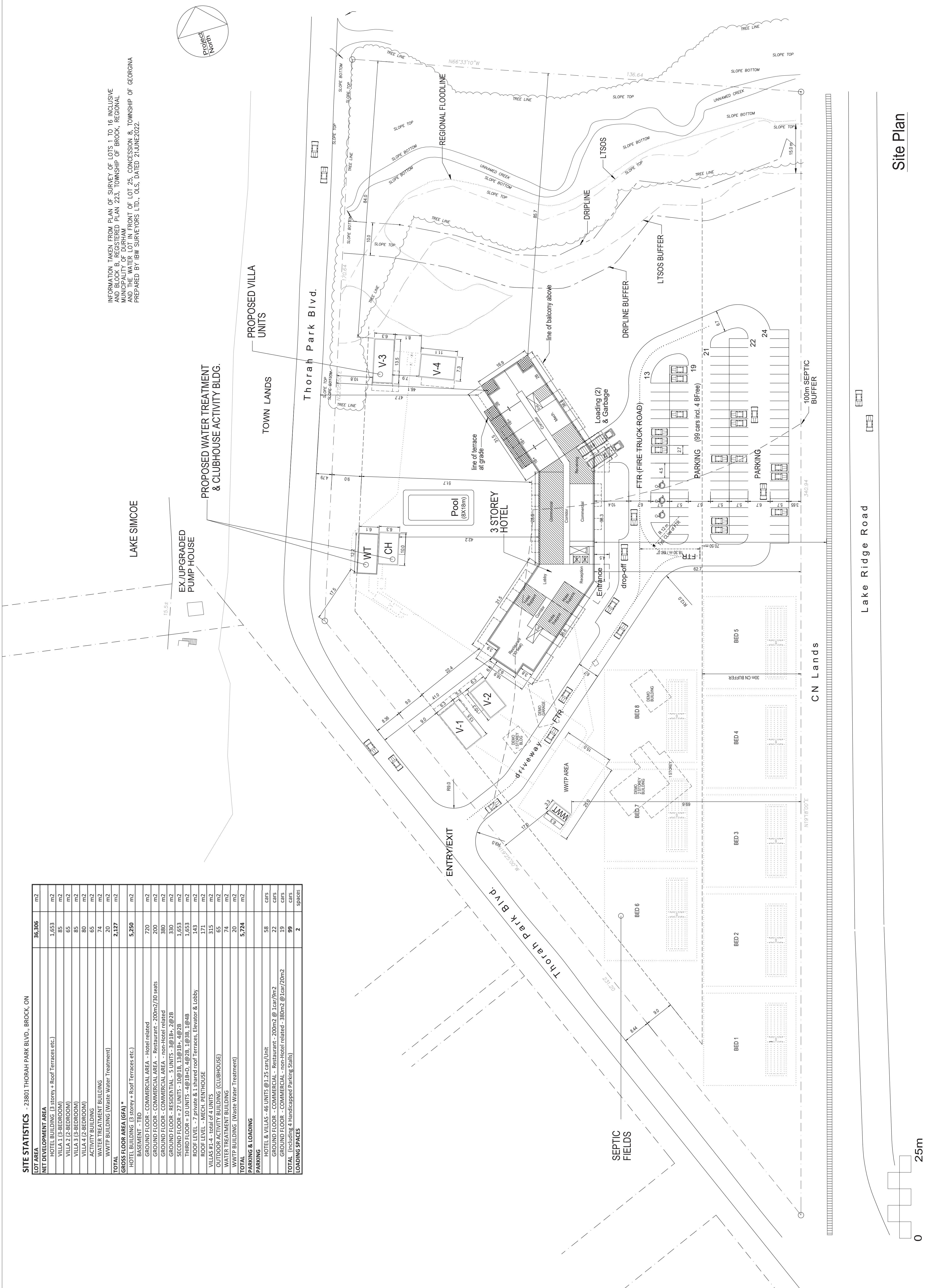
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DATE PLOTTED
 26 June 2022

DRAWING NO.
 A-1

SITE STATISTICS - 2-38801 THORAH PARK BLVD., BROCK, ON

LOT AREA	36,306	m ²
NET DEVELOPMENT AREA		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	1,653	m ²
VILLA 1 (3-BEDROOM)	65	m ²
VILLA 2 (2-BEDROOM)	85	m ²
VILLA 3 (3-BEDROOM)	80	m ²
VILLA 4 (2-BEDROOM)	55	m ²
ACTIVITY BUILDING	74	m ²
WATER TREATMENT BUILDING	20	m ²
WWTP BUILDING (Waste Water Treatment)	2,127	m ²
TOTAL	5,250	m²
GROSS FLOOR AREA (GFA) *		
HOTEL BUILDING (3 storey + Roof Terraces etc.)	720	m ²
BASEMENT - 1BD	200	m ²
GROUND FLOOR - COMMERCIAL AREA - Hotel related	380	m ²
GROUND FLOOR - COMMERCIAL AREA - non-Hotel related	330	m ²
GROUND FLOOR - RESIDENTIAL - 5 UNITS - 2@1B+, 2@2B	1,653	m ²
SECOND FLOOR - 27 UNITS - 10@1B, 13@1B+, 4@2B	1,653	m ²
THIRD FLOOR - 10 UNITS - 4@1B+, 4@2B, 1@3B, 1@4B	143	m ²
ROOF LEVEL - 7 private & 1 shared roof Terraces, Elevator & Lobby	171	m ²
VILLAS #1-4 - total of 4 UNITS	315	m ²
OUTDOOR ACTIVITY BUILDING (CLUBHOUSE)	65	m ²
WATER TREATMENT BUILDING	74	m ²
WWTP BUILDING (Waste Water Treatment)	20	m ²
TOTAL	5,724	m²
PARKING & LOADING		
HOTEL & VILLAS - 46 UNITS @ 1.25 cars/Unit	58	cars
GROUND FLOOR - COMMERCIAL - Restaurant - 200m ² @ 1car/9m ²	22	cars
GROUND FLOOR - COMMERCIAL - non-Hotel related - 380m ² @ 1car/20m ²	19	cars
TOTAL (including 4 Handicapped Parking Stalls)	99	cars
LOADING SPACES	2	spaces



Site Plan

Office of the Chair



November 30, 2022

The Regional Municipality of Durham Headquarters
605 Rossland Road East
Whitby, Ontario
L1N 6A3

VIA EMAIL

chair@durham.ca

Re: Extending congratulations on your election to Durham Region Council

Dear Chairman, Mayors, and Councillors,

On behalf of Toronto and Region Conservation Authority (TRCA), we congratulate you on your election to Durham Region Council. We look forward to continuing to work with you on advancing our shared objectives and addressing the critical environmental issues and infrastructure needs facing your municipality and our growing region.

As the largest of 36 conservation authorities in Ontario, TRCA's jurisdiction includes both Canada's largest urban centre and rural areas, nine watersheds and the Lake Ontario shoreline from Mississauga to Ajax. We have served this expansive and diverse jurisdiction for over 60 years and continue to play a critical role in supporting the conservation, restoration, development, and management of Ontario's natural resources to ensure safer, greener and more livable communities.

TRCA has long supported Durham Region in a successful partnership to protect people, property, and communities from risks related to extreme events and hazards, and to deliver on municipally requested programs and services for communities and residents. Currently, TRCA and Durham Region are moving forward with the process of developing Memorandums of Understanding (MOUs) to govern the delivery of municipally requested programs and services. Last year, we received Uxbridge Council approval for a Memorandum of Understanding for projects and programs that support the municipality and we are getting closer to achieving the same for Ajax and Pickering.

In addition to working closely with municipalities to further our mandate, TRCA has also been successful in leveraging our existing funding, including from Durham Region, its municipalities, and environmental organizations, to obtain significant grants through other levels of government in order to address natural hazards, create safer and greener communities, provide greenspace and recreational amenities and programming to residents and visitors, and offer important training and employment opportunities. Recent successful funding applications relevant to region include:

- Federal Economic Development Agency for Southern Ontario funding through the Canada Community Revitalization Program for the **Retrofit of Altona Forest Recreational Trails**

- Federal Economic Development Agency for Southern Ontario funding through the Canada Community Revitalization Program for the **Improvement to the Petticoat Creek Conservation Park**
- Ministry of the Environment, Conservation, and Parks funding through the Canada – Ontario Agreement for **Lake Ontario Tributary Monitoring**
- Ministry of Natural Resources and Forestry funding through the Water and Erosion Control Infrastructure program for **TRCA Section 39 funding**
- Ministry of the Environment, Conservation, and Parks funding through the Canada – Ontario Agreement for **Lake Ontario Tributary Monitoring**
- Natural Resources Canada funding through the 2 Billion Trees program for **TRCA Planting Projects**

Additionally, TRCA is undertaking the Brock North Restoration Soil Placement project in north Pickering. This will see the restoration of the former aggregate extraction pit in accordance with the Brock Lands Restoration Plan. The anticipated completion date is 2025.

TRCA also has work underway on the Altona Forest Boardwalk Trail Replacement project which will include the removal of hazardous raised boardwalks and replacement with a compacted limestone aggregate trail.

Specific to Durham Region, TRCA has, or continues to deliver projects and programs as part of the Regional Trail Strategy which includes creating key trail linkages between the Lake Ontario Waterfront Trail and the Oak Ridges Moraine Trail through sensitive valley corridors. These projects help provide safe access to our greenspace and typically involve habitat stewardship and restoration components to ensure a net ecological benefit.

TRCA is in the process of planning to undertake an Environmental Assessment spanning the entire Ajax shoreline to recommend shoreline protection methods to protect the trail, public greenspace, and municipal infrastructure. This is being undertaken in close coordination with the Town of Ajax and waterfront stakeholders.

Additionally, TRCA will be completing restoration work on a section of valley land within the Duffins Creek Watershed. The scope of this work would include wetland restoration, stream restoration, riparian plantings, invasive management, and trail work. The project is in partnership with Town of Ajax, Durham Region, and Duck's Unlimited and is scheduled to be implemented in 2022.

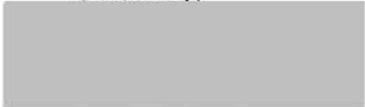
TRCA has also undertaken a Conservation Ontario Class Environment Assessment (EA) for Remedial Flood and Erosion Control Projects for the study of rehabilitation options for two existing flood control dykes referred to as the Pickering and Ajax dykes. This project, if funded by the relevant levels of government, will replace the existing dykes with a new structure that will meet current dyke safety guidelines.

Of other importance, the Regional Watershed Monitoring Program (RWMP) is an ongoing program developed by TRCA and its partners to provide a comprehensive, integrated and coordinated approach to environmental monitoring within TRCA's watersheds. This monitoring builds on the existing local and project-specific monitoring efforts of TRCA and their partners and is one of the key programs to assess, catalogue and report on the state, condition and trends in terrestrial and aquatic biodiversity throughout TRCA's jurisdiction.

We welcome the opportunity to meet with you at your earliest convenience to provide you with an update on our efforts to advance important initiatives in your region. Please have a member of your team reach out to Johanna Kyte, Government and Community Relations Specialist, at johanna.kyte@trca.ca to schedule a meeting.

Congratulations again and we look forward to continuing to work with you.

Sincerely,



Jennifer Innis
Chair



John MacKenzie, M.Sc. (PI) MCIP, RPP
Chief Executive Officer