



# The Regional Municipality of Durham

## COUNCIL INFORMATION PACKAGE

### December 18, 2020

Please note that this is the last Council Information Package for the year 2020.

#### **Information Reports**

- 2020-INFO-124** Commissioner of Social Services – re: Research and innovation project completion report: “Rebuilding the village: A novel approach to inclusive early learning and child care environments” funded from the Federal Government of Canada, Employment and Social Development Canada
- 2020-INFO-125** Commissioner of Works – re: Update on Proposed Upgrades at the Duffin Creek Water Pollution Control Plant related to the Outfall Environmental Assessment and the Phosphorous Reduction Action Plan
- 2020-INFO-126** Commissioner of Planning and Economic Development – re: Monitoring of Land Division Committee Decisions of the December 7, 2020 meeting and Consent Decisions made by the Commissioner of Planning and Economic Development
- 2020-INFO-127** Commissioner and Medical Officer of Health – re: Community Paramedicine in the Region of Durham
- 2020-INFO-128** Commissioner of Finance – re: Investing in Canada Infrastructure Program - COVID-19 Resilience Infrastructure Local Government Stream

#### **Early Release Reports**

There are no Early Release Reports

#### **Staff Correspondence**

1. **Memorandum from Dr. R. Kyle, Commissioner and Medical Officer of Health** – re: Health Information Update – December 13, 2020

### **Durham Municipalities Correspondence**

1. **Township of Brock** – re: Resolution adopted by Council at their meeting held on December 14, 2020, endorsing the Region’s resolution on the Impacts of Business Education Tax (BET) Reductions on Municipalities with Payment in Lieu (PIL) Properties
2. **Township of Brock** – re: Resolution passed at their Council meeting held on November 23, 2020, regarding Addressing Racism and Inequalities
3. **Township of Brock** – re: Resolution passed at their Council meeting held on December 7, 2020, regarding Lake Simcoe Region Conservation Authority - Letter to the Watershed CAO’s regarding Provincial Bill 229 - Protect, Support and Recover from COVID-19 Act (Budget Measures) 2020
4. **Town of Ajax** – re: Resolution passed at their Council meeting held on December 14, 2020, regarding Support of High Intensity Supports At Home
5. **Town of Ajax** – re: Resolution passed at their Council meeting held on December 14, 2020, regarding Upper York Sewage Solutions Project
6. **City of Oshawa** – re: Resolution passed at their Council meeting held on December 14, 2020, regarding Durham Region’s Municipal Comprehensive Review: City Comments on Employment Conversion Requests

### **Other Municipalities Correspondence/Resolutions**

1. **Municipality of Marmora and Lake** – re: Resolution passed at their Council meeting held on December 1, 2020, regarding Bill 229 – Protect, Support and Recover from COVID-19 Act – Schedule 6 – Conservation Authorities Act
2. **Town of Carleton Place** – re: Resolution passed at their Council meeting held on December 8, 2020, regarding COVID-19 and Childcare Funding Impacts
3. **Dufferin County** – re: Resolution passed at their Council meeting held on December 10, 2020, regarding changes to the aggregate resource property valuation assessment criteria
4. **Township of Matachewan** – re: Resolution passed at their Council meeting held on November 25, 2020, regarding sending correspondence to the Honourable Steve Clark, Minister of Municipal Affairs and Housing requesting that the application deadline on any further grants have a longer turn around time

### **Miscellaneous Correspondence**

1. **Municipal Finance Officer’s Association of Ontario (MFOA)** – re: Release report on the Financial Impacts of the COVID-19 Pandemic on Municipalities

**Advisory Committee Minutes**

1. 9-1-1 Management Board minutes – November 24, 2020
2. Durham Agricultural Advisory Committee (DAAC) – December 8, 2020

Members of Council – Please advise the Regional Clerk at [clerks@durham.ca](mailto: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.

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If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2861



# The Regional Municipality of Durham Information Report

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From: Commissioner of the Social Services Department  
Report: #2020-INFO-124  
Date: December 18, 2020

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## **Subject:**

Research and innovation project completion report: “Rebuilding the village: A novel approach to inclusive early learning and child care environments” funded from the Federal Government of Canada, Employment and Social Development Canada.

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## **Recommendation:**

Receive for information

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## **Report:**

### **1. Purpose**

1.1 The purpose of this report is to share with Council the key successes upon the completion of the Children’s Services Division’s (CSD) Rebuilding the Village project, which was funded by the Federal Government of Canada, Employment and Social Development Canada (ESDC).

### **2. Background**

2.1 In 2018, Durham Region early learning and child care (ELCC) operators reported an increase in at-risk behaviours (e.g., hitting, kicking, biting, running away, swearing) in very young children (i.e., preschool and kindergarten-aged children).

2.2 In 2019, the CSD, in partnership with Fairy Glen Daycare Centre Inc., was the successful recipient of a Social Development Program grant through ESDC.

2.3 In 2020, the CSD submitted a final project report and financials to the ESDC. Three community reports have been created and will be disseminated to the general public and early learning community in January 2021.

a. A copy of the executive summary is provided in Attachment #1, for reference.

### 3. Previous Reports and Decisions

- 3.1 Report #2019-SS-13, Unbudgeted funding from the Federal Government of Canada, Employment and Social Development Canada (ESDC) for a research and innovation project entitled “Rebuilding the village: A novel approach to inclusive early learning and child care environment”.

### 4. Key successes

- 4.1 The partners conducted a comprehensive literature review and consulted with the ELCC community (i.e., surveys, focus groups) and identified 10 core skills that lay the foundation for educators to effectively prevent and address at-risk behaviours in young children.
- 4.2 The partners developed and delivered two full-day simulation-based training modules to 17 preschool and kindergarten educators working in neighbourhoods with high levels of children with vulnerabilities in social competence and emotional maturity, as determined by the 2015 Early Development Instrument.
- a. Simulations were co-designed with ELCC professionals alongside Durham Behaviour Management Consultants.
  - b. Experts in the field of simulation from two organizations, Communication Matters and SIMOne Canada, provided formal training and mentorship to the CSD facilitators.
  - c. A room was built at the Regionally owned and operated Lakewoods ELCC Centre to host future Rebuilding the Village simulations. This mock classroom acts as a model of a high-quality, inclusive classroom for early learners.
- 4.3 Additionally, we accessed virtual simulation training entitled “At-risk for early childhood educators” from Kognito. The simulation education process was adapted for a local Durham Region audience and is facilitated by a CSD Training Specialist and Behaviour Consultant. Kognito was pilot tested with 26 educators from Fairy Glen Day Care Inc. in June 2020.
- a. The use of Kognito training has been established with:
    - Durham College Early Childhood Education Diploma students who are unable to attend in-person field placements (Fall 2020 to Spring 2021).
    - The broader ELCC community between January 2021 and March 2022.
  - b. An impact and outcome evaluation is scheduled to take place in March 2022.
- 4.4 The partners used validated tools to assess the impact of Rebuilding the Village simulations on educator self-efficacy and the mental health climate of classrooms.
- a. After simulation, there was a statistically significant:
    - Increase in educator self-efficacy.

- Decrease in the aspects that undermine the mental health climate of classrooms.
- Increase in the aspects that promote a positive mental health climate of classrooms.

4.5 In Winter 2021, Durham's ELCC community will be engaged through virtual consultations to build a sustainability plan to scale Rebuilding the Village's impact.

## **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. Strategic goal 2.3: Influence the social determinants of health to improve outcomes for vulnerable populations.
  - The Government of Canada recognizes childhood experiences as a social determinant of health. The partners recognize the need to intervene with at-risk behaviours and help guide children's experiences during formidable years.

## **6. Conclusion**

6.1 The Rebuilding the Village project was successful at reaching its intended objectives, and in doing so, has led the ELCC sector in simulation-based training that fosters partnerships and collaboration with community partners.

6.2 For additional information, contact: Lisa McIntosh, Director of the CSD at 905-668-7711, extension 2754.

## **7. Attachments**

Attachment #1: Rebuilding the Village - Executive Summary

Prepared by: Lisa McIntosh, Director of the CSD at 905-668-7711, extension 2754

Respectfully submitted,

Original signed by

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Stella Danos-Papaconstantinou  
Commissioner of Social Services

# Rebuilding the Village

## Simulation Education for Early Years

### Executive Summary

## Project overview

Early learning and child care (ELCC) professionals have expressed that they need more help in addressing at-risk behaviours in children. The need for support exceeds our current resources; thus, there is a need for new and innovative approaches.

**Rebuilding the Village: Simulation for Early Years** was designed to build our capacity to respond to at-risk behaviours in children. Through the project, we developed a simulated learning experiences that develops the knowledge and skills that allow ELCC professionals to support children with at-risk behaviours and their families. This increased capacity will improve the mental health climate of classrooms, the confidence of ELCC professionals, the accessibility and inclusivity of ELCC programs, and the outcomes for children at-risk.

The project was conducted in partnership with **Fairy Glen Day Care Centre Inc.**, and with funding provided by **Employment and Social Development Canada**.



#### Vision

**Inclusive, supportive, and high-quality ELCC environments in Durham Region.**



#### Goal

**To ensure that young children in Durham Region have access to ELCC programs that are inclusive and support their individualized needs.**



#### Target Group

**Preschool and full-day kindergarten (FDK) educators working in Durham Region ELCC programs.**



#### Objective

**To design a simulation-based education program that helps build the knowledge, skills, and confidence of early learning professionals, so that they may better prevent and address at-risk behaviours of children in ELCC programs.**

## Project partners

- CMCS Consulting Services
- Communication Matters: INESRA
- Kognito
- Simulation Canada
- The Teaching and Learning Institute of Holland Bloorview Kids Rehabilitation Hospital



# Methodology

We searched for evidence-based best practices that are known to positively impact at-risk behaviour in children and promote children's ongoing participation in ELCC programs. Through our search, we identified ten core skills that were determined to be a priority for our ELCC professionals. We worked with experts in the field of **simulation education**, to embed aspects of these core skills into our simulation-based education program.

It is unethical to have children participate in simulation. Therefore, our scenarios used educator-to-adult interactions to model core skills. Our rationale is that these skills are transferable to educator-child interactions.

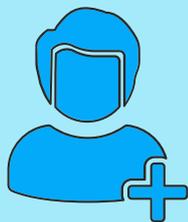
The ten core skills that we identified through our search were:

- 1 Knowledge of child development
- 2 Collaboration and communication
- 3 Documentation
- 4 Caregiver supports and well-being
- 5 Relationships with children
- 6 Environmental arrangement
- 7 Prevention strategies
- 8 How to teach and coach skills
- 9 Reinforcement
- 10 Responses to behaviour

We identified target communities based on 2015 **Early Development Instrument (EDI)** data. We selected Regionally-operated ELCC sites and Fairy Glen Day Care sites within our communities and invited educators to participate. Our target communities were **Oshawa, Brock, Clarington, and Ajax**.

Nine preschool and eight FDK educators participated in the Rebuilding the Village project.

We were interested in educator self-efficacy and the mental health climate of classrooms before and after participation in the simulation education. We measured these outcomes using two tools.



**Behaviour Consultants** used the **Climate for Healthy Interactions for Learning and Development (CHILD)** tool to assess the mental health climate of the ELCC classrooms before and after simulation education.



**Educators** completed the **Self-Efficacy Survey** before and after simulation education. This questionnaire was adapted from a validated tool used to measure the confidence of teachers in schools.

# Key findings

We found:

1

A significant increase in the self-efficacy of educators after simulation education.

2

A significant decrease in the percentage of CHILD scores that undermine the mental health climate of ELCC classrooms.

3

A significant increase in the percentage of CHILD scores that promote the mental health climate of ELCC classrooms.

These results show that simulation education may be effective in building educators' confidence, and in reinforcing practices that promote a positive mental health climate of ELCC classrooms.

## What we achieved

Best practices for promoting inclusive ELCC environments for children with at-risk behaviours were identified.

Two full-day simulation education modules were developed and delivered to preschool and FDK educators working in our target communities.

The impact of simulation education on the mental health climate of ELCC classrooms was successfully measured.

The impact of simulation education on the self-efficacy of early learning professionals was successfully measured.

The voice of educators led the development of relevant simulations that reflected current challenges.

A simulated classroom was constructed to host future education events and model high-quality child care.

**Kognito**, a virtual simulation software, was purchased and piloted among **26 educators**.

More opportunities for educators to interact with Behaviour Consultants were created.

To promote skill uptake and maintenance, simulation kits were purchased and made available to educators.

Knowledge products were developed to share best practices for managing at-risk behaviours in children.

A plan for the continuation of the **Rebuilding the Village** project will be established with community partners.

# Challenges and lessons learned

- Due to the restricted timeframe, it was not feasible to recruit a large number of educators. As such, the educators that participated in the project may not truly represent the broader ELCC community.
- Through our search for best practices, we found that effective programs are usually offered to parents and educators over multiple days, which may not be feasible for our local residents and professionals.
- For ethical reasons, we could not use children as participants in our simulations. However, we used educator-adult interactions to model core skills that are transferable to educator-child interactions.

## Next steps



Portable training



French materials



Community engagement



School-age materials



On-going evaluation



Web-based training



Computer simulation



Simulation kits



Simulation room



Communities of practice

### The Rebuilding the Village Team

Busola Ayodele, MPH  
Melissa Beaucaire, RECE, BA  
Kelly Bradstock, MED  
Karen Bucknall, BA, BEd  
Jody Chapman, RECE  
Taryn Eickmeier, PhD  
Lisa McIntosh, RECE, BA  
CMCS Consulting Services

For all other inquiries about **Rebuilding the Village: Simulation for Early Years**, please contact:

Children's Services Division  
Regional Municipality of Durham  
1-800-387-0642  
[ChildrensServices@durham.ca](mailto:ChildrensServices@durham.ca)



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



# The Regional Municipality of Durham Information Report

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From: Commissioner of Works  
Report: #2020-INFO-125  
Date: December 18, 2020

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**Subject:**

Update on Proposed Upgrades at the Duffin Creek Water Pollution Control Plant Related to the Outfall Environmental Assessment and the Phosphorous Reduction Action Plan

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 The purpose of this report is to inform Regional Council of the status and implementation plan for the proposed upgrades at the Duffin Creek Water Pollution Control Plant (WPCP), in the City of Pickering (Pickering), related to the Outfall Environmental Assessment (EA) and the Phosphorous Reduction Action Plan (PRAP).

**2. Background**

2.1 The Regional Municipalities of York (York) and Durham (Durham) engaged Jacobs Canada (formerly CH2M Hill Canada Ltd.) to undertake the preliminary and detailed design and construction administration services for the upgrades related to the outfall and the PRAP for the Duffin Creek WPCP, in Pickering.

### **3. Plant Upgrades**

3.1 York and Durham (Regions), in association with the project consultant Jacobs, have commenced an implementation plan for the recommendations from the Outfall EA and PRAP. The implementation plan includes capital plant upgrades as follows:

- Installation of variable-diameter check valves on the outfall diffusers;
- Upgrading ferric chloride dose points;
- Installation of polymer dose points to primary clarifiers; and
- Installation of density current baffles in secondary clarifiers.

3.2 The preliminary design for the upgrades has been completed. The detailed design and approvals process is currently in progress and will require approximately six months to complete. Construction contract preparation and tendering is forecasted to require approximately six to 12 months.

### **4. Construction**

The plant upgrades will be completed under two separate construction contracts. Work on the outfall will require an underwater speciality contractor. The plant process upgrades will be undertaken by a general contractor familiar with wastewater treatment.

The outfall work in Lake Ontario will be limited to ideal lake conditions between the months of July and October. The underwater work is planned to require nine months of activity. The PRAP plant process upgrades are estimated to require approximately 26 to 30 months.

The projects are estimated to cost approximately \$12 million with Durham's share being 20 per cent based on the historical average utilization of liquid treatment capacity.

## 5. Other Requirements

- 5.1 In addition, to the plant upgrades, the Regions have on a monthly basis posted the average total phosphorus and soluble reactive phosphorus effluent concentrations for the Duffin Creek WPCP on the project's website ([durham.ca/OutfallEA](http://durham.ca/OutfallEA)). To date the plant performance has produced effluent with total phosphorous and soluble reactive phosphorous concentrations below the levels recommended in the PRAP.

An advisory committee was established for the purpose of information sharing and consultation on the implementation of the PRAP study. The members of the advisory committee are representatives from the following:

- The Town of Ajax
  - The City of Pickering
  - Pickering Ajax Citizens Together Protecting Our Waterfront
  - Durham Environmental Advisory Committee
  - Other local municipalities within Durham and York with an interest in the project
  - Local conservation authorities
  - York
  - Durham
  - The Ministry of the Environment, Conservation and Parks
- 5.2 There have been two advisory committee meetings in 2020. The agenda, minutes and monthly monitoring reporting on phosphorous effluent concentrations for the Duffin Creek WPCP can be found on the project's website at [durham.ca/OutfallEA](http://durham.ca/OutfallEA).
- 5.3 The advisory committee will continue until the project has been in operation for three years or the parties invited to participate on the advisory committee no longer wish to participate further.

## **6. Previous Reports and Decisions**

- 6.1 Works Committee Report #2019-W-96 entitled 'Class Environmental Assessment to Assess Outfall Capacity Limitations at the Duffin Creek Water Pollution Control Plant – Minister of the Environment Conservation and Parks Decision' was presented on December 4, 2019 with the following recommendation:
- a. That the Works Committee recommends to Regional Council that Regional staff implement the conditions imposed by the Minister of the Environment Conservation and Parks decision regarding the Class Environmental Assessment to Assess Outfall Capacity Limitations at the Duffin Creek Water Pollution Control Plant in the City of Pickering in collaboration with the Region of York, Town of Ajax and the City of Pickering.
- 6.2 Works Committee Report #2020-W-28 entitled 'Preliminary and Detailed Design and Construction Administration for the Phosphorous Reduction Action Plan (PRAP) and Outfall Diffuser Improvements at the Duffin Creek Water Pollution Control Plant, in the City of Pickering' was presented on June 3, 2020, with the following recommendation:
- a. That the selection of Jacobs Canada Incorporated be confirmed to carry out the preliminary and detailed design and construction administration services for the Phosphorous Reduction Action Plan (PRAP) and Outfall Diffuser Improvements project at the Duffin Creek Water Pollution Control Plant at an upset limit of \$1,606,296\* with the Regional Municipality of Durham's share of the cost identified as \$321,259.20 which is to be funded from the approved project budget.

## **7. Relationship to Strategic Plan**

- 7.1 This report aligns with/addresses the following strategic goals and priorities in the Durham's Strategic Plan:
- a. Environmental Sustainability through the protection of the water environment.
  - b. Service Excellence through quality improvement and communication of results.

**8. Conclusion**

- 8.1 Regional Municipality of Durham staff in collaboration with Regional Municipality of York, the Town of Ajax, and the City of Pickering will plan the implementation of the required commitments within the Outfall Environmental Study Report, Phosphorous Reduction Action Plan Study and conditions imposed by the Minister of Environment, Conservation and Parks.
- 8.2 For additional information, please contact John Presta, Director, Environmental Services at 905-668-7711 ext. 3520.

Respectfully submitted,

**Original signed by:**

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Susan Siopis, P.Eng.  
Commissioner of Works

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



# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: #2020-INFO-126  
Date: December 18, 2020

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**Subject:**

Monitoring of Land Division Committee Decisions of the December 7, 2020 meeting and Consent Decisions made by the Commissioner of Planning and Economic Development

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

- 1.1 This report summarizes the decisions on consent applications made by the Commissioner of Planning and Economic Development pursuant to By-law 19-2020 and decisions made by the Regional Land Division Committee at its meeting of December 7, 2020 (see Attachment #1). The applications approved by the Commissioner are deemed to be non-controversial in that no comments or concerns were raised during the circulation process. All approved applications conform to the Durham Regional Official Plan. For the applications approved by the Land Division Committee, no appeals to the Local Planning Appeal Tribunal are recommended.
- 1.2 A copy of this report will be forwarded to the Land Division Committee for its information.

**2. Previous Reports and Decisions**

- 2.1 This is a monthly report which tracks Land Division application activity.

### **3. Relationship to Strategic Plan**

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

- a. Service Excellence –To provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable service delivery.

### **4. Attachments**

Attachment #1: Monitoring Chart from the December 7, 2020 Meeting and Decisions Delegated to the Commissioner of Planning and Economic Development

Respectfully submitted,

Original signed by

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



## Monitoring of Land Division Committee Decisions for the Meeting Date of Monday, December 07, 2020

Appeal Deadline: Tuesday, December 29, 2020

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 089/2020	Mueller, Luke	Part lot 27 & 28, Conc. 2 Town of Whitby	Consent to sever a vacant 1.5 ha industrial parcel of land, retaining a 1.1 ha industrial parcel of land with existing industrial buildings to remain.	Conforms	Approved by Committee
LD 090/2020	Mueller, Luke	Part lot 27 & 28, Conc. 2 Town of Whitby	Consent to add a vacant 0.5 ha industrial parcel of land to the east, retaining a vacant 0.6 ha industrial parcel of land.	Conforms	Approved by Committee
LD 091/2020	Anderson, Don	Part lot 11, Conc. 1 City of Oshawa	Consent to sever a 2,526.9 m2 institutional parcel of land with existing buildings to remain, retaining a 3,039 m2 institutional parcel of land with existing institutional buildings to remain. This application includes an easement.	Conforms	Approved by Commissioner
LD 092/2020	Holder, Edward	Part lot 9, Conc. 1 Twp. of Brock	Consent to sever a 0.97 ha rural residential lot land with an existing dwelling, retaining a vacant 43.33 ha agricultural parcel of land. Application includes an easement.	Conforms	Approved by Commissioner
LD 093/2020	Koukidis, Tom	Part lot 3 & 4, Conc. 7 Town of Whitby	Consent to sever a vacant 320 m2 residential parcel of land, retaining a vacant 336.3 m2 parcel of land.	Conforms	Approved by Committee unanimously

<b>LD File Number</b>	<b>Owner</b>	<b>Location</b>	<b>Nature of Application</b>	<b>Regional Official Plan</b>	<b>LDC Decision</b>
LD 094/2020	Smith, Mike	Part lot 7, Conc. 10 Twp. of Brock	Consent to add a vacant 9,089 m2 parcel of land to the north, retaining a 20,732 m2 parcel of land with an existing structure to remain.	Conforms	Approved by Commissioner
LD 095/2020	Falvo, Joseph	Part lot 30 & 31, Conc. 3 Town of Whitby	Consent to grant a technical severance to create a vacant 0.048 ha residential parcel of land with no retained parcel.	Conforms	Approved by Committee unanimously
LD 096/2020	Falvo, Joseph	Part lot 30 & 31, Conc. 3 Town of Whitby	Consent to grant a technical severance to create a vacant 0.011 ha residential parcel of land with no retained parcel.	Conforms	Approved by Committee unanimously
LD 097/2020	Falvo, Joseph	Part lot 30 & 31, Conc. 3 Town of Whitby	Consent to grant a technical severance to create a vacant 0.015 ha residential parcel of land with no retained parcel.	Conforms	Approved by Committee unanimously
LD 098/2020	Falvo, Joseph	Part lot 30 & 31, Conc. 3 Town of Whitby	Consent to grant a technical severance to create a vacant 0.013 ha residential parcel of land with no retained parcel.	Conforms	Approved by Committee unanimously
LD 099/2020	Brancato, Pasquale	Part lot 1, Conc. 1 City of Oshawa	Consent to sever a vacant 334 m2 residential parcel of land, retaining a 1,315 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Commissioner
LD 100/2020	Brancato, Pasquale	Part lot 1, Conc. 1 City of Oshawa	Consent to sever a vacant 335 m2 residential parcel of land, retaining a 980 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Commissioner

<b>LD File Number</b>	<b>Owner</b>	<b>Location</b>	<b>Nature of Application</b>	<b>Regional Official Plan</b>	<b>LDC Decision</b>
LD 101/2020	Brancato, Pasquale	Part lot 1, Conc. 1 City of Oshawa	Consent to sever a vacant 340 m2 residential parcel of land, retaining a 640 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Commissioner
LD 102/2020	10059773 Canada Ltd.	Part lot 11, Conc. 1 Municipality of Clarington	Consent to sever a vacant 550.2 m2 residential parcel of land, retaining a 419 m2 residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Committee unanimously
LD 103/2020	Coates, John James & Helen Sharon	Part lot 23, Conc. 3 Twp. of Scugog	Consent to add a vacant 0.0734 ha agricultural parcel of land to the east, retaining a 91.8241 ha agricultural parcel of land with existing agricultural buildings to remain.	Conforms	Approved by Commissioner
LD 104/2020	Miller, Sharon	Part of lot 21, Conc. 5 Town of Whitby	Consent to grant a 1,091m2 servicing easement in favour of property to the south, retaining a vacant 13,438 m2 commercial parcel of land.	Conforms	Approved by Commissioner
LD 105/2020	Miller, Sharon	Part of lot 21, Conc. 5 Town of Whitby	Consent to grant a 924.4 m2 servicing easement in favour of property to the north, retaining a vacant 18,327.1 m2 commercial parcel of land.	Conforms	Approved by Commissioner
LD 106/2020	Miller, Sharon	Part of lot 21, Conc. 5 Town of Whitby	Consent to grant a 1,579.9 m2 servicing easement in favour of property to the north & south, retaining a vacant 18,669.8 m2 commercial parcel of land.	Conforms	Approved by Commissioner

<b>LD File Number</b>	<b>Owner</b>	<b>Location</b>	<b>Nature of Application</b>	<b>Regional Official Plan</b>	<b>LDC Decision</b>
LD 107/2020	860563 Ontario Limited	Part lot 23, Conc. 4 Municipality of Clarington	Consent to add a vacant 0.364 ha agricultural parcel of land to the south-west, retaining a 61.302 ha agricultural parcel of land with existing agricultural structures to remain.	Conforms	Approved by Commissioner

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 3111



# The Regional Municipality of Durham Information Report

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From: Commissioner & Medical Officer of Health  
Report: #2020-INFO-127  
Date: December 18, 2020

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**Subject:**

Community Paramedicine in the Region of Durham

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 To provide an update on one-time funding received from the Central East Local Health Integration Network (CE LHIN) for community paramedicine expansion in the Region of Durham.

**2. Background**

2.1 Community paramedicine programs can enhance capacity of the home and community care system and other services by addressing the needs of clients that still require support but no longer need acute care services.

2.2 The intent of community paramedicine programs is that people will benefit from: receiving care in the right setting, instead of waiting in hospital when acute care is no longer needed; care that is more responsive to a person's changing needs; and continuity of care, with consistent care providers.

**3. Current Status**

3.1 On December 11, 2020, the CE LHIN informed Lakeridge Health (LH) that it will receive one-time funding of \$494,504 in 2020/21 for community paramedicine expansion in the Region of Durham, to be subcontracted to Region of Durham Paramedic Services (RDPS).

- 3.2 Funding is provided for the provision of community paramedicine services that will supplement community-based services to enhance capacity, working alongside home and community care, primary care and other services.
- 3.3 The target population for community paramedicine services includes: High Intensity Supports at Home Program clients requiring supplemental community paramedicine services, beyond home and community care; and seniors/others with similar needs in the community at high-risk of hospital admission and becoming designated as Alternate Levels of Care (ALC) patients, including individuals experiencing frequent hospital re-admissions, and those recently discharged who are at risk of hospital re-admission.
- 3.4 The LHIN Care Coordinator is to be the entry point to the community paramedicine program in order to ensure connection with the client's home care services. Additionally, the community paramedicine program or a primary care provider can identify clients that fit the target population and connect them with the LHIN Care Coordinator to ensure a complete assessment and service planning process.
- 3.5 Every individual providing community paramedicine services through this one-time funding must be a paramedic within the meaning of the *Ambulance Act*.
- 3.6 Services to be provided to clients under the community paramedicine program will be based on the client's care plan and may include:
  - a. Diagnostic procedures, assessment and testing during routine home visits (e.g., blood pressure, blood glucose, etc.)
  - b. Education/chronic disease management
  - c. Referral to services
  - d. At home treatment under supervision of a physician
- 3.7 LH, with input from RDPS, must submit a detailed budget for the CE LHIN's approval within two weeks of receipt of funding approval.

#### **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 2: Community Vitality
    - Influence the social determinants of health to improve outcomes for vulnerable populations
    - Support a high quality of life for all through human services delivery
    - Build a healthy, inclusive, age-friendly community where everyone feels a sense of belonging

b. Goal 5: Service Excellence

- Optimize resources and partnerships to deliver exceptional quality services and value
- Collaborate for a seamless service experience

**5. Conclusion**

- 5.1 It is expected that one-time funding for community paramedicine services will enhance capacity of community-based services and offset reduced bed capacity in hospitals and long-term care homes.
- 5.2 RDPS is in the process of determining a budget for use of the one-time funding, in collaboration with LH, to be approved by the CE LHIN.
- 5.3 It is anticipated that community paramedicine services will be provided to eligible clients in early 2021.

Respectfully submitted,

Original signed by

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R.J. Kyle, BSc, MD, MHSc, CCFP, FRCPC, FACPM  
Commissioner & Medical Officer of Health

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2304



# The Regional Municipality of Durham Information Report

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From: Commissioner of Finance  
Report: #2020-INFO-128  
Date: December 18, 2020

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**Subject:**

Investing in Canada Infrastructure Program - COVID-19 Resilience Infrastructure Local Government Stream

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

1.1 This report provides background information on the projects being submitted by the Region of Durham for funding under the Investing in Canada Infrastructure Program – COVID-19 Resilience Infrastructure Local Government Stream.

**2. Background**

2.1 On October 28, 2020, the Ontario Government announced the launch of a COVID-19 Resilience Infrastructure funding stream as part of the Federal Investing in Canada Infrastructure Program (ICIP). Under the Local Government Stream, \$250 million in dedicated federal-provincial funding will be allocated to municipalities across Ontario to help complete infrastructure projects during the pandemic.

2.2 Funding allocations are based on a guaranteed minimum of \$100,000 for each municipality within the province. Additional funds are allocated based on several factors, including the value of infrastructure and median household income. Durham Region has received an allocation of approximately \$4.8 million.

### 3. Previous Reports and Decisions

- 3.1 Projects selected for consideration under this funding stream were considered in consultation with the Regional Recovery Framework and Action Plan outlined in Report #2020-COW-22.

### 4. COVID-19 Resilience Infrastructure Local Government Stream - Program Parameters

- 4.1 Under the ICIP COVID-19 Resilience Infrastructure Local Government stream, eligible projects are defined as tangible capital assets, including temporary infrastructure related to pandemic response, that fall within one of the following project categories:

- **Category 1: Retrofits, Repairs and Upgrades** for municipal, provincial, territorial and indigenous buildings, health infrastructure and educational infrastructure;
- **Category 2: COVID-19 Response Infrastructure**, including building or modifying infrastructure to support physical distancing, safety retrofits and expansions;
- **Category 3: Active Transportation Infrastructure**, including parks and, trails, foot bridges, bike lanes and multi-use paths; and,
- **Category 4: Disaster Mitigation and Adaptation**, including natural infrastructure, flood and fire mitigation, tree planting and related infrastructure.

- 4.2 In addition to falling within one of the project categories listed above, several additional requirements must be met in order to ensure eligibility. These additional requirements include:

- Municipalities and/or one of their eligible partners must attest to owning the capital component infrastructure assets put forward for funding;
- Total eligible project costs cannot exceed \$10 million for a single project;
- Contracts must be awarded after federal approval of funding in order to be eligible for reimbursement;
- Projects must meet accessibility, energy efficiency, and environmental standards and legislation;
- Projects must adopt a value for money procurement approach. Sole source procurement is not encouraged as approval of this procurement method is not guaranteed; and,
- Joint projects with other eligible applicants must secure the endorsement of their projects by their respective municipal council and/or board of directors and provide the Ministry of Infrastructure with evidence of such endorsement in the form of by-laws / resolutions / letters of agreement.

- 4.3 Under this funding stream, projects deemed ineligible include:

- Tourism infrastructure or facilities home to professional sports teams;
  - Stand alone planning projects that do not include a capital component;
  - Projects which have already started construction or contracts awarded;
  - Projects already receiving funding under other ICIP streams; and
  - Projects submitted under the Ontario Ministry of Long-Term Care and Ministry of Education COVID-19 funding streams (Eligible projects are currently under review by the Social Services Department).
- 4.4 Projects receiving funding must begin construction by September 30, 2021 and projects must be substantially completed (assets are ready for use) by December 31, 2021. Based on the funding allocation for Durham Region, a maximum of five projects can be submitted for funding.
- 4.5 Eligible expenditures include all costs considered direct and necessary for the completion on the project, provided the contracts are awarded after receiving federal government approval. Contracts awarded before approval of funding are not eligible for reimbursement.
- 4.6 Ineligible expenditures include certain fees and charges, land acquisition, taxes, costs incurred after the December 31, 2021 project completion deadline, and costs that have not been claimed for reimbursement by January 31, 2022.
- 4.7 This funding stream does not require any funding contribution from the municipality. The program is 100 per cent cost shared by the federal (80 per cent) and provincial (20 per cent) governments. However, any ineligible costs associated with the projects, or any cost over runs incurred after the application has been submitted, must be covered by the municipality.
- 4.8 Successful municipal applicants will be required to obtain a municipal by-law or council resolution to execute the project level transfer payment agreement with the provincial government. If possible, applicants are encouraged to submit the municipal council resolution when submitting their applications.
- 4.9 The funding application deadline for Durham Region is January 7, 2021.

## **5. Proposed Projects**

- 5.1 A multidisciplinary staff working group have collaborated to produce the following list of projects proposed to be funded using the Region's ICIP COVID-19 Resilience Infrastructure Local Government Stream allocation. The projects were selected based on their contribution towards pandemic mitigation and/or corporate strategic objectives, as well as their ability to be completed within the short time frame permitted.

**Table 1: Proposed Projects**

	<b>Recommended Projects (1)</b>	<b>Estimated Eligible Program Costs</b>	<b>Estimated Regional Capital Contribution</b>	<b>Estimated Total Capital Cost</b>
1	Pickering-Uxbridge Broadband Fibre Trunk (2)	\$ 2,800,000	\$ 400,000	\$ 3,200,000
2	TRCA Wetland Restoration	\$ 500,000	\$ -	\$ 500,000
3	Child Care Centre Playground Replacements (3)	\$ 520,000	\$ 80,000	\$ 600,000
	Child Care Centre touchless retrofits	\$ 17,000	\$ -	\$ 17,000
4	Regional Facilities Retrofits			
	Revolving Door at HQ (West Entrance)	\$ 403,000	\$ -	\$ 403,000
	Touchless retrofits - various locations	\$ 163,000	\$ -	\$ 163,000
5	Hybrid Ambulances x2 (4)	\$ 390,000	\$ -	\$ 390,000
	Paramedic facility touchless retrofits	\$ 7,000	\$ -	\$ 7,000
	<b>Total Estimated Cost</b>	<b>\$ 4,800,000</b>	<b>\$ 480,000</b>	<b>\$ 5,280,000</b>

(1) Projects are subject to change as information regarding the grant program guidelines continues to be clarified.

(2) Report #2020-EDT-11 provides details on the Regional contribution toward the broadband project.

(3) Regional contribution toward playground replacements is for design work which is recommended to be completed in advance.

(4) Region is proposing to pilot five hybrid ambulances in 2021. Two have been proposed for financing under this program, with three additional ambulances subject to budget approval in 2021.

5.2 Staff continue to consult with the province on specific details related to eligibility criteria. In the event that any eligibility issues, with the above noted projects, arise as a result of further consultations, the project list will be adjusted, and Council will be notified through a future report.

## **6. Pickering-Uxbridge Broadband Fibre Trunk**

6.1 This project would extend high-speed connectivity to businesses in the Uxville and Parratt Road employment lands in Uxbridge, bringing broadband backbone infrastructure within 200 metres of 320 businesses and 811 households.

6.2 Internet Service Providers would lease capacity on this backbone to extend high speed last-mile to the end customers.

6.3 The project also enables the Region to extend connectivity to 16 additional Regional traffic light intersections, providing better monitoring and control of traffic.

6.4 Direct high-speed connectivity between municipal offices at the City of Pickering and the Township of Uxbridge could be used to enable data replication and disaster recovery services between the two municipalities.

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## **7. Toronto and Region Conservation Authority (TRCA) Wetland Restoration**

- 7.1 Wetland restoration within a watershed supports the implementation of Durham's Community Climate Adaptation Plan, which was developed in partnership with all area municipalities and Conservation Authorities.
- 7.2 The site being designated for restoration is managed by the TRCA and is both located in, and owned by, the Town of Ajax. The project consists of one new wetland creation opportunity and two opportunities to enhance existing ponds in the floodplain. Additional riparian plantings could be extensive and will help with connectivity of the natural heritage system. The amount of restoration work available at this site is estimated at \$1,000,000. However, restoration work is scalable depending on the amount of funds available.
- 7.3 Specifically, this project helps to advance the implementation of the Carruther's Creek watershed plan, which the Region is developing in partnership with the TRCA and in collaboration with the Town of Ajax and City of Pickering which is expected to be finalized in 2021.
- 7.4 The Town of Ajax has conditionally allocated \$250,000 from their own COVID-19 Resilience Infrastructure Local Government allocation to this project. Discussions with Ducks Unlimited Canada indicate an additional financial contribution of \$100,000 to \$200,000 is likely.

## **8. Child Care Centre Playground Replacements**

- 8.1 This project involves removing aged playground equipment and replacing it with natural play equipment, such as, stepping log rounds, sand pits, wood playhouses, log tunnels and natural retaining walls, to better balance the natural and built features while meeting children's developmental needs.
- 8.2 Playgrounds would be updated at the Ajax, Lakewoods (Oshawa), Pickering and Whitby Childcare Centres. The playground at the Edna Thompson Childcare Centre in Clarington was recently constructed in this manner.
- 8.3 The creation of outdoor education spaces will allow for year-round extended outdoor programming.

## **9. Touchless Retrofits to Administration Buildings**

- 9.1 The existing sliding doors at the west entrance of the Regional Headquarters Building are a constant source of energy loss during extreme temperatures, creating discomfort in the front lobby and surrounding areas.
- 9.2 Replacing the sliding doors with an automatic revolving door system will create energy savings, minimize temperature fluctuations in the front lobby, improve traffic flow and enhance security.

9.3 The installation of two revolving doors, ingress and egress can be separated, creating a touchless, segregated pathway in and out of Regional Headquarters.

9.4 Additional touchless devices, including door operators and restroom fixturing, will be installed in various locations with a primary focus on publicly accessed areas.

## **10. Hybrid Ambulances**

10.1 To support the implementation of the Durham Community Energy Plan (DCEP), and through Council direction to develop a low carbon fleet strategy, RDPS intends to pilot five hybrid-electric ambulances in its fleet as part of the 2021 vehicle purchase program. Two of these vehicles will be submitted for funding under this program.

10.2 Experience in other Ontario municipalities indicates that hybrid-electric technology reduces annual fuel consumption. Hybrid ambulances carry a \$30,000 incremental cost over standard paramedic vehicles. It is anticipated that the extra incremental cost will be offset through fuel savings over the lifetime of the vehicles.

10.3 As an early adopter, RDPS will evaluate efficiencies and impact on greenhouse gas emissions throughout the pilot. Operating engine hours will be used as the key performance indicator to compare to other ambulances purchased in 2021.

## **11. Project Risks**

11.1 Although most project costs are intended to be funded through this ICIP stream, there are certain project risks that could lead to the forfeiture of program funding.

11.2 Project eligibility requires that projects be substantially completed (assets are ready for use) by December 31, 2021. If a project is not substantially completed by the end of 2021, all grant funding for that project will be forfeited. Construction projects could be subject to delays resulting from pandemic measures, weather conditions, etc., however the federal government has indicated there are no plans to extend the completion deadline.

11.3 In order for project costs to be eligible for reimbursement through the program, the costs must be incurred after the project has received federal approval. It is estimated that federal approval will be granted in the spring of 2021, meaning no contracts can be signed and no construction can begin until such time. This reduces the construction period to less than a year and leaves little room for delays.

11.4 These potential risks are being mitigated by advancing work that is either ineligible for funding or will not be sought for reimbursement. This includes design work and preparing tendering documents to accelerate the procurement process. The Pickering-Uxbridge Broadband Fibre Trunk project poses the greatest completion risk and thus the greatest risk to the forfeiture of funds. Although

several risk mitigation strategies specific to this project have been identified in Report #2020-EDT-11, the significant risks involved could result in the entire project cost being borne by the Region.

## **12. Council Resolution**

- 12.1 Joint project applications require the endorsement of their respective municipal council and/or board of directors prior to provincial project nomination to the federal government.
- 12.2 The TRCA Wetland Restoration project would constitute a joint project by the Region, TRCA, and the Town of Ajax. The Town of Ajax must be considered a partner as the subject lands are owned by the Town. According to the ICIP COVID Resilience Infrastructure Program Guide, “Municipalities and/or one of their partners must attest to owning the capital components infrastructure assets put forward for funding. If the municipality is partnering with another organization, they must attest that either the lead applicant (municipality) or the partner owns the infrastructure asset.”
- 12.3 The TRCA Wetland Project does not require the Council resolution to be provided at the time of application submission. However, as mentioned above, the resolution is required prior to provincial project nomination to the federal government and will be brought forward to Regional Council for adoption in the coming weeks.
- 12.4 Successful applicants are also required to sign a provincial contribution agreement that details the requirements associated with the funding allocation. In order to execute this agreement, applicants are required to obtain a municipal council resolution in support of the projects proposed for funding. This resolution will also be brought forward to Regional Council for adoption.

## **13. Financial Implications**

- 13.1 The majority of capital project costs will be funded by the ICIP COVID-19 Resilience Infrastructure Local Government Stream allocation. Operating costs will be monitored and included in future departmental operating business plans and budgets.
- 13.2 The proposed subset of projects will also be included in the 2021 Business Plans and Budgets to cover any ineligible costs. Final project approval will be contingent upon funding approval under the ICIP COVID-19 Resilience Infrastructure Local Government Stream.
- 13.3 All project procurement will be conducted in accordance with the Region’s Purchasing By-Law.

**14. Relationship to Strategic Plan**

- 14.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Environmental Sustainability - To protect the environment for the future by demonstrating leadership in sustainability and addressing climate change;
  - b. Community Vitality - To foster an exceptional quality of life with services that contribute to strong neighbourhoods, vibrant and diverse communities, and influence our safety and well-being;
  - c. Economic Prosperity - To build a strong and resilient economy that maximizes opportunities for business and employment growth, innovation and partnership;
  - d. Social Investment - To ensure a range of programs, services and supports are available and accessible to those in need, so that no individual is left behind; and,
  - e. Service Excellence - To provide exceptional value to Durham taxpayers through responsive, effective and fiscally sustainable service delivery

**15. Conclusion**

- 15.1 The Region of Durham received an allocation of approximately \$4.8 million under the ICIP COVID-19 Resilience Infrastructure Local Government Stream. The applications submitted by the Region are anticipated to include the five key infrastructure projects listed in this report. The proposed projects are expected to contribute significantly towards COVID-19 mitigation efforts and corporate strategic objectives.
- 15.2 Funding applications will be completed by staff and submitted to the province by the January 7, 2021 deadline.

Respectfully submitted,

Original Signed By

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Nancy Taylor, BBA, CPA, CA  
Commissioner of Finance



# Interoffice Memorandum

**Date:** December 18, 2020

**To:** Health & Social Services Committee

**From:** Dr. Robert Kyle

**Subject:** Health Information Update – December 13, 2020

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Health  
Department

Please find attached the latest links to health information from the Health Department and other key sources that you may find of interest. Links may need to be copied and pasted directly in your web browser to open, including the link below.

You may also wish to browse the online Health Department Reference Manual available at [Board of Health Manual](#), which is continually updated.

Boards of health are required to “superintend, provide or ensure the provision of the health programs and services required by the [Health Protection and Promotion] Act and the regulations to the persons who reside in the health unit served by the board” (section 4, clause a, HPPA). In addition, medical officers of health are required to “[report] directly to the board of health on issues relating to public health concerns and to public health programs and services under this or any other Act” (sub-section 67.(1), HPPA).

Accordingly, the Health Information Update is a component of the Health Department’s ‘Accountability Framework’, which also may include program and other reports, Health Plans, Quality Enhancement Plans, Durham Health Check-Ups, business plans and budgets; provincial performance indicators and targets, monitoring, compliance audits and assessments; RDPS certification; and accreditation by Accreditation Canada.

Respectfully submitted,

Original signed by

R.J. Kyle, BSc, MD, MHSc, CCFP, FRCPC, FACPM  
Commissioner & Medical Officer of Health

*“Service Excellence  
for our Communities*

A stylized graphic of a hand or a flame in shades of blue, positioned behind the text.

**UPDATES FOR HEALTH & SOCIAL SERVICES COMMITTEE**  
**December 13, 2020**

**Health Department Media Releases/Publications**

**<https://tinyurl.com/y4vcbzcx>**

- Quadrivalent Inactivated Influenza Vaccine Supply Update (Dec 2)

**<https://tinyurl.com/y2tjx5dk>**

- COVID-19 Vaccine Survey (Dec 7)

**<https://tinyurl.com/y4av4zab>**

- Ontario's workplace education and enforcement campaign comes to Durham Region (Dec 8)

**<https://tinyurl.com/y4dqxdyv>**

- Influenza Vaccine: Influxplit (Dec 11)

**GOVERNMENT OF CANADA**

**Canadian Food Inspection Agency**

**<https://tinyurl.com/yyup9zt8>**

- Strengthening Canada's response to food safety issues (Nov 27)

**Canadian Heritage**

**<https://tinyurl.com/y49hl77n>**

- Additional COVID-19 Emergency Funding to Support the Sport Community Through the Provinces and Territories (Nov 27)

**Department of Finance Canada**

**<https://tinyurl.com/yy2ffos3>**

- Government of Canada Releases *Supporting Canadians and Fighting COVID-19: Fall Economic Statement 2020* (Nov 30)

**Employment and Social Development Canada**

**<https://tinyurl.com/yxvu8lr3>**

- Minister Qualtrough welcomes report by Future Skills Council that will help Canadians prepare for a changing and modern labour market (Nov 25)

**<https://tinyurl.com/yyvtzxt>**

- Government of Canada announces funding to train 4,000 personal support worker interns, support sector (Dec 4)

**<https://tinyurl.com/y48e5qt2>**

- COVID-19 Disability Advisory Group will continue to help guide Government action on disability inclusion (Dec 4)

**<https://tinyurl.com/y3wlj8gl>**

- Government of Canada invests in Canadian families (Dec 7)

<https://tinyurl.com/y3cd9u3z>

- Helping Ontarians develop the skills they need to find good jobs (Dec 10)

### **Environment and Climate Change Canada**

<https://tinyurl.com/y3pntmoq>

- Strengthening transparency and accountability: Amendments to the Federal Sustainable Development Act now in force (Dec 7)

### **Health Canada**

<https://tinyurl.com/y39u3mh4>

- Certain hand sanitizers recalled because they may pose health risks (Nov 27)

<https://tinyurl.com/y58rgdyz>

- Canada announces new measures to prevent drug shortages (Nov 28)

<https://tinyurl.com/y4d4lpqr>

- Statement on UK's authorization of its first COVID-19 vaccine, manufactured by Pfizer/BioNTech (Dec 2)

<https://tinyurl.com/y5a5ytrb>

- COVID Alert app updated to serve Canadians better (Dec 10)

<https://tinyurl.com/y4swcgj9>

- Certain hand sanitizers recalled because they may pose health risks (Dec 11)

### **Indigenous Services Canada**

<https://tinyurl.com/y5nakg86>

- Government of Canada COVID-19 Update for Indigenous Peoples and communities (Nov 27)

<https://tinyurl.com/y4ouyqs7>

- Government of Canada COVID-19 Update for Indigenous Peoples and communities (Dec 11)

### **Innovation, Science and Economic Development Canada**

<https://tinyurl.com/yxbhxf49>

- The Government of Canada welcomes report from Industry Strategy Council (Dec 11)

### **Natural Resources Canada**

<https://tinyurl.com/yywmxs6v>

- New Electric Vehicle Chargers Coming to Durham Region (Nov 27)

### **Prime Minister's Office**

<https://tinyurl.com/y57c2gew>

- Statement by the Prime Minister on World AIDS Day (Dec 1)

<https://tinyurl.com/y3frt6fp>

- Prime Minister hosts First Ministers' Meeting on fighting COVID-19 and strengthening health care (Dec 10)

<https://tinyurl.com/yyhh5j8l>

- Prime Minister announces Canada's strengthened climate plan to protect the environment, create jobs, and support communities (Dec 11)

**Public Health Agency of Canada**

<https://tinyurl.com/yyyqmz8c>

- Statement from the Chief Public Health Officer of Canada on November 23, 2020

<https://tinyurl.com/yyaszemr>

- Government of Canada Supports Initiatives to Prevent and Address Family Violence (Nov 25)

<https://tinyurl.com/yxq777sd>

- Statement from the Chief Public Health Officer of Canada on November 25, 2020

<https://tinyurl.com/y3s2vo2e>

- Statement from the Chief Public Health Officer of Canada on November 26, 2020

<https://tinyurl.com/y3qj9qdo>

- Major-General Dany Fortin assisting Government of Canada's vaccine distribution planning (Nov 27)

<https://tinyurl.com/y3amphjo>

- Statement from the Chief Public Health Officer of Canada on November 28, 2020

<https://tinyurl.com/y2g5vknn>

- Statement from the Chief Public Health Officer of Canada on November 29, 2020

<https://tinyurl.com/y6l3f9dl>

- Statement from the Chief Public Health Officer of Canada on November 30, 2020

<https://tinyurl.com/yyg9zrf2>

- Statement from the Chief Public Health Officer of Canada on December 2, 2020

<https://tinyurl.com/yxmqns4h>

- Statement from the Chief Public Health Officer of Canada on December 3, 2020

<https://tinyurl.com/y6lsch4w>

- Statement from the Chief Public Health Officer of Canada on December 5, 2020

<https://tinyurl.com/y25tdnnp>

- Statement from the Chief Public Health Officer of Canada on December 6, 2020

<https://tinyurl.com/y2gyexnx>

- Statement from the Chief Public Health Officer of Canada on December 7, 2020

<https://tinyurl.com/y3kwwwo9>

- Statement from the Chief Public Health Officer of Canada on December 9, 2020

<https://tinyurl.com/y2sadawp>

- Statement from the Chief Public Health Officer of Canada on December 10, 2020

<https://tinyurl.com/y3kxgyks>

- Government of Canada Announces pan-Canadian Vaccine Injury Support Program (Dec 10)

<https://tinyurl.com/y5z5a4qk>

- Statement from the Chief Public Health Officer of Canada on December 12, 2020

<https://tinyurl.com/y6mvhnrq>

- CPHO Issue Statement Series on COVID-19 (Dec 13)

### **Public Safety Canada**

<https://tinyurl.com/y2p7jej2>

- Government of Canada announces extension of travel restrictions (Nov 29)

### **Public Services and Procurement Canada**

<https://tinyurl.com/y4u452gr>

- Government of Canada signs new agreement for a COVID-19 antibody therapy (Nov 24)

<https://tinyurl.com/y5lwewe2>

- Canada to receive early delivery of Pfizer-BioNTech COVID-19 vaccine (Dec 7)

### **Transport Canada**

<https://tinyurl.com/y3oclldq>

- Minister of Transport announces updates to *Duty/Rest Rules for Railway Operating Employees* (Nov 25)

### **Treasury Board of Canada Secretariat**

<https://tinyurl.com/y45gyhb2>

- Minister Duclos tables 2019-20 Departmental Results Reports (Dec 7)

## **GOVERNMENT OF ONTARIO**

### **Ministry of Children, Community and Social Services**

<https://tinyurl.com/yynq5peq>

- Ontario Modernizing Application Process for Social Assistance (Nov 26)

### **Ministry of Colleges and Universities**

<https://tinyurl.com/y6mebrqe>

- Ontario Invests in Virtual Learning Strategy (Dec 11)

### **Ministry of Economic Development, Trade and Job Creation**

<https://tinyurl.com/y5auslag>

- Province Proposes Cap on Delivery Fees to Support Local Restaurants (Nov 26)

### **Ministry of the Environment, Conservation and Parks**

<https://tinyurl.com/yyzqo6kp>

- Ontario to be National Leader and Require Cleaner and Greener Gasoline (Nov 26)

### **Ministry of Health**

<https://tinyurl.com/y53fp7v2>

- Motion Tabled to Reappoint Chief Medical Officer of Health (Nov 23)

<https://tinyurl.com/y2bdfjj9>

- Ontario Moving Regions to New Levels in COVID-19 Response Framework (Nov 27)

<https://tinyurl.com/y2pmzk5s>

- Ontario Collaborates with Industry Experts to Plan COVID-19 Vaccine Rollout (Dec 1)

<https://tinyurl.com/y5vbpqj3>

- Ontario Moving Three Regions to New Levels in COVID-19 Response Framework (Dec 4)

<https://tinyurl.com/y5kadlyz>

- Ontario Expands Funding for Supportive Housing (Dec 10)

<https://tinyurl.com/y672x8u3>

- Ontario Moving Regions to New Levels with Stronger Public Health Measures (Dec 11)

### **Ministry of Long-Term Care**

<https://tinyurl.com/yyuomynj>

- Ontario Supports Management Agreement Between Lakeridge Health and Sunnycrest Nursing Home (Dec 3)

### **Ministry of Municipal Affairs and Housing**

<https://tinyurl.com/y3fkg3al>

- Ontario Supporting Municipalities as They Manage Financial Pressures From COVID-19 (Nov 27)

### **Ministry for Seniors and Accessibility**

<https://tinyurl.com/yvyp5len>

- Ontario Marks International Volunteer Day (Dec 4)

### **Ministry of the Solicitor General**

<https://tinyurl.com/yxzsxl4h>

- Ontario Appoints Members of the Ministers' COVID-19 Vaccine Distribution Task Force (Dec 4)

<https://tinyurl.com/y22mvggv>

- Ontario Extends COVID-19 Orders (Dec 10)

### **Office of the Premier**

<https://tinyurl.com/y66ph9m3>

- Ontario Appoints New Ministers' COVID-19 Vaccine Distribution Task Force (Nov 23)

<https://tinyurl.com/yyveay8n>

- Ontario Deploys Rapid Testing to Support COVID-19 Response (Nov 24)

<https://tinyurl.com/y4zwnmd8>

- Celebrate the Holiday Season Safely (Nov 25)

<https://tinyurl.com/y5xxcyeo>

- Ontario Providing Additional Funding to Enhance Safety and Protection in Schools (Nov 26)

<https://tinyurl.com/y39atxv6>

- Ontario Calls on Ottawa for Certainty as COVID-19 Vaccine Preparedness Continues (Nov 27)

<https://tinyurl.com/y3jana3k>

- Ontario Expanding Innovative Home and Community Care Services (Dec 2)

<https://tinyurl.com/y5fcf2mh>

- Ontario Identifies Key Groups for Distribution of Initial COVID-19 Vaccines (Dec 7)

<https://tinyurl.com/y59po7ms>

- Ontario Ready to Receive COVID-19 Vaccines (Dec 10)

<https://tinyurl.com/y6tfhvou>

- Premier Ford Calls for Clear Answer on Canada Health Transfer Increase (Dec 10)

<https://tinyurl.com/y4qul9o6>

- Ontario Begins Rollout of COVID-19 Vaccine (Dec 15)

## **OTHER ORGANIZATIONS**

### **Campaign 2000**

<https://tinyurl.com/yxmmyyhp>

- Slight Progress Made on Child Poverty in Parts of the Country, Increases in Others, National Report Reveals (Dec 9)

### **Canada's Premiers**

<https://tinyurl.com/y4yaorou>

- First Ministers' Meeting on the CHT: A First Step, With More Work to Do (Dec 10)

### **Canadian Coalition for Harm Reduction**

<https://tinyurl.com/yxo5ktuc>

- Coalition of clinicians, public policy experts and First Nations join forces to reduce incidences of cigarette smoking on Reserves (Nov 24)

### **Canadian Institutes of Health Research**

<https://tinyurl.com/y2txoz87>

- CIHR and health partners invest more than \$21 million in cannabis research (Nov 26)

<https://tinyurl.com/yyhebynl>

- Government of Canada and JDRF Canada announce new research funding to accelerate stem cell-based therapies for type 1 diabetes (Nov 28)

<https://tinyurl.com/yxmubekn>

- Government of Canada and partners invest \$1.8M in strengthening pandemic preparedness in long-term care and retirement homes (Dec 4)

### **Canadian Medical Association**

<https://tinyurl.com/yxc33pqj>

- Open Letter by CMA President: Three key priorities for our long road ahead (Nov 25)

<https://tinyurl.com/yy8qmltd>

- CMA to First Ministers: URGENT! 16 years is too long to make health a priority (Dec 7)

<https://tinyurl.com/y2dsakd2>

- Canada's Doctors to First Ministers: The future of our health care system is in your hands (Dec 9)

<https://tinyurl.com/y4bvxyfq>

- CMA calls for collaboration by First Ministers on the future of health care (Dec 10)

### **Canadian Nuclear Safety Commission**

<https://tinyurl.com/y62s2yc5>

- Canada's nuclear regulator modernizes regulations related to worker protections (Nov 25)

### **Canadian Pharmacists Association**

<https://tinyurl.com/y4s745v9>

- Pharmacists anticipate significant demand for COVID-19 vaccines, call for a coordinated strategy with federal support (Dec 3)

### **Canadian Society of Transplantation**

<https://tinyurl.com/y2khn8jv>

- New Program Encourages Canadian Organizations to Provide Financial Support for Living Organ Donors (Nov 27)

### **Children's Healthcare Canada**

<https://tinyurl.com/y3wcwzpg>

- Canada's national vaccine strategy misses the mark for 8 million children and youth (Dec 11)

### **Dalhousie Faculty of Management**

<https://tinyurl.com/y27plxej>

- Canada's Food Price Report 2021 predicts annual food expenditure could go up by as much as \$695 compared to 2020 (Dec 8)

### **Financial Accountability Office of Ontario**

<https://tinyurl.com/y2bgcvc4>

- Ontario's infrastructure backlog was \$16.8 billion in 2020-21 (Nov 26)

<https://tinyurl.com/yxzgknrg>

- Remaining balance in unallocated funds was \$12 billion as of September 30 (Dec 8)

<https://tinyurl.com/yycusadq>

- COVID-19 pandemic to cost municipalities \$6.8 billion over two years (Dec 10)

**Heart and Stroke Foundation**

<https://tinyurl.com/y2b3879g>

- Heart & Stroke wellness program beats hypertension (Nov 27)

**IC/ES**

<https://tinyurl.com/y39eefan>

- Risk of death high in alcohol-related visits to ED, new study finds (Nov 23)

**Mental Health Commission of Canada**

<https://tinyurl.com/y3xuy8yd>

- 'Half a million strong': Mental Health First Aid training grows virtual (Nov 26)

<https://tinyurl.com/yynvftba>

- 'From victims to survivors': Honouring those lost to gender-based violence by investing in those still living it (Dec 6)

**Neighbourhood Pharmacy Association of Canada**

<https://tinyurl.com/yyubv834>

- 11,000 neighbourhood pharmacies ready to administer COVID-19 vaccines, and provide expertise from front lines (Dec 4)

**Office of the Auditor General of Ontario**

<https://tinyurl.com/yyl322de>

- Auditor General Special Report: Ontario's COVID-19 Response Face Systemic Issues and Delays (Nov 25)

<https://tinyurl.com/y6enbwoa>

- Annual Report Focuses on Consumer Protection, Oversight and Operational Effectiveness (Dec 7)

**Office of the Information and Privacy Commissioner/Ontario**

<https://tinyurl.com/y5zfg2kc>

- Office of Information and Privacy Commissioner of Ontario (IPC) launches public consultation on its five-year strategic plan (Dec 10)

**Ontario Caregiver Organization**

<https://tinyurl.com/y62xmyy3>

- Ontario Caregiver Report Shows Increase in Family Caregivers, Responsibilities and Mental Health Concerns Amid COVID-19 (Dec 9)

### **Ontario Chamber of Commerce**

<https://tinyurl.com/yy9r6ya2>

- Ontario Chamber Calls for Virtual Care to Become a Permanent Fixture in Health Care System (Dec 10)

### **Ontario Hospital Association**

<https://tinyurl.com/y659gvh4>

- With ICU Cases Climbing Toward Potentially Devastating Levels, Health Organizations Plead for Ontarians to Celebrate Holiday Season Safely (Dec 8)

<https://tinyurl.com/y6ejgfnr>

- Ontario Hospitals are Top Drivers of Health Research in Canada – New Report (Dec 11)

### **Ontario Medical Association**

<https://tinyurl.com/y5lqrc4p>

- Ontario's doctors warn pandemic will get worse unless everyone does their part (Nov 25)

<https://tinyurl.com/yyna7kut>

- Ontario's doctors urge everyone to act responsibly in light of record COVID cases (Nov 27)

<https://tinyurl.com/y6hbc4sa>

- Evidence proves that wearing masks saves lives (Nov 29)

<https://tinyurl.com/y4v3uavb>

- OMA modernizes its governance structure, empowering members and improving decision-making (Nov 30)

<https://tinyurl.com/yxsfb36p>

- Doctors recommend health-care workers, first responders, LTC be first to receive COVID vaccine (Dec 2)

<https://tinyurl.com/y37a4jdw>

- Ontario's doctors call for paid sick days (Dec 10)

### **Ontario Power Generation**

<https://tinyurl.com/y228btco>

- OPG Commits to Being a Net-Zero Company By 2040 (Nov 26)

### **Public Health Ontario**

<https://tinyurl.com/y4pwkl99>

- PHO Connections (Nov 30)

### **Registered Nurses Association of Ontario**

<https://tinyurl.com/y48dp89l>

- Nurses urge dedicated funding for infection prevention and control to combat wave of COVID-19 outbreaks in long-term care homes (Dec 4)

**Retirement Homes Regulatory Authority**

**<https://tinyurl.com/y6a56y3p>**

- Response to the Auditor General of Ontario Report: Statement by Jay O'Neill, Retirement Homes Regulatory Authority CEO and Registrar (Dec 7)



The Corporation of  
The Township of Brock  
1 Cameron St. E., P.O. Box 10  
Cannington, ON L0E 1E0  
705-432-2355

December 15, 2020

The Honourable Doug Ford, Premier  
Legislative Building, Queen's Park  
Toronto, ON  
Via email: [premier@ontario.ca](mailto:premier@ontario.ca)

Dear Honourable Sir:

Re: Impacts of the BET Reductions on Municipalities with PIL Properties

---

Please be advised that the following resolution was adopted by the Committee of the Whole during their meeting held on December 7, 2020 which was ratified by Council on December 14, 2020.

Resolution Number 8-12

That communication number 1650 be received for information and that the Region's resolution on the Impact of the BET Reductions on municipalities with PIL Properties be endorsed.

Should you have any questions please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK

A handwritten signature in black ink that reads "Becky Jamieson".

Becky Jamieson  
Municipal Clerk

BJ: kc

Cc: Ralph Walton, Regional Clerk  
The Honourable Rod Phillips, Minister of Finance  
The Honourable Steve Clark, Minister of Municipal Affairs and Housing  
Rod Phillips, MPP (Ajax/Pickering)  
Lorne Coe, MPP (Whitby/Oshawa)  
Lindsay Park, MPP (Durham)  
Jennifer French, MPP (Oshawa)  
Laurie Scott, MPP (Haliburton/Kawartha Lakes/Brock)  
Peter Bethlenfalvy, MPP (Uxbridge/Pickering)

If this information is required in an accessible format,  
please contact the Township at 705-432-2355.

David Piccini, MPP (Northumberland-Peterborough South)  
A. Harras, Acting Clerk, Town of Ajax  
J. Gallagher, Clerk, Municipality of Clarington  
M. Medeiros, Clerk, City of Oshawa  
S. Cassel, Clerk, City of Pickering  
J.P. Newman, Clerk, Township of Scugog  
D. Leroux, Director of Legislative Services/Clerk, Township of Uxbridge  
C. Harris, Clerk, Town of Whitby  
Association of Municipalities of Ontario (AMO)  
Municipal Finance Officers Association of Ontario  
Ontario Municipal Tax and Revenue Association  
N. Taylor, Commissioner of Finance.



The Corporation of  
The Township of Brock  
1 Cameron St. E., P.O. Box 10  
Cannington, ON L0E 1E0  
705-432-2355

December 10, 2020

Mr. Ralph Walton, Regional Clerk  
Regional Municipality of Durham  
605 Rossland Road East  
P.O. Box 623  
Whitby, Ontario  
L1N 6A3

Dear Sir:

Re: Addressing Racism and Inequalities

---

Please be advised that Council adopted the following resolution at their meeting held on November 23, 2020:

Council has requested that this be forwarded to you for your consideration.

Resolution Number 31-12

MOVED BY Claire Doble and SECONDED by Lynn Campbell

WHEREAS recent protests by the Black Lives Matter movement have articulated clear and compelling reasons to increase collective efforts to address systemic inequalities within society;

AND WHEREAS municipal governments in Canada have responsibilities under Canada's Charter of Rights and Freedoms as well as the Ontario Human Rights Act and must play important leadership roles to combat racism and discrimination while fostering respect for all citizens;

AND WHEREAS incidents of racially motivated acts of prejudice and violence are unacceptable in a modern society;

AND WHEREAS we must join together as a community, province, and nation to condemn these types of hatred and racism;

THEREFORE, BE IT RESOLVED THAT the Township of Brock Council condemns all acts of prejudice, racism and violence; and,

THAT it will continue to work proactively and collaboratively with the Region of Durham, other municipalities and community partners to address systemic racism and inequalities in our community; and,

If this information is required in an accessible format,  
please contact the Township at 705-432-2355.

THAT it supports the Region of Durham's establishment of a Diversity, Equity and Inclusion Division to lead and implement a strong and unified effort to address racism and promote diversity and inclusion; and,

FINALLY, THAT a copy of this resolution be forwarded to the Region of Durham, area municipalities, MPP Laurie Scott, and MP Jamie Schmale.

MOTION CARRIED

Should you have any concerns please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK



Becky Jamieson  
Municipal Clerk

BJ: ah

- cc. The Honorable Laurie Scott, MPP, Haliburton-Kawartha Lakes-Brock  
Jamie Schmale MP; Haliburton-Kawartha Lakes-Brock  
JP Newman, Clerk, Township of Scugog  
Ms. Nicole Cooper, Clerk, Town of Ajax  
Ms. Mary Medeiros, City Clerk, City of Oshawa  
Ms. Susan Cassel, Clerk, City of Pickering  
Ms. Debbie Leroux, Clerk, Township of Uxbridge  
Mr. Christopher Harris, Clerk, Town of Whitby  
Ms. Anne Greentree, Clerk, Municipality of Clarington



The Corporation of  
The Township of Brock  
1 Cameron St. E., P.O. Box 10  
Cannington, ON L0E 1E0  
705-432-2355

December 16, 2020

The Honourable Jeff Yurek  
Minister of Environment, Conservation & Parks  
College Park 5th Floor, 777 Bay Street  
Toronto, ON  
M7A 2J3

via email: [minister.mecp@ontario.ca](mailto:minister.mecp@ontario.ca)

Dear Honourable Sir:

Re: Lake Simcoe Region Conservation Authority - Letter to the Watershed CAO's  
regarding Provincial Bill 229 - Protect, Support and Recover from COVID-19 Act  
(Budget Measures) 2020

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Please be advised that the Committee of the Whole of the Township of Brock, at their meeting held on December 7, 2020, adopted the following resolution:

"WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 - Conservation Authorities Act;

WHEREAS the Legislation introduces several changes and new sections that could remove and/or significantly hinder conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications;

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property, and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act;

WHEREAS the changes allow the Minister to make decisions without conservation authority watershed data and expertise;

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs;

WHEREAS municipalities require a longer transition time to put in place agreements with conservation authorities for non-mandatory programs;

WHEREAS municipalities believe that the appointment of municipal representatives on conservation authority boards should be a municipal decision; and the Chair and Vice Chair of the conservation authority boards should be duly elected;

If this information is required in an accessible format,  
please contact the Township at 705-432-2355.

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a conservation authority board member to represent the best interests of the conservation authority and its responsibility to the watershed;

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative;

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, their municipal partners, and potentially result in delays in the development approval process;

AND WHEREAS municipalities value and rely on the natural habitats and water resources within conservation authority jurisdictions for the health and well-being of residents; municipalities value conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value conservation authorities' work to ensure safe drinking water;

THEREFORE, BE IT RESOLVED that the Province of Ontario work with conservation authorities to address their concerns by repealing and/or amending changes to the Conservation Authorities Act and the Planning Act set out in Bill 229;

THAT the Province of Ontario delay enactment of clauses affecting municipal concerns;

THAT the Province of Ontario provide a longer transition period up to December 2022 for non-mandatory programs to enable coordination of conservation authority municipal budget processes;

THAT the Province respect the current conservation authority/municipal relationships;

AND THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role."

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

THE TOWNSHIP OF BROCK



Becky Jamieson  
Municipal Clerk

BJ: dh

cc. Mike Walters, CAO, Lake Simcoe Region Conservation Authority  
Lake Simcoe Watershed Clerks



**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9 [www.ajax.ca](http://www.ajax.ca)

---

The Honorable Christine Elliott  
Minster of Health  
5th Floor  
777 Bay St.  
Toronto, ON M7A 2J3  
[christine.elliott@pc.ola.org](mailto:christine.elliott@pc.ola.org)

**Sent by E-Mail**

December 17, 2020

Re: **Support of High Intensity Supports At Home**

The following resolution was passed by Ajax Town Council at its meeting held December 14, 2020:

**WHEREAS** *there is a growing need and an opportunity for home and community care to undertake an enhanced role in supporting overall healthcare system capacity as beds have been reduced in order to maintain infection control (long-term care homes) and support COVID/flu surges (hospitals);*

**AND WHEREAS** *Covid-19 has created a tremendous strain on the health system and increased the need for safe and adequately funded home support services for high risk older adults and people with disabilities in Ajax and across the Region;*

**AND WHEREAS** *Ontario Health, Local Health Integration Networks (LHINs) and service providers are working to expand the capacity of home and community care services (known as High Intensity Supports At Home Programs - HISAHPs) to relieve capacity pressures in hospitals and long-term care homes;*

**AND WHEREAS** *HISAHPs support patients in acute care hospitals with a discharge destination of a Long-Term Care (LTC) Home, or people residing in the community on a wait-list for an LTC Home who are at risk of requiring hospitalization, ensuring high-needs patients continue to receive premium care when beds are in short supply or wait-lists are long;*

**AND WHEREAS** *a public opinion poll conducted by Campaign Research for Home Care Ontario found that 95% of seniors believe that staying in their own home with the support of home care is the safest environment for them to live during a pandemic and 91% want to stay in their own home or apartment as long as possible;*

**AND WHEREAS** *services like HISAHPs provide the most personalized and responsive care, adapting quickly to changing needs, increasing consistency and providing continuity amongst a client's dedicated team of professionals;*

**AND WHEREAS** HISAHPs are proven to provide benefits such as demonstrated improved health outcomes when delivered in home settings, reduced visits to emergency departments and lowered hospital admissions, while strengthening linkages between home care, community support services, primary care, mental health, and social service sectors;

**AND WHEREAS** the Ontario Community Support Association has called on the Minister of Health, Minister of Long Term Care and the Minister of Finance to increase and annualize investments in HISAHPs to provide safe and appropriate supports to vulnerable individuals and ensure clients receiving these services don't find themselves prematurely institutionalized;

**AND WHEREAS** the Seniors for Social Action Ontario (SSAO) has lobbied the province to fund alternatives to institutionalization with a goal to end the systemic discrimination of forcing older adults and others into institutions because of a lack of not for profit, community-based care choices;

**AND WHEREAS** the Central East LHIN (who fund local home and community care) issued an Expression of Interest (closed in November) to existing service provider organization seeking partners to implement HISAHPs;

**AND WHEREAS** the province is investing more than \$115 million to support 850 patients across the province with high, complex care needs in order to access services in the comfort of their own homes, care is not only critical to keeping patients safe and healthy during COVID-19, but also part of the provincial government's ongoing commitment to end hallway health care and ensure Ontario's hospitals are not overwhelmed.

**NOW THEREFORE BE IT RESOLVED THAT:**

1. Ajax Council supports provincial government investments in home and community care programs to ensure high-needs patients continue to receive the premium care they deserve when beds are in short supply or wait-lists are long;
2. The Minister of Health, the Minister of Long-Term Care, and the Minister of Finance be urged to increase and annualize funding to High Intensity Supports At Home Program administrators to ensure they have the tools and capacity to meet the growing demand for home and community care programs;
3. The Town requests that the Central East LHIN registers to be a delegation at an upcoming Region of Durham Council meeting to review the High Intensity At Home Support Program model, and potential partnership opportunities between the Region, LHIN and the Durham Ontario Health Team; and
4. This motion be circulated to the Hon. Christine Elliott, Minister of Health, the Hon. Merrilee Fullerton, Minister of Long-Term Care, the Hon. Rod Phillips, Minister of Finance, the Region of Durham and Durham Municipalities, the Central East LHIN, and the Ajax Pickering Hospital management and Board of Directors.

If you require further information please contact me by phone at 905-619-2529 ext. 3347 or email [sarah.moore@ajax.ca](mailto:sarah.moore@ajax.ca).

Sincerely,



Sarah Moore  
Acting Manager of Legislative Services/Deputy Clerk

Copy: Hon. M. Fullerton  
Hon. R. Phillips  
Region of Durham Municipalities  
Central East LHIN  
Ajax Pickering Hospital Management and Board of Directors



**TOWN OF AJAX**  
65 Harwood Avenue South  
Ajax ON L1S 3S9 [www.ajax.ca](http://www.ajax.ca)

---

Hon. Jeff Yurek  
Ministry of the Environment, Conservation and Parks  
5th Floor  
777 Bay St.  
Toronto, ON M7A 2J3  
[jeff.yurek@pc.ola.org](mailto:jeff.yurek@pc.ola.org)

**Sent by E-Mail**

December 17, 2020

Re: **Upper York Sewage Solutions Project**

The following resolution was passed by Ajax Town Council at its meeting held December 14, 2020:

**WHEREAS** the need for Upper York Sewage Solutions (UYSS) project has been discussed since 2004; and

**WHEREAS** the UYSS Environmental Assessment (EA) identifies the Lake Simcoe Water Reclamation Centre Alternative as the preferred solution (2014); and

**WHEREAS** the EA process has cost upwards of \$100M, and no decision has been made on this EA for a project with a timeline of completion (in-service date) for 2026 in order to adequately service York Region growth (Aurora, Newmarket and East Gwillimbury); and

**WHEREAS** a discharge to Lake Ontario option, which requires twinning pipes from York - through the protected Oak Ridges Moraine - to be treated at the Duffin Creek Water Pollution Control Plant (DCWPCP) in Pickering is being reconsidered, as outlined in Minister Yurek's July 2020 letter to Chair Emmerson; and

**WHEREAS** sewage at the DCWPCP does not go through a tertiary treatment process before effluent is released into Lake Ontario, which is already negatively impacting water quality, and remains a top concern for the Town of Ajax; and

**WHEREAS** the Town of Ajax has spent in excess of \$2M advocating to the Province of Ontario (successive governments over 10+ years) about the need for tertiary treatment at the DCWPCP at current effluent levels, and in 2019 Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks issued a Minister's Order allowing expansion (up to 630 mL/d) of the DCWPCP without implementation of tertiary treatment processes to mitigate negative impacts to the Lake Ontario nearshore;

**WHEREAS** additional capacity – not considered within the Minister’s Order – at the DCWPCP would be utilized to accommodate the Lake Ontario option, leading to accelerated expansion at the DCWPCP and consequences that were not considered in the Phosphorus Reduction Action Plan (PRAP) undertaken by the Regions of York and Durham as required by the then-Minister of the Environment prior to issuing a Minister’s Order on the EA; and

**THEREFORE BE IT RESOLVED THAT:**

1. Ajax Council affirm our support for the Lake Simcoe Water Reclamation Centre Alternative, as identified in the technical EA, over any discharge to Lake Ontario option for York Region effluent;
2. Ajax Council strongly oppose the Lake Ontario option for York Region effluent;
3. Ajax Council direct Mayor Collier to send a formal letter to Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks, and Hon. Rod Phillips, Minister of Finance and Ajax MPP, to advise them of our concerns with a southern route option that will lead to further effluent discharge to the Lake Ontario nearshore;
4. Ajax Council request Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks to regularly consult with the Region of Durham and impacted municipalities, including the Town of Ajax and City of Pickering;
5. Ajax Council request that the Chippewas of Georgina Island (and any impacted Durham Region Indigenous Peoples, as appropriate) continue to be consulted as full partners in the process, and that their concerns be respected and considered in all decision-making; and
6. This resolution be shared with Hon. Jeff Yurek, Minister of the Environment, Conservation and Parks, Hon. Rod Phillips, Minister of Finance and MPP for Ajax, Durham Region Council; Durham Region MPPs.

If you require further information please contact me by phone at 905-619-2529 ext. 3347 or email [sarah.moore@ajax.ca](mailto:sarah.moore@ajax.ca).

Sincerely,



Sarah Moore  
Acting Manager of Legislative Services/Deputy Clerk

Copy: Hon. R. Phillips  
Durham Region Council  
Durham Region MPPs

December 16, 2020

File: A-2200-0023

Ralph Walton, Regional Clerk  
The Regional Municipality of Durham  
605 Rossland Road East  
Whitby, ON L1N 6A3

**Re: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests**

Please be advised that at a meeting held on December 14, 2020, Oshawa City Council adopted the following recommendation:

1. That Report DS-20-149 dated December 4, 2020, be endorsed as the City's comments on the four (4) private landowner requests to convert employment lands within Oshawa to non-employment purposes that have been submitted to the Region of Durham as part of Envision Durham, the Municipal Comprehensive Review of the Durham Regional Official Plan and as outlined in Section 5.3 of said Report; and,
2. That, pursuant to Report DS-20-149 dated December 4, 2020, Planning Services staff be authorized to submit to the Region of Durham for consideration as part of the Envision Durham Municipal Comprehensive Review the City's request to convert three (3) areas of employment lands in Oshawa to permit non-employment uses, as outlined in Section 5.4 of said Report; and,
3. That staff be authorized to forward a copy of Report DS-20-149 dated December 4, 2020 and the related Council resolution to the Region of Durham and Durham area municipalities; and,
4. That Site 4 and lands south of Site 4 be endorsed for consideration of requested conversion.

Attached is Report DS-20-149 for your reference.

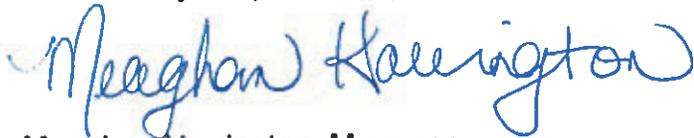
In addition to the foregoing, Staff would like to note that in 2015 Council requested the Region of Durham to re-designate certain lands in Oshawa from Employment Areas to Living Areas in the Durham Regional Official Plan to implement the City's proposed amendments in accordance with the comments contained in Report DS-15-218 as follows:

- Amend Schedule 'A' – Map A4 to redesignate the lands located south of the Hydro One Networks Inc. hydro corridor, between the west branch of the Oshawa Creek and the Windfields Regional Centre, from "Employment Areas" to Living Areas".

- Amend Schedule 'A' – Map A4 to redesignate the lands located south of the Enbridge and TransCanada pipelines, between the east branch of the Oshawa Creek and the Windfields Regional Centre, from "Employment Areas" to Living Areas".
- Amend Schedule 'A' – Map A4 to redesignate the lands located south of Highway 401, west of Park Road South, north of the Canadian National Railway mainline and east of Stevenson Road South from "Employment Areas" to "Living Areas", to be consistent with the Region's 1995 approval of Amendment 40 to the Oshawa Official Plan.

Attached is Report DS-15-218 for your reference. The requests made by City Council pursuant to Report DS-15-218 remain valid and should be considered by the Region of Durham through this Municipal Comprehensive Review exercise.

If you require further information or clarification, please contact Laura Brown at the address shown or by telephone at (905) 436-3311, extension 2125 or by email to [labrown@oshawa.ca](mailto:labrown@oshawa.ca).



Meaghan Harrington, Manager  
Policy  
Planning Services

LB/c  
Attachments

c. Durham area municipalities

To: Development Services Committee

From: Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Report Number: DS-20-149

Date of Report: December 4, 2020

Date of Meeting: December 10, 2020

Subject: Durham Region's Municipal Comprehensive Review: City  
Comments on Employment Conversion Requests

File: A-2200-0023

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## **1.0 Purpose**

The purpose of this report is two-fold:

- (a) To obtain a Council position on four (4) private landowner requests involving the conversion of employment lands within Oshawa to non-employment purposes that have been submitted to the Region of Durham (the "Region") as part of Envision Durham, the Municipal Comprehensive Review (M.C.R.) of the Durham Regional Official Plan (D.R.O.P.); and,
- (b) To seek Council's direction with respect to requesting the Region to consider the potential conversion of employment lands identified by City staff in three (3) separate areas of the City, to permit non-employment uses.

The Region has requested that the City provide comments on the private landowner employment land conversion requests by December 31, 2020. The Region has also requested the submission of City-initiated employment conversion requests by December 31, 2020.

Attachment 1 is a map showing the location of the first employment land conversion request by a private landowner (G8 Oshawa Investments Limited), located north of Highway 407 East between Thornton Road North and Simcoe Street North.

Attachment 2 is a map showing the location of the second employment land conversion request by a private landowner (Shake Nur Islam and Shila Islam), located at 204, 210, 214, 218, 226, and 230 Cordova Road and 742 and 744 Oxford Street.

Attachment 3 is a map showing the location of the third employment land conversion request by a private landowner (1151390 Ontario Inc.), located north of Highway 401 between Thornton Road South and the Oshawa-Whitby boundary and within the planned

future Thornton's Corners Major Transit Station Area (M.T.S.A.). It is important to note that this employment land conversion request by a private land owner also includes land in the Town of Whitby.

Attachment 4 is a map showing the location of the fourth employment land conversion request by a private landowner (1387925 Ontario Ltd.), located north of Winchester Road East between Bridle Road and Ritson Road North.

Attachment 5 is a map showing the location of the first employment land conversion request identified by City staff to permit non-employment uses in the area of Oxford Street between Cordova Road and the Canadian National Railway including the City-owned Oxford Street road allowance north of Valencia Road. This request includes the area identified on Attachment 2 as the second employment area conversion request by a private landowner.

Attachment 6 is a map showing the location of the second employment land conversion request identified by City staff to permit non-employment uses, generally located at the northwest corner of Highway 407 East and Simcoe Street North.

Attachment 7 is a map showing the location of the third employment land conversion request identified by City staff to permit non-employment uses, located within the proposed boundary of the planned future Thornton's Corners M.T.S.A. This request includes the area identified on Attachment 3 as the third employment land conversion request by a private landowner but excludes the portion in the Town of Whitby.

Attachment 8 contains excerpts from Zoning By-law 60-94, containing a list of permitted uses in various Zones which are relevant to the employment lands in Oshawa subject to this Report.

## **2.0 Recommendation**

That the Development Services Committee recommend to City Council:

1. That Report DS-20-149 dated December 4, 2020, be endorsed as the City's comments on the four (4) private landowner requests to convert employment lands within Oshawa to non-employment purposes that have been submitted to the Region of Durham as part of Envision Durham, the Municipal Comprehensive Review of the Durham Regional Official Plan and as outlined in Section 5.3 of said Report.
2. That, pursuant to Report DS-20-149 dated December 4, 2020, Planning Services staff be authorized to submit to the Region of Durham for consideration as part of the Envision Durham Municipal Comprehensive Review the City's request to convert three (3) areas of employment lands in Oshawa to permit non-employment uses, as outlined in Section 5.4 of said Report.
3. That staff be authorized to forward a copy of Report DS-20-149 dated December 4, 2020 and the related Council resolution to the Region of Durham and Durham area municipalities.

### **3.0 Executive Summary**

On May 2, 2018, Regional Council authorized Durham Region staff to proceed with Envision Durham, the Municipal Comprehensive Review of the Durham Regional Official Plan.

On February 5, 2019, the Region initiated the first stage (“Discover”) of the public engagement program for Envision Durham by launching a project web page and public opinion survey.

On March 5, 2019, the Region initiated the second stage (“Discuss”) of the public engagement program where participants were asked to provide input on various theme-based discussion papers. To date, the Region has released six discussion papers on the following topics:

- Agriculture and Rural System Discussion Paper (released March 5, 2019);
- Climate Change and Sustainability Discussion Paper (released May 7, 2019);
- Growth Management – Urban System Discussion Paper (released June 4, 2019);
- Environment and Greenlands System Discussion Paper (released September 3, 2019);
- Transportation System Discussion Paper (released October 1, 2019); and,
- Housing Policy Planning Discussion paper (released December 3, 2019).

As previously directed by Council, the City has submitted comments to the Region on the six discussion papers related to the Agriculture and Rural System, Climate Change and Sustainability, Growth Management, Environment and Greenlands, Transportation and Housing.

The Region has now initiated the third stage (“Direct”) of the Envision Durham public engagement program. Between June 25, 2020 and September 23, 2020, the Region provided a ninety (90) day submission window for the public, including the development community, to submit employment conversion requests. The final date to submit a request for consideration through Envision Durham was September 23, 2020.

The Region has now requested that the City provide comments on the four (4) employment conversion requests received from private landowners with respect to employment lands located in Oshawa by December 31, 2020.

The Region has also advised staff that the submission of City-initiated employment conversion requests at this time is appropriate for consideration through the Envision Durham process.

This Department recommends that the comments in Section 5.3 of this Report on the four (4) private landowner’s employment conversion requests in Oshawa be endorsed as the City comments. This Department further recommends that the three (3) areas of employment lands in Oshawa identified in Section 5.4 of this Report be endorsed by Council, and submitted to the Region of Durham as the City’s submission for employment conversion requests.

## **4.0 Input From Other Sources**

The following have been consulted in the preparation of this report:

- Chief Administrative Officer
- Economic Development Services

## **5.0 Analysis**

### **5.1 Envision Durham: The Municipal Comprehensive Review of the Durham Regional Official Plan**

On May 2, 2018, Regional staff received authorization to proceed with Envision Durham, the M.C.R. of the D.R.O.P. Envision Durham is an opportunity to undertake a core review of the current D.R.O.P. and establish a progressive and forward-looking planning vision for the Region up to 2051.

On February 5, 2019, the Region initiated the first stage (“Discover”) of the public engagement program for Envision Durham by launching a project web page and public opinion survey. With the release of the first of a series of discussion papers on March 5, 2019, Regional staff launched the second stage (“Discuss”) of the engagement program, where participants were asked to provide input on various themes presented through the discussion papers.

To date, the following six discussion papers have been released:

- Agriculture and Rural System Discussion Paper (released March 5, 2019);
- Climate Change and Sustainability Discussion Paper (released May 7, 2019);
- Growth Management – Urban System Discussion Paper (released June 4, 2019);
- Environment and Greenlands System Discussion Paper (released September 3, 2019);
- Transportation System Discussion Paper (released October 1, 2019); and,
- Housing Policy Planning Discussion paper (released December 3, 2019).

As previously directed by Council, the City has submitted comments to the Region on the six discussion papers related to the Agriculture and Rural System, Climate Change and Sustainability, Growth Management, Environment and Greenlands, Transportation and Housing.

The Region has now initiated the third stage (“Direct”) of the public engagement program. Under this stage, the Region provided a ninety (90) day submission window for the public, including the development community, to submit employment conversion requests. The final date to submit a request for consideration through Envision Durham was September 23, 2020.

The Region has now requested that City comments on the four (4) employment conversion requests received from private landowners with respect to employment lands located in Oshawa be submitted by December 31, 2020.

The Region has also requested the submission of City-initiated employment conversion requests by December 31, 2020.

## **5.2 Principles and Criteria for Evaluating Employment Conversion Requests**

Protecting and maintaining an adequate supply of employment land is important to the economic vitality of the Region and the City. Designated Employment Areas play a specific and unique role in supporting the expansion of existing companies, attracting and accommodating businesses and creating local job opportunities.

One component of Envision Durham's Growth Management Study is to understand the Region's ability to accommodate the Growth Plan for the Greater Golden Horseshoe's (Growth Plan) employment forecast of 460,000 jobs by 2051 for the Region and to determine where and how much Employment Area lands are needed to accommodate the forecasted employment. The Growth Management Study also involves looking at existing designated Employment Areas and evaluating the appropriateness of redesignating certain areas to permit non-employment uses (e.g. residential).

On June 24, 2020, Regional Council endorsed the Proposed Employment Area Conversion Criteria and Submission Review Process (Report #2020-P-11) which outlines a formal process, including evaluation criteria, for considering requests for Employment Area conversions through Envision Durham.

The guiding principles for evaluating Employment Area conversion requests, as endorsed by Regional Council, are as follows:

1. Protect Employment Areas in proximity to major transportation corridors and goods movement infrastructure to ensure businesses have access to a transportation network that safely and efficiently moves goods and services.
2. Maintain the configuration, location and contiguous nature of Employment Areas in order to prevent fragmentation and provide business supportive environments.
3. Provide a variety of Employment Area lands in order to improve market supply potential and Regional attractiveness to a variety of employment sectors and business sizes.
4. Maintain or improve the employment function and job potential of Employment Areas.
5. Support efforts of transformational change in Major Transit Station Areas (M.T.S.A.s) if it can be demonstrated that the employment and job potential of Employment Areas can be maintained or improved.
6. Align with municipal interests and policies related to Employment Areas.
7. Limit and/or mitigate land use incompatibilities where necessary.
8. Consider the Provincial interests and guidance regarding Provincially Significant Employment Zones.

Based on the Provincial policy direction, the following Regional Council endorsed evaluation criteria are being used by the Region to evaluate all Employment Area conversion requests, including the four (4) private landowner requests within the City of Oshawa:

1. To satisfy the Provincial Policy Statement, it must be demonstrated that the land is not required for employment purposes over the long term and that there is a need for the conversion.
2. To satisfy the Growth Plan, it must be demonstrated that:
  - There is a need for the conversion;
  - The lands are not required over the horizon of the Growth Plan (i.e. up to 2051) for the employment purposes for which they are designated;
  - The municipality will maintain sufficient employment lands to accommodate forecasted employment growth to the horizon of the Growth Plan;
  - The proposed uses would not adversely affect the overall viability of the Employment Area or the achievement of the minimum intensification and density targets in the Growth Plan, as well as any other applicable policies; and,
  - There are existing or planned infrastructure and public service facilities to accommodate the proposed uses.
3. The site is not located in proximity to major transportation corridors and goods movement infrastructure.
4. The site does not offer direct access to major transportation corridors and goods movement infrastructure.
5. The site is located outside or on the fringe of an assembly of Employment Areas.
6. The site offers limited market supply potential for Employment Area development due to size, configuration, access, physical conditions, and/or servicing constraints, etc.
7. The proposed conversion to non-employment uses is compatible with surrounding land use permissions and potential land use conflicts can be mitigated.
8. The conversion of the proposed site to non-employment uses would not compromise the overall supply of large Employment Area sites at the Regional or Area Municipal level.
9. The conversion request demonstrates total job yield of the site can be maintained or improved.
10. The conversion request is within a proposed M.T.S.A.

11. The conversion request is supported by Area Municipal staff/Council and does not conflict with municipal interests and policies.
12. The conversion of the site would not present negative cross-jurisdictional impacts that could not be overcome.

The Region had a ninety (90) day submission window for the public, including the development community, to submit employment conversion requests. The final date to submit a request for consideration through Envision Durham was September 23, 2020.

A total of forty-two (42) employment conversion requests were received by the Region. Four (4) of the submissions are for lands within the City of Oshawa. Additional details and staff comments on the four (4) submissions for lands within Oshawa are provided in Section 5.3 of this Report.

### **5.3 Staff Analysis of Employment Conversion Requests by Private Landowners**

Table 1 provides a brief summary of each conversion request submitted by private landowners to the Region.

**Table 1: Summary of Employment Land Conversion Requests by Private Landowners in Oshawa**

<b>Request Number</b>	<b>Landowner/Municipal Address/Legal Description</b>	<b>Location Description</b>	<b>Land Area (Approximate)</b>	<b>Description of Request</b>
1	Requestor: G8 Oshawa Investments Limited  Address: Portion of 2869 Thornton Road North; portion of 305 Columbus Road West (requestor's ownership); portion of Part 8 on Plan 40R-26210; portion of 2900 Simcoe Street North (not owned by the requestor)	The subject lands are located north of Highway 407 East between Thornton Road North and Simcoe Street North (see Attachment 1).	26.64 hectares (65.85 ac.)	To re-designate lands from Employment Areas to Living Areas to permit residential uses.  The proposal would enable the development of 750 to 1,062 residential units on the lands owned by the requestor. The request also includes lands outside of the requestor's ownership.

Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
2	Requestor: Shake Nur Islam and Shila Islam  Address: 204, 210, 214, 218, 226 and 230 Cordova Road (requestor's ownership); 742 and 744 Oxford Street (not owned by the requestor)	The subject lands are located east of Park Road South, south of Valencia Road, and are located at the northwest corner of the intersection of Cordova Road and Oxford Street (see Attachment 2).	0.63 hectares (1.56 ac.)	To re-designate lands from Employment Areas to Living Areas to permit residential development. The request includes lands owned by requestor as well as lands outside of the requestor's ownership.
3	Requestor: 1151390 Ontario Inc.  Address: 0 Thornton Road South	The subject lands are located north of Highway 401 between Thornton Road South and the Oshawa-Whitby boundary, and extend into the Town of Whitby (see Attachment 3).	34.27 hectares (84.68 ac.)  Area within City of Oshawa: 20.29 hectares (50.14 ac.)	Lands are proposed to be included in the boundary of the Thornton's Corners M.T.S.A. and allow for the development of a mix of land uses.

Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
4	Requestor: 1387925 Ontario Ltd.  Address: 2751, 2867 and 2940 Bridle Road and 2830 Ritson Road North	The subject lands are located on the north side of Winchester Road East, between Bridle Road and Ritson Road North (see Attachment 4).	11.39 hectares (28.14 ac.)	To re-designate lands from Employment Areas to permit mixed residential (up to 630 units) and non-residential uses including commercial, retail, and employment uses (up to 23,000 sq. m. of gross floor area).  It is staff's understanding that this request does not include the lands designated Open Space and Recreation in the Oshawa Official Plan.

Staff have assessed each of the four (4) private landowner requests against the eight (8) guiding principles and the twelve (12) evaluation criteria and have formulated comments on each.

The following sections provide a summary of staff comments and a recommendation for each employment conversion request.

### 5.3.1 Private Landowner Employment Conversion Request Number 1

The lands associated with Private Landowner Employment Conversion Request Number 1 ("Site 1") comprise a portion of 305 Columbus Road West owned by G8 Oshawa Investments Limited who submitted the request. The request also includes a portion of 2869 Thornton Road North and a portion of Part 8 on 40R-26210 and a portion of 2900 Simcoe Street North, which are not owned by G8 Oshawa Investments Limited (see Attachment 1).

Key details about Site 1 are as follows:

- **Requestor:** G8 Oshawa Investments Limited.
- **Site Area:** Approximately 26.64 hectares (65.85 ac.).

- **Lot Frontage:** The lands have approximately 113 metres (371 ft.) of frontage on the east side of Thornton Road North and approximately 122 metres (403 ft.) of frontage on the west side of Simcoe Street North.
- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial and Open Space and Recreation on Schedule “A”, Land Use, of the Oshawa Official Plan (O.O.P.). The portion of Site 1 adjacent to Simcoe Street North is also subject to Policy 2.4.5.19 of the O.O.P. which states as follows:

“2.4.5.19 Notwithstanding any other policies of this Plan to the contrary, the uses permitted on lands designated as Industrial fronting Simcoe Street North in Oshawa, north of the Highway 407 corridor and south of the community of Columbus, shall be limited to offices, cultural uses, recreational and community uses and hotel uses that are compatible with and sensitive to the heritage character of Columbus, and can be designed in a manner that is respectful of this character. Further, through the diligent application of site planning techniques – with particular attention to buffers, building orientation, scale and intensity of development – the permitted uses shall exhibit a high quality of urban design, in consideration of this location as a gateway to the historic community of Columbus. **(OPA 179)”**

- **Zoning:** AG-A (Agricultural Zone). A list of permitted uses in the AG-A Zone is included in Attachment 8.
- **Servicing:** Servicing not available.
- **Current Use:** Agricultural with no buildings.
- **Adjacent Land Uses:**
  - North** Agricultural land, valleylands and low density residential development associated with the Columbus Community, beyond which is Columbus Road West
  - South** Agricultural land including an associated single detached dwelling adjacent to Thornton Road North, beyond which is Highway 407 East
  - East** Simcoe Street North, beyond which is vacant agricultural land
  - West** Thornton Road North, beyond which is agricultural land with associated farm buildings and single detached dwellings

- **Request/Development Proposal:** Re-designate to permit residential uses. G8 Oshawa Investments Limited anticipates that Site 1 will be able to accommodate between 750 and 1,062 residential units.

**Staff Comments:**

In evaluating the proposed conversion request for Site 1, staff do not support the request for the following reasons:

- The lands are required over the horizon for employment purposes to achieve the City's 2031 forecasted employment growth target contained in the Oshawa Official Plan (O.O.P.).
- The proposed use will impact the viability of the employment area that is located directly to the south of the lands.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor.
- The proposed land conversion would necessitate the provision of an appropriate buffer (e.g., an enhanced road design with a larger right-of-way width) along an extended interface to ensure an appropriate level of compatibility with employment uses directly to the south.
- Staff are undertaking a Municipal Class Environmental Assessment for a Type "C" Arterial Road which would be impacted by this Request. In addition it would impact the timing and delivery of the Columbus Part II Plan.
- The proposed land conversion would not minimize the exposure and interface of residential to employment uses.
- The elongated configuration of Site 1 is not optimal to achieve efficient use of the land.

Staff note that consultation with the Ministry of Transportation (M.T.O.) would be appropriate given that a portion of the lands are owned by M.T.O. and form part of the M.T.O.'s Species at Risk Compensation Lands.

Notwithstanding the above, staff support the re-designation of the portion of the lands owned by M.T.O. that are subject to this employment conversion request, from Employment Areas to Major Open Space Areas consistent with the City-initiated Employment Conversion Request Number 2 (see Attachment 6).

**5.3.2 Private Landowner Employment Conversion Request Number 2**

The lands associated with Private Landowner Employment Conversion Request Number 2 ("Site 2") comprise 204, 210, 214, 218, 226, and 230 Cordova Road which are owned by Shake Nur Islam and Shila Islam who submitted the request. The request also includes 742 and 744 Oxford Street which are not owned by Shake Nur Islam and Shila Islam (see Attachment 2).

Key details about Site 2 are as follows:

- **Requestor:** Shake Nur Islam and Shila Islam.
- **Site Area:** Approximately 0.63 hectares (1.56 ac.).
- **Lot Frontage:** The lands have approximately 97 metres (318 ft.) of frontage on the north side of Cordova Road and approximately 65 metres (215 ft.) of frontage on the west side of Oxford Street.
- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** GI (General Industrial Zone). A list of permitted uses in the GI Zone is included in Attachment 8.
- **Servicing:** Water and sanitary services are available.
- **Current Use:** Single detached dwellings and associated accessory buildings.
- **Adjacent Land Uses:**
  - North** A single detached dwelling, parking associated with an automobile repair garage and an industrial mall establishment, beyond which is Valencia Road
  - South** Cordova Road, beyond which are single detached dwellings and apartment buildings
  - East** Oxford Street, beyond which are apartment buildings and block townhouses associated with the Lawlor Court Co-op and the Oshawa Creek
  - West** A sheet metal manufacturer, beyond which is a single detached dwelling and a truck transport terminal
- **Request/Development Proposal:** Re-designate to permit low and medium density residential uses including a five (5) storey apartment building on the requestor’s lands at 204, 210, 214, 218, 226 and 230 Cordova Road.

### Staff Comments

In evaluating the proposed employment conversion request for Site 2, staff generally support the conversion request for the following reasons:

- The lands have historically been used for residential purposes and are already occupied by single detached dwellings.

- The proposed conversion is compatible with surrounding residential land use permissions and existing residential uses.
- The lands in the immediate surrounding area to the south and the east are zoned Residential in the O.O.P.
- The lands are located outside of a Provincially Significant Employment Zone.
- The lands are located on the fringe of an Employment Area and do not impact the configuration, location and contiguous nature of the Employment Area to the west of Park Road South.
- The lands offer limited market supply potential for employment uses given the configuration, access and size of the lands, and the need for land assembly.
- The lands should be considered a Regeneration Area as defined in the D.R.O.P. given that this is an area in transition with vacant lands and/or buildings that are in need of revitalization, which may redevelop for non-employment land uses. As such, the lands should retain an employment designation in the O.O.P. until such time as further studies are initiated to determine appropriate alternatives for non-employment land uses.
- City Council previously requested the Region to amend Schedule “A”- Map A4 of the D.R.O.P. to re-designate the lands east of Park Road South, on the south side of Cordova Road and on the north and south sides of Malaga Road, from Employment Areas to Living Areas through the adoption of Report DS-15-218 dated December 7, 2015, since these lands are designated Residential in the O.O.P.

### **5.3.3 Private Landowner Employment Conversion Request Number 3**

The lands associated with Private Landowner Employment Conversion Request Number 3 (“Site 3”) comprise 0 Thornton Road South (see Attachment 3), located on the west side of Thornton Road South, straddling Stellar Drive (formerly known as the future Consumers Drive extension). These lands extend further west into the Town of Whitby.

Key details about Site 3 in Oshawa are as follows:

- **Requestor:** 1151390 Ontario Inc.
- **Site Area:** Approximately 34.27 hectares (84.68 ac.) in total (Oshawa and Whitby portions). The approximate area of land pertaining to the City of Oshawa portion is 20.29 hectares (50.14 ac.).
- **Lot Frontage:** The lands have approximately 403 metres (1,324 ft.) of frontage on each of the north and south sides of Stellar Drive in the City of Oshawa and approximately 393 metres (1,290 ft.) of frontage on the west side of Thornton Road South.
- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.

- **Oshawa Official Plan Designation:** The lands are designated Industrial on Schedule “A”, Land Use, of the O.O.P. Staff note that the D.R.O.P. and the O.O.P. both currently show a future commuter station located on the west side of Thornton Road South north of Stellar Drive, as implemented through Regional Official Plan Amendment 171 to the D.R.O.P. and Amendment 179 to the O.O.P. An amendment to both the D.R.O.P. and O.O.P. is required to reflect the new proposed location for a future commuter station on the east side of Thornton Road South in accordance with Metrolinx’s newest rail alignment proposal. The following key O.O.P. land use policies apply to Site 3:

“2.1.8.2 One or more land use and urban design studies shall be undertaken by the City, in consultation with Metrolinx, the Region of Durham and other appropriate agencies, to prepare Master Land Use and Urban Design Plans and implementing guidelines for Transportation Hubs and areas adjacent to Commuter Stations in the City. The Master Land Use and Urban Design Plans will guide comprehensive development within Transportation Hubs and areas adjacent to Commuter Stations to ensure a high quality, coordinated urban environment where buildings, spaces and connections are designed with pedestrian priority. Master Land Use and Urban Design Plans shall be undertaken for the following areas:

- (c) Lands adjacent to the future Thornton’s Corners GO Station – the future Thornton’s Corner GO Station is strategically positioned to serve Trent University’s Oshawa campus on the east side of Thornton Road South, south of King Street West, Durham College’s Whitby campus on Champlain Avenue, east of Thicksen Road South, and the commercial gateway comprising the Champlain East Sector. Upon confirmation by Metrolinx of its intention to locate a GO Station at this location, a Master Land Use and Urban Design Plan and implementing guidelines shall be prepared, in consultation with the Town of Whitby, to appropriately guide development in a defined area of influence around the station, the limits of which shall be established through the study and shown on Schedule “B-1”. Provided Metrolinx has confirmed its intention to locate a GO Station at this location, substantial development in the vicinity of this Commuter Station may not proceed prior to the completion of a Master Land Use and Urban Design Plan and implementing guidelines except in accordance with Policy 2.1.8.5. If it is determined that the area subject to the Master Land Use and Urban Design Plan should appropriately include lands within the Champlain East Sector, the relevant components of the Master Land Use and Urban Design Plan shall be integrated into and/or addressed as part of the comprehensive urban design

study and implementing guidelines required in accordance with Section 2.2.10.9 regarding the Champlain East Sector;

- 2.1.8.4 Master Land Use and Urban Design Plans and implementing urban design guidelines prepared for the Transportation Hubs and areas adjacent to future Commuter Stations identified in Policy 2.1.8.2 of this Plan shall address the following:
- (a) The promotion of a higher order of built form and intensity in accordance with Policy 2.1.7.1 of this Plan, in recognition of these areas' critical role in supporting existing and future transit services;
  - (b) The identification of appropriate residential types and densities in accordance with Policy 2.1.7.1 of this Plan, where an existing underlying land use designation(s) permits residential development or where, as a result of a land use and urban design study, a new underlying land use designation(s) is established pursuant to an amendment to this Plan that permits residential development; **(OMB PL170051)**
  - (c) The identification of appropriate non-residential uses (including those in mixed-use residential buildings where an existing underlying land use designation(s) permits mixed-use residential development or where, as a result of a land use and urban design study, a new underlying land use designation(s) is established pursuant to an amendment to this Plan that permits mixed-use residential development) in accordance with Policy 2.1.7.1 of this Plan, with restrictions on automobile-oriented land uses such as drive-through facilities, automobile body shops, automobile repair garages, automobile sales and service establishments, vehicle storage in association with automobile rental establishments, and automobile service stations and fuel bars, and with consideration given to promoting uses with generally higher employee densities; **(OMB PL170051)**
  - (d) The establishment of detailed urban design criteria dealing with the following:
    - (i) The provision of a high quality streetscape that is pedestrian oriented, coordinated on both sides of the street, and emphasizes the importance of the relationship between the public and private realms, to facilitate an urban environment where the design of buildings, spaces and connections reflects pedestrian priority;

- (ii) The location and arrangement of general building envelopes, including establishing guidelines for setbacks and built frontage which reinforce the street edge and provide spatial definition to the public realm;
  - (iii) The design and siting of parking, loading and service areas to minimize the visual impact of such areas from the street and break-up large expanses of asphalt with landscaping;
  - (iv) The provision of high quality design for all buildings and landscaping in these areas, to promote an attractive, safe, comfortable and engaging walking environment;
  - (v) The identification of Gateway Sites, and their appropriate design and landscape treatment;
  - (vi) The incorporation of public art in both the private and public realms;
  - (vii) The incorporation and coordination of walking and cycling routes and linkages, trailheads, and transit routes, stations and stops, to create a vibrant and vital place to support the active transportation experience;
  - (viii) Safe, accessible, attractive and convenient access to sidewalks and walking and cycling routes and linkages from adjacent development; and
  - (ix) The consideration of safety and Crime Prevention Through Environmental Design (CPTED) principles in the design of the streetscape and abutting lands;
- (e) The location of road intersections, the location and coordination of all access points (including pedestrian and cycling access locations) and necessary road and signalization improvements;
  - (f) The location and coordination of higher order transportation options in a manner that facilitates seamless transfer;
  - (g) Road operating criteria including operating speed, traffic signal progression, right-of-way width requirements, access spacing and placement of raised medians,

consistent with the intended function of the road in an area where active transportation is the priority;

- (h) Opportunities for high-quality parks and publicly accessible open spaces (e.g., outdoor gathering/sitting spaces), with these spaces designed with tree protection and preservation as a primary consideration, as well as opportunities to integrate new natural and artificial shade structures, where appropriate;
- (i) Development of a parking management strategy; and
- (j) Opportunities for the preservation (including potential adaptive re-use) of buildings of cultural heritage value or interest. **(OMB PL170051)**

- **Zoning:** SI-A (Select Industrial Zone)/GI (General Industrial Zone) for the lands in Oshawa north of Stellar Drive (formerly known as the future Consumers Drive extension), and SI-A (Select Industrial Zone)/GI (General Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone) “h-35” for the lands in Oshawa south of Stellar Drive.

A list of permitted uses in each respective Zone is included in Attachment 8.

- **Servicing:** Water services are available along Thornton Road South and Stellar Drive. Sanitary services are available along Thornton Road South north of Champlain Avenue to just north of Stellar Drive. However, sanitary services have not yet been extended along Stellar Drive.

- **Current Use:** Vacant land.

- **Adjacent Land Uses:**

**North** A hydro station, hydro corridor and the Canadian Pacific Railway mainline, beyond which are semi-detached dwellings

**South** Vacant land, beyond which is a hotel, a banquet hall, truck rental establishment and commercial and office space

**East** Thornton Road South, beyond which is a building material supplier, RV storage and vacant land, as well as the Canadian Pacific Rail spur line along which the future Thornton’s Corners GO Station is proposed to be located

**West** Vacant land in the Town of Whitby

- **Request/Development Proposal:** To be included within the boundary of Thornton’s Corners M.T.S.A. and allow for associated mixed-use permissions (i.e. both residential and non-residential uses).

## **Staff Comments**

In evaluating the proposed employment conversion request for Site 3 in Oshawa, staff generally support the request for the following reasons:

- The draft delineation of the Thornton's Corners M.T.S.A. includes the Oshawa portion of the land in Site 3. The delineation takes into account a variety of factors including mixed-use development, proximity to transit and other considerations of highest and best uses for the area.
- The Region should consider through the land needs assessment process the potential for the M.T.S.A. surrounding the planned future Thornton's Corners GO Station to accommodate opportunities for appropriate residential development.
- The lands have the ability to support change in the M.T.S.A. provided that it can be demonstrated that the employment and job potential is improved as a result of the re-designation, and the City's ability to meet and accommodate forecasted employment in the City is not affected negatively. Establishing M.T.S.A. specific employment targets should be considered. Alternatively, any employment lands that are converted in the Thornton's Corners M.T.S.A. should be replaced elsewhere in the City in order that the City's employment targets can be achieved.
- There are opportunities for prestige employment growth as the lands are in proximity to the Trent University Durham GTA Campus and the Durham College Whitby Campus.
- The lands are located in a Provincially Significant Employment Zone which supports the mixed-use permissions of the M.T.S.A. (i.e. both residential and non-residential).
- The proposed Thornton's Corners GO Station will be located on the east side of Thornton Road South and will support mixed-use development (i.e. both residential and non-residential uses).
- The lands provide direct access to major transportation corridors such as the Highway 401 which supports the mixed-use permissions of the M.T.S.A. (i.e. both residential and non-residential).

Staff note that mixed use development in this area should be contingent upon the Thornton's Corners GO Station being constructed and the ability to meet the City's employment growth objectives.

### **5.3.4 Private Landowner Employment Conversion Request Number 4**

The lands associated with Private Landowner Employment Conversion Request Number 4 ("Site 4") comprise 2751, 2867 and 2940 Bridle Road and 2830 Ritson Road North (see Attachment 4).

Key details about Site 4 are as follows:

- **Requestor:** 1387925 Ontario Ltd.
- **Site Area:** Approximately 11.39 hectares (28.14 ac.).
- **Lot Frontage:** The lands have approximately 105 metres (347 ft.) of frontage on the east side of Bridle Road, approximately 693 metres (2,275 ft.) of frontage on the north side of Winchester Road East and approximately 118 metres (388 ft.) of frontage on the west side of Ritson Road North.
- **Regional Official Plan Designation:** The lands are designated Employment Areas and Major Open Space Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** SI-C (Select Industrial Zone) “h-45”, OSH (Hazard Lands Open Space Zone) and AG-A (Agricultural Zone).

A list of permitted uses in each respective Zone is included in Attachment 8.

- **Servicing:** Sanitary and water services available at terminus of Bridle Road at Winchester Road East.
- **Current Use:** Agricultural lands, the Oshawa Creek and a single detached dwelling and associated garage.
- **Adjacent Land Uses:**
  - North** A hydro corridor, beyond which is Highway 407 East and associated stormwater management facilities
  - South** Winchester Road East, beyond which are agricultural land, single detached dwellings and a golf course
  - East** Ritson Road North, beyond which is a privately-owned recreational facility and open space valleyland
  - West** Bridle Road, beyond which is a hydro corridor and agricultural land
- **Request/Development Proposal:** Re-designate to permit mixed residential development (up to 630 units) and non-residential uses including commercial, retail, and employment uses [up to 23,000 square metres (247,569.94 sq. ft.) of gross floor area]. It is staff’s understanding that this request does not include the lands designated Open Space and Recreation in the O.O.P. corresponding to the creek valley bisecting the site.

In evaluating the proposed employment conversion request for Site 4, staff have concerns with the conversion request for the following reasons:

- The request is premature for the reasons set out below in this section.
- The lands are required over the horizon for employment purposes to achieve the City's 2031 forecasted employment growth target contained in the O.O.P.
- City-initiated amendments to the O.O.P. and the Zoning By-law 60-94 to pre-zone the East Windfields Industrial Area for industrial development were undertaken in 2014.
- On March 18, 2019, Council adopted Report DS-19-28, dated February 20, 2019. Report DS-19-28 recommended designating the industrial lands located south of Highway 407 East in Oshawa as a Provincially Significant Employment Zone, including the East Windfields Industrial Area which is generally bounded by the TransCanada and Enbridge pipelines corridor to the south, the Bridle Road road allowance to the west, a Hydro One Networks transmission corridor to the north and Ritson Road North to the east.
- The requestor's proposed use for Site 4 will impact the viability of the remnant employment area located directly south of Site 4, on the south side of Winchester Road East.
- The proposed use could impact the planned function of the Windfields Main Central Area in the O.O.P. to develop major commercial and high density residential development, including impacts on servicing capacity.
- The lands are located in proximity to Highway 407 East, a major transportation and goods movement corridor.

Staff note that if the Region does support this request, the Region should have consideration for the employment lands to the south of Winchester Road East and the viability to develop these lands for employment uses given the requestor's proposal to develop Site 4 for more sensitive land uses such as Residential.

Staff further note that the Greenbelt boundary should be moved to Ritson Road North in accordance with Ontario Regulation 59/05's removal of land from the Protected Countryside area of the Greenbelt, forming a portion of 2770 and 2830 Ritson Road North.

#### **5.4 Staff Analysis of Proposed City-initiated Employment Conversion Requests**

In addition to the employment conversion requests submitted by private landowners to the Region, staff have identified three (3) separate areas of the City to consider for the potential conversion of employment lands to permit non-employment uses.

Table 2 provides a brief summary of each proposed City-initiated employment conversion request.

**Table 2: Summary of Proposed City-initiated Employment Conversion Requests in Oshawa**

<b>Request Number</b>	<b>Landowner/Municipal Address/Legal Description</b>	<b>Location Description</b>	<b>Land Area (Approximate)</b>	<b>Description of Request</b>
1 (Site 5)	Address: 204, 210, 214, 218, 226, 230, 240 and 248 Cordova Road, 700, 742 and 744 Oxford Street, and 178-228 Valencia Road including 0 Valencia Road and the City-owned Oxford Street road allowance north of Valencia Road.	The subject lands are located east of Park Road South, south of the Canadian National Railway mainline, and form the northwest quadrant of Cordova Road, Oxford Street and Valencia Road (see Attachment 5).  This City-initiated request includes the area subject of the request from a private landowner (see Attachment 2).	3.37 hectares (8.32 ac.)	To re-designate lands from Employment Areas to Living Areas to permit a Regeneration Area in the O.O.P.
2 (Site 6)	Address: Portion of Part 8 on Plan 40R-26210; portion of Part 12 on Plan 40R-26210 and portion of 2900 Simcoe Street North	The subject lands are located north of Highway 407 East between Thornton Road North and Simcoe Street North (see Attachment 6).	30.56 hectares (75.52 ac.)	To re-designate lands from Employment Areas to Major Open Space Areas.

Request Number	Landowner/Municipal Address/Legal Description	Location Description	Land Area (Approximate)	Description of Request
3 (Site 7)	Address: Various properties along Thornton Road South, Champlain Avenue and Stellar Drive	The subject lands are located north of Highway 401 between the Canadian Pacific Railway mainline and the Oshawa-Whitby boundary (see Attachment 7).  This City-initiated request includes the area in Oshawa subject of the request from a private landowner (see Attachment 3).	49.36 hectares (121.97 ac.)	To consider accommodating opportunities for mixed-use development (i.e. both residential and non-residential).

The following sections provide a summary of staff comments for the three proposed City-initiated employment conversion requests.

#### 5.4.1 City-initiated Employment Conversion Request Number 1

The lands associated with the City-initiated Employment Conversion Request Number 1 (“Site 5”) comprise of 204, 210, 214, 218, 226, 230, 240 and 248 Cordova Road, 700, 742 and 744 Oxford Street, 178 to 228 Valencia Road including 0 Valencia Road, and the City-owned Oxford Street road allowance (see Attachment 5).

Key details about Site 5 are as follows:

- **Site Area:** Approximately 3.37 hectares (8.32 ac.).
- **Lot Frontage:** The lands have approximately 179 metres (587.27 ft.) of frontage on the north and south side of Valencia Road, approximately 158 metres (518.37 ft.) of frontage on the north side of Cordova Road and approximately 131 metres (429.79 ft.) of frontage on the west side of Oxford Street.
- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial on Schedule “A”, Land Use, of the O.O.P.
- **Zoning:** GI (General Industrial Zone). A list of permitted uses in the GI Zone is included in Attachment 8.

- **Servicing:** Water and Sanitary services are available.
- **Current Use:** Single detached dwellings and associated accessory buildings, industrial mall, automobile repair garage and a sheet metal fabricator.
- **Adjacent Land Uses:**
  - North** Railroad tracks, beyond which are apartment buildings, single detached dwellings and Bloor Street West
  - South** Cordova Road, beyond which are single detached dwellings and apartment buildings
  - East** Oxford Street, beyond which are apartment buildings and block townhouses associated with the Lawlor Court Co-op and the Oshawa Creek
  - West** Truck transport terminal
- **Request:** Re-designate to permit residential uses.

**Staff Comments**

In analysing the proposed City-initiated Employment Conversion Request Number 1, Staff have the following comments for Site 5:

- A large part of the lands have historically been used for residential purposes and are already occupied by single detached dwellings.
- The proposed conversion is compatible with surrounding residential land use permissions and existing residential uses.
- The lands in the immediate surrounding area to the south and the east are zoned Residential in the O.O.P.
- The lands are located outside of a Provincially Significant Employment Zone.
- The lands are located on the fringe of an Employment Area and do not impact the configuration, location and contiguous nature of the Employment Area to the west of Park Road South.
- The lands offer limited market supply potential for employment uses given the configuration, access and size of the lands, and the need for land assembly.
- The lands should be considered a Regeneration Area as defined in the D.R.O.P. given that this is an area in transition with vacant lands and/or buildings that are in need of revitalization, which may redevelop for non-employment land uses. As such, the lands should retain an employment designation in the O.O.P. until such time as further studies are initiated to determine appropriate alternatives for non-employment land uses.

- City Council previously requested the Region to amend Schedule “A”- Map A4 of the D.R.O.P. to re-designate the lands east of Park Road South, on the south side of Cordova Road and on the north and south sides of Malaga Road, from Employment Areas to Living Areas through the adoption of Report DS-15-218 dated December 7, 2015. The City’s position remains the same and Council’s request in Report DS-15-218 should also be considered by Durham Region staff as part of this City-initiated employment conversion request.

#### 5.4.2 City-initiated Employment Conversion Request Number 2

The lands associated with the City-initiated Employment Conversion Request Number 2 (“Site 6”) comprise of a portion of Part 8 on Plan 40R-26210, a portion of Part 12 on Plan 40R-26210 and a portion of 2900 Simcoe Street North (see Attachment 6).

Key details about Site 6 are as follows:

- **Site Area:** Approximately 30.56 hectares (75.52 ac.).
- **Lot Frontage:** The lands have approximately 271 metres (889.1 ft.) of frontage on the west side of Simcoe Street North.
- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial and Open Space and Recreation on Schedule “A”, Land Use, of the O.O.P. The portion of Site 6 adjacent to Simcoe Street North is also subject to Policy 2.4.5.19 of the O.O.P. which states as follows:

“2.4.5.19 Notwithstanding any other policies of this Plan to the contrary, the uses permitted on lands designated as Industrial fronting Simcoe Street North in Oshawa, north of the Highway 407 corridor and south of the community of Columbus, shall be limited to offices, cultural uses, recreational and community uses and hotel uses that are compatible with and sensitive to the heritage character of Columbus, and can be designed in a manner that is respectful of this character. Further, through the diligent application of site planning techniques – with particular attention to buffers, building orientation, scale and intensity of development – the permitted uses shall exhibit a high quality of urban design, in consideration of this location as a gateway to the historic community of Columbus. (OPA 179)”

- **Zoning:** AG-A (Agricultural Zone). A list of permitted uses in the AG-A Zone is included in Attachment 8.
- **Servicing:** Servicing not available.
- **Current Use:** Agricultural with no buildings.

▪ **Adjacent Land Uses:**

- North** Agricultural land, valleylands and low density residential development associated with the Columbus Community, beyond which is Columbus Road West
- South** A wood lot and Highway 407 East, beyond which is agricultural land designated for employment uses
- East** Simcoe Street North, beyond which is vacant agricultural land
- West** Agricultural land with associated farm buildings and a single detached dwelling

- **Request:** Re-designate to Major Open Space Areas.

**Staff Comments**

In analysing the proposed City-initiated Employment Conversion Request Number 2, Staff have the following comments for Site 6:

- These lands are owned by the M.T.O. and reflect the approximate area identified by the M.T.O. as Species at Risk Compensation Lands.
- Staff recommend that these lands should be re-designated from Employment Areas to Major Open Space Areas in the D.R.O.P.
- Maintaining the Employment Area designation for these lands provides a false inventory of land that is not developable for employment uses.
- This request is supported by the Province. However, it is recommended that the M.T.O. be consulted to determine the exact limits of the Species at Risk Compensation Lands.

**5.4.3 City-initiated Employment Conversion Request Number 3**

The lands associated with the City-initiated Employment Conversion Request Number 3 ("Site 7") are comprised of lands within the draft delineation of the Thornton's Corners M.T.S.A. (see Attachment 7).

Key details about Site 7 are as follows:

- **Site Area:** Approximately 49.36 hectares (121.97 ac.).
- **Lot Frontage:** The lands have approximately 403 metres (1,324 ft.) of frontage on each of the north and south sides of Stellar Drive in the City of Oshawa, approximately 875 metres (2,870.73 ft.) of frontage on the west and east side of Thornton Road South, and approximately 693 metres (2,273.62 ft.) of frontage on the north side of Champlain Avenue.

- **Regional Official Plan Designation:** The lands are designated Employment Areas on Schedule “A”, Regional Structure, of the D.R.O.P.
- **Oshawa Official Plan Designation:** The lands are designated Industrial on Schedule “A”, Land Use, of the O.O.P. Staff note that the D.R.O.P. and the O.O.P. both currently show a future commuter station located on the west side of Thornton Road South north of Stellar Drive, as implemented through Regional Official Plan Amendment 171 to the D.R.O.P. and Amendment 179 to the O.O.P. An amendment to both the D.R.O.P. and O.O.P. is required to reflect the new proposed location for a future commuter station on the east side of Thornton Road South in accordance with Metrolinx’s newest rail alignment proposal.

The following O.O.P. land use policies apply to Site 7:

“2.1.8.2 One or more land use and urban design studies shall be undertaken by the City, in consultation with Metrolinx, the Region of Durham and other appropriate agencies, to prepare Master Land Use and Urban Design Plans and implementing guidelines for Transportation Hubs and areas adjacent to Commuter Stations in the City. The Master Land Use and Urban Design Plans will guide comprehensive development within Transportation Hubs and areas adjacent to Commuter Stations to ensure a high quality, coordinated urban environment where buildings, spaces and connections are designed with pedestrian priority. Master Land Use and Urban Design Plans shall be undertaken for the following areas:

- (c) Lands adjacent to the future Thornton’s Corners GO Station – the future Thornton’s Corner GO Station is strategically positioned to serve Trent University’s Oshawa campus on the east side of Thornton Road South, south of King Street West, Durham College’s Whitby campus on Champlain Avenue, east of Thickson Road South, and the commercial gateway comprising the Champlain East Sector. Upon confirmation by Metrolinx of its intention to locate a GO Station at this location, a Master Land Use and Urban Design Plan and implementing guidelines shall be prepared, in consultation with the Town of Whitby, to appropriately guide development in a defined area of influence around the station, the limits of which shall be established through the study and shown on Schedule “B-1”. Provided Metrolinx has confirmed its intention to locate a GO Station at this location, substantial development in the vicinity of this Commuter Station may not proceed prior to the completion of a Master Land Use and Urban Design Plan and implementing guidelines except in accordance with Policy 2.1.8.5. If it is determined that the area subject to the Master Land Use and Urban Design Plan should

appropriately include lands within the Champlain East Sector, the relevant components of the Master Land Use and Urban Design Plan shall be integrated into and/or addressed as part of the comprehensive urban design study and implementing guidelines required in accordance with Section 2.2.10.9 regarding the Champlain East Sector;

2.1.8.4

Master Land Use and Urban Design Plans and implementing urban design guidelines prepared for the Transportation Hubs and areas adjacent to future Commuter Stations identified in Policy 2.1.8.2 of this Plan shall address the following:

- (a) The promotion of a higher order of built form and intensity in accordance with Policy 2.1.7.1 of this Plan, in recognition of these areas' critical role in supporting existing and future transit services;
- (b) The identification of appropriate residential types and densities in accordance with Policy 2.1.7.1 of this Plan, where an existing underlying land use designation(s) permits residential development or where, as a result of a land use and urban design study, a new underlying land use designation(s) is established pursuant to an amendment to this Plan that permits residential development; **(OMB PL170051)**
- (c) The identification of appropriate non-residential uses (including those in mixed-use residential buildings where an existing underlying land use designation(s) permits mixed-use residential development or where, as a result of a land use and urban design study, a new underlying land use designation(s) is established pursuant to an amendment to this Plan that permits mixed-use residential development) in accordance with Policy 2.1.7.1 of this Plan, with restrictions on automobile-oriented land uses such as drive-through facilities, automobile body shops, automobile repair garages, automobile sales and service establishments, vehicle storage in association with automobile rental establishments, and automobile service stations and fuel bars, and with consideration given to promoting uses with generally higher employee densities; **(OMB PL170051)**
- (d) The establishment of detailed urban design criteria dealing with the following:
  - (i) The provision of a high quality streetscape that is pedestrian oriented, coordinated on both sides of the street, and emphasizes the importance of the

- relationship between the public and private realms, to facilitate an urban environment where the design of buildings, spaces and connections reflects pedestrian priority;
- (ii) The location and arrangement of general building envelopes, including establishing guidelines for setbacks and built frontage which reinforce the street edge and provide spatial definition to the public realm;
  - (iii) The design and siting of parking, loading and service areas to minimize the visual impact of such areas from the street and break-up large expanses of asphalt with landscaping;
  - (iv) The provision of high quality design for all buildings and landscaping in these areas, to promote an attractive, safe, comfortable and engaging walking environment;
  - (v) The identification of Gateway Sites, and their appropriate design and landscape treatment;
  - (vi) The incorporation of public art in both the private and public realms;
  - (vii) The incorporation and coordination of walking and cycling routes and linkages, trailheads, and transit routes, stations and stops, to create a vibrant and vital place to support the active transportation experience;
  - (viii) Safe, accessible, attractive and convenient access to sidewalks and walking and cycling routes and linkages from adjacent development; and
  - (ix) The consideration of safety and Crime Prevention Through Environmental Design (CPTED) principles in the design of the streetscape and abutting lands;
- (e) The location of road intersections, the location and coordination of all access points (including pedestrian and cycling access locations) and necessary road and signalization improvements;
  - (f) The location and coordination of higher order transportation options in a manner that facilitates seamless transfer;

- (g) Road operating criteria including operating speed, traffic signal progression, right-of-way width requirements, access spacing and placement of raised medians, consistent with the intended function of the road in an area where active transportation is the priority;
- (h) Opportunities for high-quality parks and publicly accessible open spaces (e.g., outdoor gathering/sitting spaces), with these spaces designed with tree protection and preservation as a primary consideration, as well as opportunities to integrate new natural and artificial shade structures, where appropriate;
- (i) Development of a parking management strategy; and
- (j) Opportunities for the preservation (including potential adaptive re-use) of buildings of cultural heritage value or interest. **(OMB PL170051)**

2.2.10.9.1 The Champlain East Sector, located in proximity to Highway 401, the Stevenson Road/Highway 401 interchange and the Oshawa Main Central Area represents one of the most significant development areas and gateways to the City of Oshawa. It is intended that the lands within the Champlain East Sector area shall be developed in accordance with good urban design principles to achieve a functional and aesthetically pleasing community gateway image. This will be achieved by specific attention to building siting, massing, landscape and streetscape design. In order to achieve this, the City shall require the preparation of a comprehensive urban design study and implementing guidelines prior to the passage of any zoning by-law for Special Purpose Commercial uses.”

▪ **Zoning:**

- For the lands in Oshawa north of Stellar Drive (formerly known as the future Consumers Drive extension), west of Thornton Road South: SI-A (Select Industrial Zone)/GI (General Industrial Zone) and UT (Utilities Zone).
- For the lands in Oshawa south of Stellar Drive (formerly known as the future Consumers Drive extension), west of Thornton Road South: SI-A (Select Industrial Zone)/GI (General Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone) “h-35”, SI-C (Select Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone) “h-35”, SI-C (Select Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone), GI (General Industrial Zone), SI-C (Select Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone) “h-35”/SI-C(1) (Select Industrial Zone).
- For the lands east of Thornton Road South and west of the north-south Canadian Pacific Railway spur line: GI (General Industrial Zone), GI(2) (General Industrial

Zone), SI-C (Select Industrial Zone)/SPC-A(6) (Special Purpose Commercial Zone) “h-35”, GI (General Industrial) “h-15”, SI-C (Select Industrial Zone)/SPC-A(6) (Special Commercial Zone) “h-15” “h-35”.

A list of permitted uses in the each respective Zone is included in Attachment 8.

- **Servicing:** Water services are available along Thornton Road South and Stellar Drive. Sanitary services are available along Thornton Road South north of Champlain Avenue to just north of Stellar Drive. However, sanitary services have not yet been extended along Stellar Drive.
- **Current Use:** Vacant land, a hotel, a banquet hall, truck rental establishment, commercial and office space, building material supplier, hydro transformer station, hydro corridor and the Canadian Pacific Railway spur line.
- **Adjacent Land Uses:**
  - North** The Canadian Pacific Railway mainline, beyond which are semi-detached dwellings
  - South** Champlain Avenue, beyond which is Highway 401 and the existing Oshawa GO M.T.S.A.
  - East** Canadian Pacific Railway spur line, beyond which is vacant Commercial and Fox Street
  - West** Vacant land and automobile sales establishments in the Town of Whitby
- **Request:** To consider permitting mixed-use development.

### Staff Comments

In analysing the proposed City-initiated Employment conversion Request Number 3, Staff have the following comments for Site 7:

- The draft delineation of the Thornton’s Corners M.T.S.A. includes these lands. The delineation takes into account a variety of factors including mixed-use development, proximity to transit and other considerations of highest and best uses for the area.
- The Region should consider through the land needs assessment process the potential for the M.T.S.A. surrounding the planned future Thornton’s Corners GO Station to accommodate opportunities for appropriate residential development.
- The lands have the ability to support change in the M.T.S.A. provided that it can be demonstrated that the employment and job potential is improved as a result of the re-designation, and the City’s ability to meet and accommodate forecasted employment in the City is not affected negatively. Alternatively, any employment lands that are converted in the Thornton’s Corners M.T.S.A. should be replaced elsewhere in the City in order that the City’s employment targets can be achieved.

- There are opportunities for prestige employment growth as the lands are in proximity to the Trent University Durham GTA Campus and the Durham College Whitby Campus.
- The lands are located in a Provincially Significant Employment Zone which supports the mixed-use permissions of the M.T.S.A. (i.e. both residential and non-residential).
- The proposed Thornton's Corners GO Station will be located on the east side of Thornton Road South and will support mixed-use development (i.e. both residential and non-residential).
- The lands provide direct access to major transportation corridors such as the Highway 401 which supports the mixed-use permissions of the M.T.S.A. (i.e. both residential and non-residential).

Staff note that mixed use development in this area should be contingent upon the Thornton's Corners GO Station being constructed.

## **6.0 Financial Implications**

There are no financial implications associated with the comments in this Report.

## **7.0 Relationship to the Oshawa Strategic Plan**

The Recommendations in this Report advances the Accountable Leadership and Economic Prosperity and Financial Stewardship goals of the Oshawa Strategic Plan.



Tom Goodeve, M.Sc.Pl., MCIP, RPP, Director,  
Planning Services



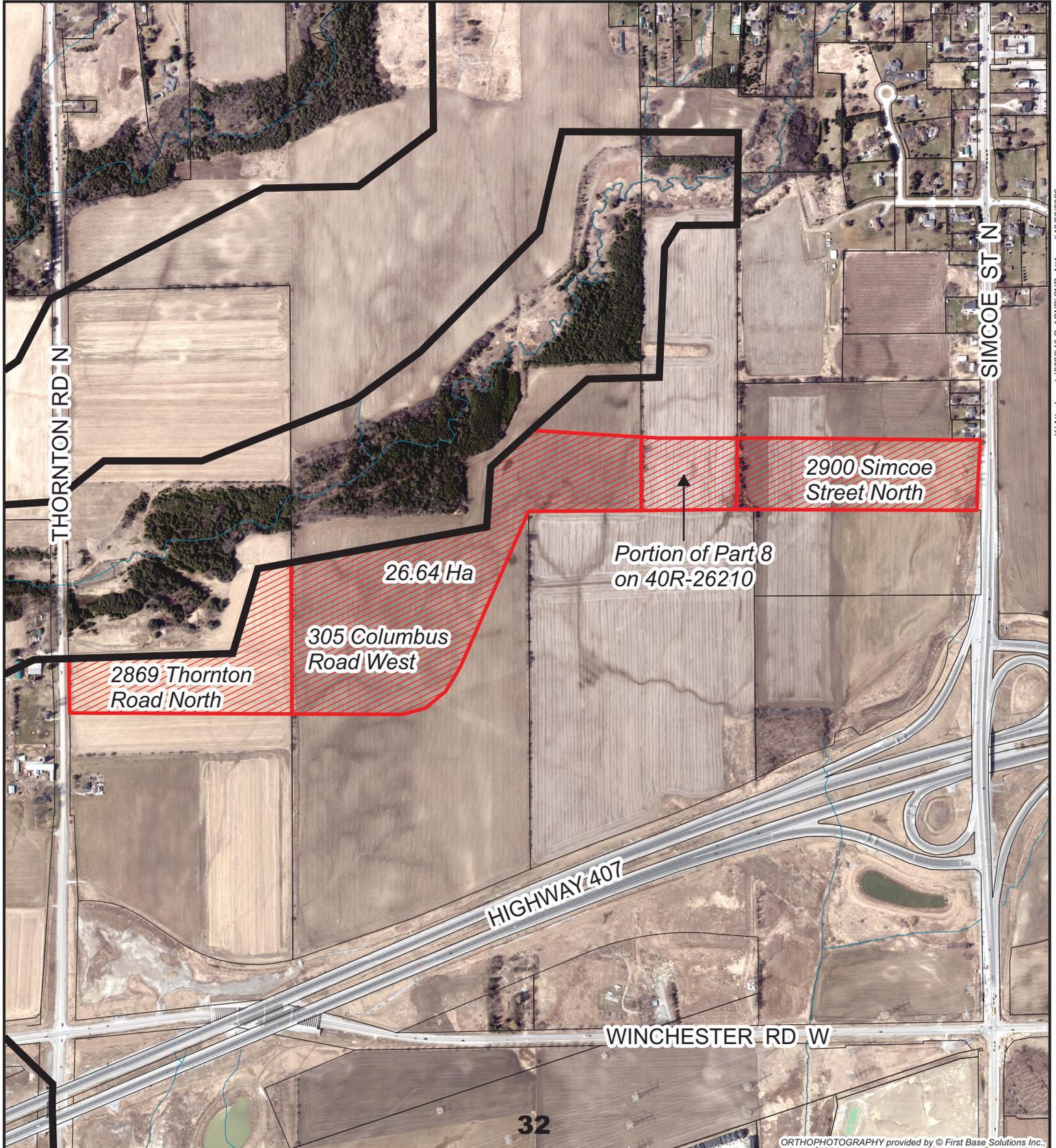
Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests  
File: A-2200-0023



- Urban Area Boundary
- Subject Site (Site 1)

City of Oshawa  
Development Services Department



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Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests  
File: A-2200-0023



 Subject Site (Site 2)

City of Oshawa  
Development Services Department 



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Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests

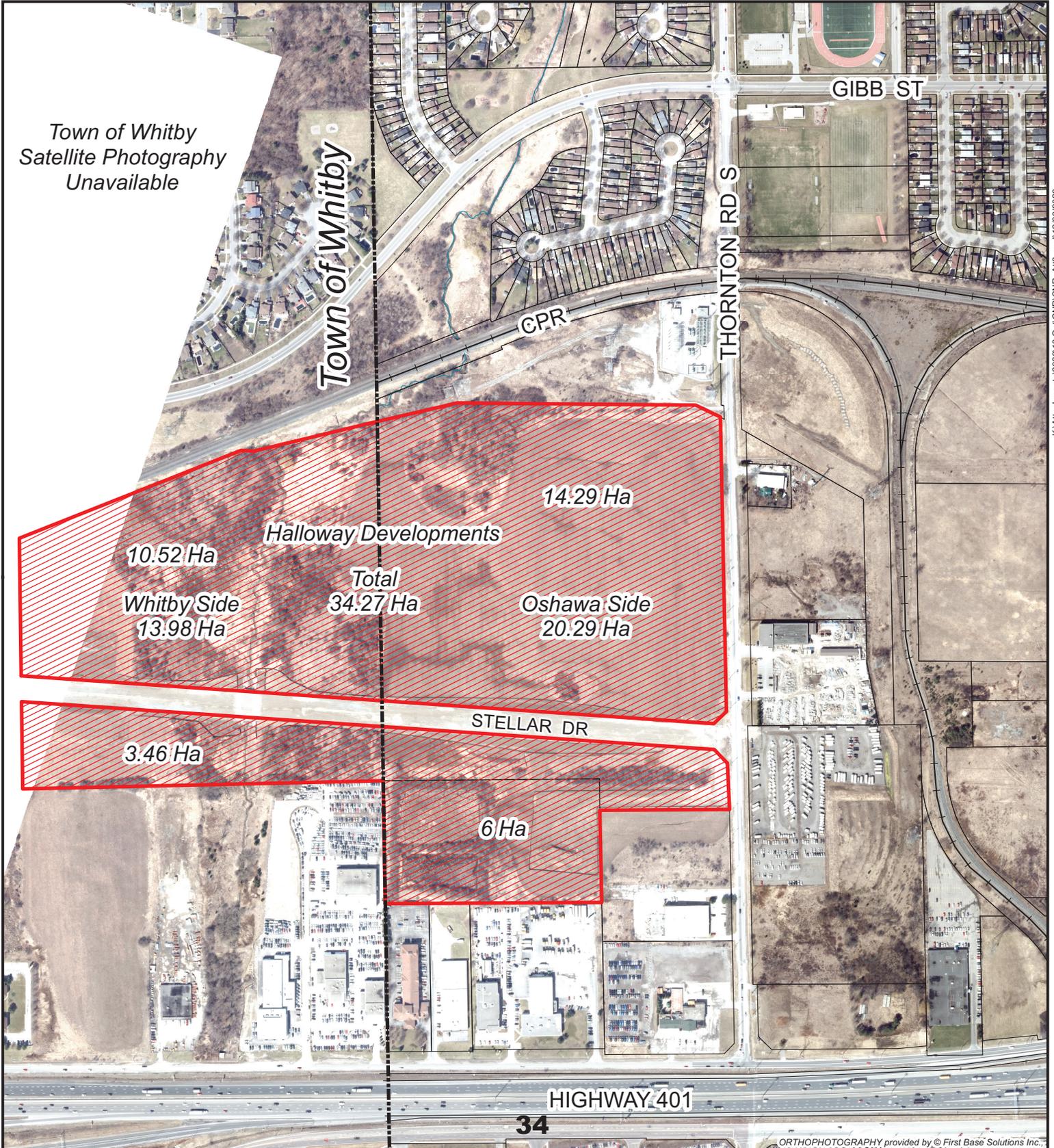
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----- Oshawa-Whitby Boundary

 Subject Site (Site 3)

City of Oshawa  
Development Services Department



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Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests

File: A-2200-0023



-  Urban Area Boundary
-  Subject Site (Site 4)

City of Oshawa  
Development Services Department 



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Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests

File: A-2200-0023



 Subject Site (Site 5)

City of Oshawa  
Development Services Department 



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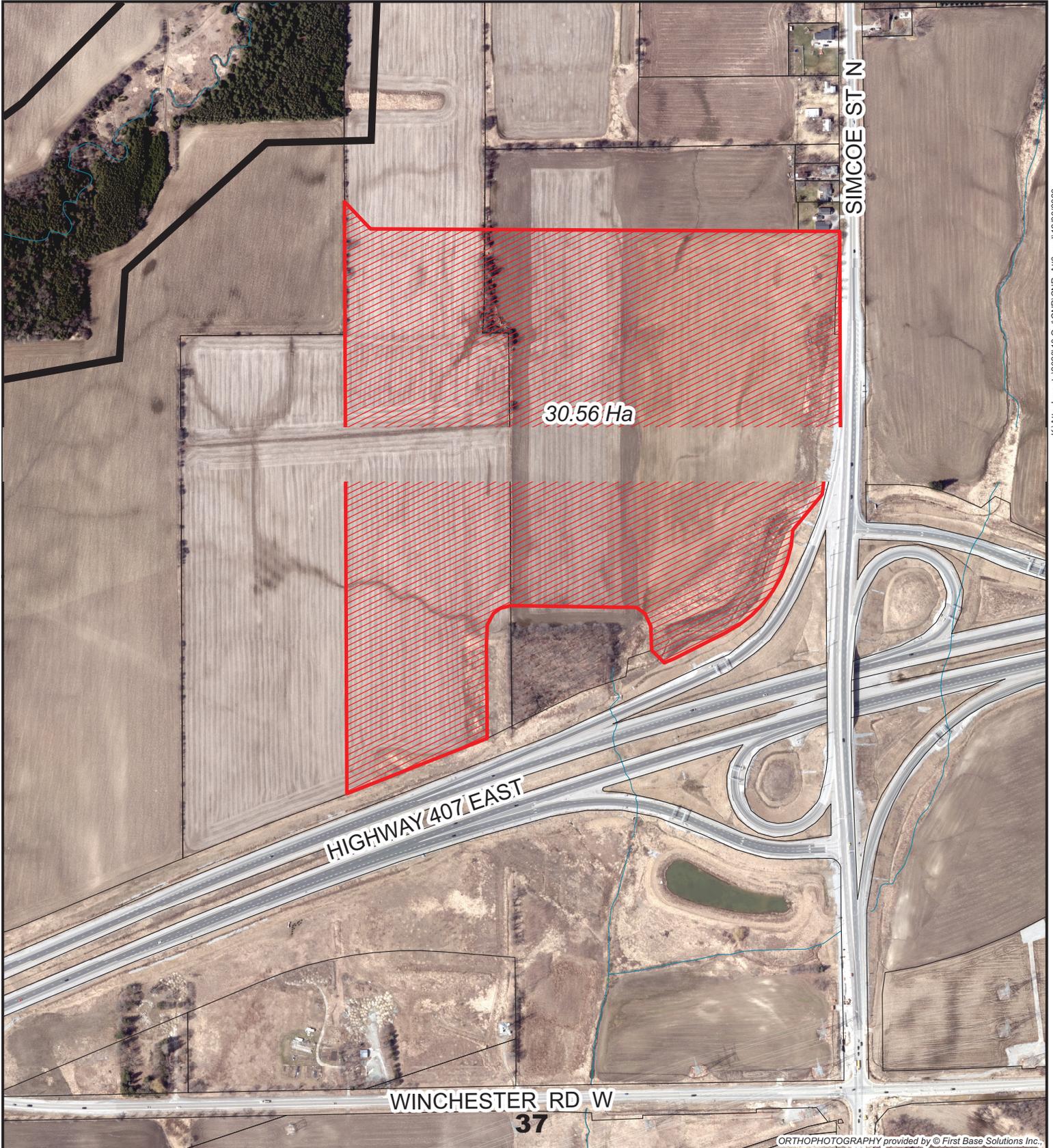
Subject: Durham Region's Municipal Comprehensive Review: City Comments on  
Employment Conversion Requests

File: A-2200-0023



- Urban Area Boundary
- Subject Site (Site 6)

City of Oshawa  
Development Services Department



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Subject: Durham Region's Municipal Comprehensive Review: City Comments on Employment Conversion Requests

File: A-2200-0023

Item: DS-20-149  
Attachment 7

----- Oshawa-Whitby Boundary

 Subject Site (Site 7)

City of Oshawa  
Development Services Department



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**Excerpts from the Zoning By-law 60-94**

**3.5 Holding “h” Zones**

**3.5.1 Use of “h” Symbol**

3.5.1(1) Where the symbol “h” appears on a zoning map as a suffix to a zone, a zone variation or a compound zone applying to certain lands, notwithstanding the provisions of that zone unless this By-law has been amended to remove the “h” symbol, those lands shall not be developed or used except in compliance with the provisions of the applicable zone for existing uses, or for such other uses set out in the relevant Holding Zone Provisions of Article 3.5.2. The relevant Holding Zone Provisions are denoted by the number immediately following the symbol “h” on the zoning map.

**3.5.2 Holding Zone Provisions**

3.5.2(15) **h-15 Zone (west of Thornton Road South, north and south of the future Consumers Drive extension) (79-2009)**

Purpose: To ensure that:

- (a) Development of these lands does not proceed until the alignment of the Consumers Drive extension has been finalized to the satisfaction of the City of Oshawa and the Region of Durham; and
- (b) Suitable arrangements have been made with the Region for the acquisition of the land required from the subject site for the extension of Consumers Drive.

Permitted Interim Uses:

- (a) All existing uses.

3.5.2(35) **h-35 Zone (Bloor Street West and Champlain Avenue) (39-2004)**

Purpose: To ensure that:

- (a) A Traffic Impact Study is undertaken to the City’s and Region’s satisfaction, and the development of retail warehouse space is phased.

Permitted Interim Uses:

- (a) All existing uses;
- (b) All SI-C uses on the lands also zoned SI-C along the north side of Champlain Avenue and along the south side of Bloor Street West; and

- (c) All SI-A and GI uses on the lands also zoned SI-A/GI located on the south side of the future Consumers Drive extension, west of Thornton Road South.

and provided that the maximum gross floor area of retail warehouses does not exceed:

- (i) 4,646m<sup>2</sup> until January 1, 2006
- (ii) 13,940m<sup>2</sup> until January 1, 2011

in the entire areas zoned SPC-A(6) and SPC-A(7). **(79-2009)**

3.5.2(45) **h-45 Zone (Certain lands north and south of Winchester Road East and east of Bridle Road)** **(73-2014)**

Purpose: To ensure that:

- (a) Site plan approval is obtained from the City;
- (b) Appropriate arrangements shall be made for the provision of adequate sanitary, water, storm and transportation services to serve the development; and
- (c) Upon completion of an Environmental Assessment to determine the final road alignment the owner conveys to the City any lands required for the future north south Collector Road to connect Windfields Farm Drive West to Winchester Road West. **(69-2019)**

Permitted Interim Uses:

- (a) All uses permitted in an EU Zone.

**Section 19: SPC – Special Purpose Commercial Zones**

19.3.8 **SPC-A(6) Zone (Champlain Avenue, west of the CP Railway spur line)** **(39-2004)**

19.3.8(1) Notwithstanding Subsection 19.1 and the definition of Retail Warehouse to the contrary, in any SPC-A(6) Zone as shown on Schedule “A” to this Bylaw, the following is the only permitted use:

- (a) A retail warehouse having a minimum gross floor area of 2,000m<sup>2</sup>.

19.3.8(2) The aggregate total gross floor area for retail warehouses shall not exceed 16,260m<sup>2</sup> in the area zoned SPC-A(6).

19.3.8(3) Notwithstanding Subsection 39.3 to the contrary, the minimum parking rate for any retail warehouse for the sale of home furnishings shall be 1 parking space for every 67m<sup>2</sup> of gross floor area.

## **Section 26: OS – Open Space Zones**

26.1.1 No person shall within any OS Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

26.1.5 The following use is permitted in any OSP – Park Open Space Zone:

- (a) Park

26.1.6 The following uses are permitted in any OSH – Hazard Lands Open Space Zone: **(39-2004, 60-2005)**

- (a) Agricultural uses without buildings or structures - 26.2 - City of Oshawa Zoning By-law Number 60-94
- (b) Golf course, existing as of January 1, 2005 without buildings or structures within the Major Urban Area only, according to the Oshawa Official Plan
- (c) Outdoor recreational use without buildings or structures
- (d) Parks without buildings or structures

26.3.5 **OSR-A(1) Zone (Kedron Dells Golf Course, Ritson Road North)**  
**(39-2004)**

26.3.5(1) Notwithstanding Subsection 26.1 to the contrary, the only permitted use in an OSR-A(1) Zone shall be a golf course.

## **Section 28: SI – Select Industrial Zones**

### **28.1 Permitted Uses**

28.1.1 No person shall within any SI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

28.1.2 The following uses are permitted in any SI-A Zone:

- (a) Any use permitted in a PI-A Zone
- (b) Assembly hall
- (c) Automobile body shop
- (d) Automobile repair garage
- (e) Automobile towing business
- (f) Banquet hall
- (g) Merchandise service shop
- (h) Outdoor storage accessory to any use permitted in the SI-A Zone
- (i) Plumbing, electrical or building supply shop
- (j) Recreational use

- (k) Sales outlet
- (l) Studio
- (m) Theatre
- (n) Truck or light machinery rental, sales or service establishment  
(66-1998, 39-2004, 60-2005)

28.1.3 The following uses are permitted in any SI-B Zone:

- (a) Any use permitted in a SI-A Zone except outdoor storage.

28.1.4 The following uses are permitted in any SI-C Zone: (39-2004)

- (a) Any use permitted in any SI-B Zone except an automobile body shop
- (b) Hotel

## **Section 29: GI – General Industrial Zones**

### **29.1 Permitted Uses**

29.1.1 No person shall within any GI Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Any industrial use not mentioned in this subsection which is not obnoxious
- (b) Auction establishment
- (c) Automobile body shop
- (d) Automobile repair garage
- (e) Automobile towing business
- (f) Cleaning or dyeing plant
- (g) Contracting yard
- (h) Dry cleaning and laundry plant
- (i) Equipment repair or servicing shop
- (j) Food preparation plant
- (k) Industrially oriented office
- (l) Kennel
- (m) Manufacturing, processing or assembly industry
- (n) Metal stamping establishment
- (o) Nightclub
- (p) Outdoor storage accessory to a permitted use in a GI Zone
- (q) Parking garage or parking lot associated with a permitted use in a GI Zone
- (r) Printing establishment
- (s) Recreational use
- (t) Recreational vehicle storage
- (u) Recycling depot
- (v) Recycling operation
- (w) Sales outlet
- (x) Service industry
- (y) Taxi establishment

- (z) Transport terminal including railway yard
- (aa) Underground bulk liquid storage
- (bb) Vehicle sales and service establishment
- (cc) Warehouse
- (dd) Wholesale distribution centre

(66-1998, 62-2000, 60-2005)

**29.3.3 GI(2) Zone (east side of Thornton Road South - south of CP Rail mainline)**

29.3.3(1) In addition to any GI use, in any GI(2) Zone, as shown on Schedule "A" to this By-law, a flea market is also a permitted use provided such use shall not exceed 2,790m<sup>2</sup> of gross floor area.

**Section 32: AG – Agricultural Zones**

**32.1 Permitted Uses**

32.1.1 No person shall within any AG Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed in this Subsection.

32.1.2 The following uses are permitted in any AG-A Zone:

- (a) Accessory retail stands for the sale of seasonal produce, produced on the farm;
- (b) Agricultural uses including a maximum of one farm dwelling;
- (c) One single detached dwelling on an existing lot or on a lot created by consent; and
- (d) Riding stable.

**Section 34: UT – Utilities Zones**

**34.1 Permitted Uses**

34.1.1 No person shall within any UT Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) Electric power transformer stations owned and operated by Ontario Hydro that transform power to 44 kv
- (b) Water pollution control plant
- (c) Water supply plant

## **Section 37: UR - Urban Reserve Zones**

### **37.1 Permitted Uses**

37.1.1 No person shall within any UR Zone use any land or erect or use any building or structure for any purpose or use other than the uses listed below:

- (a) agricultural uses, but not including new farm dwellings
  - (b) existing uses, located in existing buildings or structures, provided such uses continue in the same manner and for the same purpose for which they were used on the day this By-law was passed, and new one storey accessory buildings
  - (c) Outdoor recreational uses without any buildings or structures
- (39-2004)**

## **Section 38: EU – Existing Use Zones**

### **38.1 Permitted Uses**

38.1.1 No person shall within any EU Zone use any land or erect or use any building or structure for any purpose or use other than the following use:

- (a) Existing uses, located in existing buildings or structures, provided such uses continue in the same manner and for the same purpose for which they were used on the day this By-law was passed, and new one storey accessory buildings.
- (39-2004)**

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To: Development Services Committee

From: Paul D. Ralph, BES, RPP, MCIP, Commissioner,  
Development Services

Report Number: DS-15-218

Date of Report: December 2, 2015

Date of Meeting: December 7, 2015

Subject: Recommended Amendments Concerning the Official Plan  
Conformity and Watershed Implementation Exercise

File: B-3100-0368

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## 1.0 Purpose

The purpose of this report is to present recommended amendments to the Oshawa Official Plan and Samac Secondary Plan that are required to implement the following:

- (a) The Provincial Greenbelt Plan (Greenbelt Plan);
- (b) The Provincial Growth Plan for the Greater Golden Horseshoe (Growth Plan);
- (c) Amendments 114 and 128 (ROPAs 114 and 128) to the Durham Regional Official Plan (DROP), which implemented the Greenbelt Plan and the Growth Plan at a Regional level; and,
- (d) Appropriate environmental policies based on the Central Lake Ontario Conservation Authority (CLOCA) Natural Heritage System mapping and watershed plans for the Oshawa Creek and Black/Harmony/Farewell Creek watersheds. These watershed plans are intended to implement the watershed-based planning approach supported in the above noted Provincial and Regional planning documents.

The amendments relating to conformity with the Greenbelt Plan, the Growth Plan and ROPAs 114 and 128 are necessary given that the Official Plans of all lower-tier municipalities in Durham, including Oshawa, are required to conform to these two Provincial Plans and to the DROP.

Due to their size, the recommended amendments are not attached to this report. However, the amendments are available for viewing in the Development Services Department (Planning Services; 8<sup>th</sup> Floor, Rundle Tower, Attention: Tom Goodeve) and on the City's website.

On January 26, 2015, Council approved the following public consultation process for the proposed City-initiated amendments to the Oshawa Official Plan and Samac Secondary Plan (see DS-15-02):

- A series of four statutory Public Open Houses that were held at the following locations:
  - South Oshawa Community Centre (held February 26, 2015)
  - Legends Centre (held March 4, 2015)
  - Columbus Community Centre (held March 11, 2015)
  - Oshawa City Hall (held March 26, 2015)
- A Special Meeting of Council required under the Planning Act was held on May 26, 2015.
- A Planning Act Public Meeting was held by the Development Services Committee on June 15, 2015.

Notices of the Public Open Houses, Special Meeting of Council and Planning Act Public Meeting were provided in both the Oshawa This Week and Oshawa Express newspapers.

Attachment 1 is a copy of the minutes of the June 15, 2015 Planning Act Public meeting

Attachment 2 is a map identifying the lands in Oshawa within the Greenbelt Area and the Growth Plan Area.

Attachment 3 is a summary outlining the recommended key changes to the policies of the Oshawa Official Plan and Samac Secondary Plan.

Attachment 4 is a summary outlining the recommended key changes to the schedules (maps) of the Oshawa Official Plan and Samac Secondary Plan, to ensure that the schedules match the policy changes.

Attachment 5 is a map showing the future Residential areas and Industrial areas north and south of Highway 407 recommended to be included in the Oshawa Official Plan in accordance with the DROP.

## **2.0 Recommendation**

That the Development Services Committee recommend to Council the following:

1. That, pursuant to Report DS-15-218 dated December 2, 2015, the City-initiated amendments to the Oshawa Official Plan and Samac Secondary Plan that are required to implement the following:
  - (a) The Provincial Greenbelt Plan;
  - (b) The Provincial Growth Plan for the Greater Golden Horseshoe;
  - (c) Amendments 114 and 128 to the Durham Regional Official Plan, which implemented the Greenbelt Plan and the Growth Plan at a Regional level; and,

(d) Appropriate environmental policies based on the Central Lake Ontario Conservation Authority Natural Heritage System mapping and watershed plans for the Oshawa Creek and Black/Harmony/Farewell Creek watersheds. These watershed plans are intended to implement the watershed-based planning approach supported in the above noted Provincial and Regional planning documents.

be adopted by by-law, in a form and content acceptable to the Commissioner of Development Services, generally in accordance with the comments in the Report and be forwarded to the Region of Durham for approval.

2. That the Region of Durham be requested to amend the Durham Regional Official Plan to implement the City's proposed amendments in accordance with the comments contained in Report DS-15-218.

### **3.0 Executive Summary**

Not applicable.

### **4.0 Input From Other Sources**

#### **4.1 Public**

##### **4.1.1 General and Other Departments and Agencies**

On June 15, 2015, a public meeting was held on the proposed amendments. The minutes of the public meeting form Attachment 1 to this report.

This Department received a number of comments from the public and other departments. These comments were reviewed by staff and modifications to the original amendments are now proposed to address certain comments.

The majority of comments have been resolved at this time, but some outstanding matters remain to be further discussed with the stakeholders and the Region.

At this point in time, it is important to adopt the recommended amendments and forward it to the Region for review and approval. The Region's approval process will take some time.

This will provide City staff an opportunity to advance the Region's approval and continue to work with the Region and other stakeholders to identify any further modifications that may be necessary to resolve outstanding issues.

Some additional comments from departments and agencies are most appropriately addressed through any future rezoning, subdivision, site plan approval and building permit processes as appropriate.

##### **4.1.2 Recommended Policy and Schedule Modifications to Address Key Comments**

Table 1 below presents a list of the key policy and map changes recommended to be incorporated as part of the subject amendments. These changes represent modifications

to the original proposed draft policies and maps circulated for comment and subject to the public meeting, and have been made in response to a further staff review and various comments received from stakeholders including landowners, the development community and other departments and agencies.

Table 1: Recommended Key Policy and Schedule Modifications Pursuant to Stakeholder Comments and further staff review

<b>Official Plan Section/Schedule</b>	<b>Proposed Key Policy/Schedule Changes</b>
Section 2.0	<ul style="list-style-type: none"> <li>▪ Floor Space Index and density targets introduced for Community Central Areas and Local Central Areas</li> <li>▪ Policy language has been introduced to clarify that a Master Land Use and Urban Design Plan shall be prepared upon confirmation by Metrolinx that it intends to locate a new GO Station on the west side of Thornton Road South, south of the Canadian Pacific Railway mainline</li> <li>▪ Policy language has been introduced to provide guidance for development in the vicinity of future Commuter Stations</li> <li>▪ Policy language introduced to clarify that the achievement of the built form objectives for the Windfields Main Central Area is envisioned over the long term</li> <li>▪ All of the Columbus community is proposed to be brought forward as an urban expansion area under the proposed amendments; the northwesterly portion of Columbus is no longer identified as a “Future Urban Development Area”</li> <li>▪ Within the Downtown Oshawa Urban Growth Centre, High Density II Residential development may be permitted at densities up to 550 units per hectare (current maximum is 300 units per hectare)</li> <li>▪ New policy language has been introduced to limit various commercial, community and recreational uses in Industrial areas, and to geographically identify the City’s various Industrial areas</li> <li>▪ Definition for “sensitive uses” introduced</li> </ul>
Section 3.0	<ul style="list-style-type: none"> <li>▪ Policy language has been introduced to clarify requirements for noise and vibration studies in the vicinity of rail corridors, railway commuter stations and railway yards</li> </ul>
Section 5.0	<ul style="list-style-type: none"> <li>▪ Revisions have been introduced to refine the definition of “significant woodlands”</li> <li>▪ Policy language has been added to indicate that the City will monitor its greenhouse gas emissions</li> </ul>

Official Plan Section/Schedule	Proposed Key Policy/Schedule Changes
	<ul style="list-style-type: none"> <li>▪ Clarification has been added to indicate that stormwater management facilities shall generally be located outside of the regulatory floodplain limits</li> <li>▪ Policy language has been added to reference the Greenbelt Natural Heritage System as defined by the Province; and, where appropriate, changes have been made to clarify where particular policies in other sections of the Official Plan apply to lands within the Greenbelt Natural Heritage System</li> </ul>
Section 8	<ul style="list-style-type: none"> <li>▪ Modifications have been added to clarify that the boundary between the Columbus Part II Plan area and the South Columbus Industrial Area east and west of Simcoe Street North is conceptually defined by a future Type 'C' arterial road and may shift depending on the final alignment of the road</li> <li>▪ Policy language has been developed to indicate that the Columbus Part II Plan will include a policy related to cost sharing amongst developers for infrastructure</li> </ul>
Section 10	<ul style="list-style-type: none"> <li>▪ Clarification has been added to indicate that where a study further defines the limits of the Natural Heritage System, corresponding adjustments to the boundaries of any related portion of the Open Space and Recreation designation shall also be permitted without amendment to the Oshawa Official Plan</li> </ul>
Samac Secondary Plan	<ul style="list-style-type: none"> <li>▪ Policy language has been introduced to clarify that the lands on the east and west sides of Simcoe Street North, north of Taunton Road may also be developed for Medium Density I uses</li> </ul>
Schedule "A" – Land Use	<ul style="list-style-type: none"> <li>▪ Changes have been made to the limits of the "Open Space and Recreation" designation for the following areas:                         <ul style="list-style-type: none"> <li>– 1345 Winchester Road East</li> <li>– Lands on the west side of Thornton Road South, directly south of the TransNorthern pipeline (north of Taunton Road West)</li> <li>– 305 Columbus Road West</li> </ul> </li> <li>▪ The section of Hydro One Networks Inc. corridor and abutting parks between Rossland Road East and Adelaide Avenue East has been redesignated from "Residential" to "Open Space and Recreation"</li> <li>▪ The "Future Urban Development Area" in Columbus has been removed and replaced with Residential and Open Space and Recreation designations</li> <li>▪ The diversion channel at the northeast corner of Conlin Road</li> </ul>

Official Plan Section/Schedule	Proposed Key Policy/Schedule Changes
	<p>East and Ritson Road North has been redesignated from “Residential” to “Open Space and Recreation”</p>
<p>Schedule “D” – Environmental Management</p>	<ul style="list-style-type: none"> <li>▪ Schedule “D” has been modified to form two new schedules: Schedule “D-1” and Schedule “D-2”</li> </ul>
<p>Schedule “D-1” – Environmental Management</p>	<ul style="list-style-type: none"> <li>▪ A new Schedule “D-1” has been created based on the original proposed amended Schedule “D” except for the following changes:                             <ul style="list-style-type: none"> <li>– Changes to the limits of the “Natural Heritage System” and/or “Natural Heritage and/or Hydrologic Features Outside of the Natural Heritage System” for the following areas:                                     <ul style="list-style-type: none"> <li>• 1345 Winchester Road East</li> <li>• Lands on the west side of Thornton Road South, directly south of the TransNorthern pipeline (north of Taunton Road West)</li> <li>• 305 Columbus Road West</li> </ul> </li> <li>– “High Volume Recharge Areas” have been removed</li> <li>– “Lake Iroquois Beach” has been removed</li> <li>– “High Potential Mineral Aggregate Areas” have been removed</li> <li>– The section of “Natural Heritage System” (i.e., a section of Riparian Corridor) at the northeast corner of Conlin Road East and Ritson Road North has been removed, since it has been replaced by a diversion corridor.</li> <li>– In the Kedron Part II Plan area, changes have been made to ensure that the lands shown on Schedule “F-1A” as components of the Natural Heritage System (i.e., “Natural Cover Regeneration/Restoration Areas”, “Key Natural Heritage Features and Key Hydrologic Features” and “Riparian Corridors”) match up with Schedule “D-1”.</li> <li>– The limits of the Hazard lands on RioCan’s holdings in the Windfields Part II Plan area have been revised to reflect the results of the Stream Corridor Limits Report prepared by MMM Group for the RioCan lands.</li> <li>– With respect to Natural Heritage and/or Hydrologic Features Outside of the Natural Heritage System, the schedule has been modified to remove these features from RioCan’s lands and Tribute’s Dantonbury lands in the Windfields Part II Plan area.</li> </ul> </li> </ul>

Official Plan Section/Schedule	Proposed Key Policy/Schedule Changes
	<ul style="list-style-type: none"> <li>- The limits of the Natural Heritage System shown on Tribute’s Dantonbury lands in the Windfields Part II Plan area have been revised to reflect the results of approved environmental studies.</li> </ul>
Schedule “D-2” – Environmental Management	<ul style="list-style-type: none"> <li>▪ A new Schedule “D-2” has been created and includes the following elements:                             <ul style="list-style-type: none"> <li>- Identification of the area subject to the Greenbelt Natural Heritage System</li> <li>- Delineation of the 1 km Lake Ontario Shoreline Buffer</li> <li>- Delineation of “High Volume Recharge Areas”</li> <li>- Delineation of the “Lake Iroquois Beach” area</li> <li>- Delineation of “High Potential Mineral Aggregate Areas”</li> <li>- Delineation of the Oak Ridges Moraine Boundary</li> <li>- Delineation of the Greenbelt Protected Countryside Area Boundary</li> </ul> </li> </ul>
Schedule “F-1” – Natural Heritage System Components	Schedule “F-1” has been modified to form two new schedules: Schedule “F-1A” and Schedule “F-1B”
Schedule “F-1A” - Natural Heritage System Components (Excluding High Volume Recharge Areas)	<ul style="list-style-type: none"> <li>▪ A new Schedule “F-1A” has been created based on the original proposed amended Schedule “F-1” except for the following changes:                             <ul style="list-style-type: none"> <li>- The lands removed from the “Natural Heritage System” shown on Schedule “D-1” have also been removed on Schedule “F-1A” for the following areas:                                     <ul style="list-style-type: none"> <li>• 1345 Winchester Road East</li> <li>• Lands on the west side of Thornton Road South, directly south of the TransNorthern pipeline (north of Taunton Road West)</li> <li>• 305 Columbus Road West</li> </ul> </li> <li>- “High Volume Recharge Areas” have been removed</li> <li>- A reference to the definitions contained in Policies 5.1.2(h) and (i) has been added to the Legend element relating to Key Natural Heritage Features and Key Hydrologic Features</li> <li>- The section of “Riparian Corridor” at the northeast corner of Conlin Road East and Ritson Road North has been removed, since it has been replaced by a diversion corridor; in addition, the section of the same Riparian Corridor located upstream of the north-south running hydro corridor has been removed</li> </ul> </li> </ul>
Schedule “F-1B” - High Volume	<ul style="list-style-type: none"> <li>▪ A new Schedule “F-1B” has been created and includes the following elements:</li> </ul>

Official Plan Section/Schedule	Proposed Key Policy/Schedule Changes
Recharge Areas and Greenbelt Natural Heritage System	<ul style="list-style-type: none"> <li>- Identification of the area subject to the Greenbelt Natural Heritage System</li> <li>- Delineation of “High Volume Recharge Areas”</li> <li>- Delineation of the Oak Ridges Moraine Boundary</li> <li>- Delineation of the Greenbelt Protected Countryside Area Boundary</li> </ul>
Schedule “A” – Windfields Land Use and Road Plan	<ul style="list-style-type: none"> <li>▪ The lands immediately adjacent to the western limit of the “Planned Commercial Centre – Main” designation (i.e. lands shown as Block 109 on the draft M-Plan for Dantonbury Phase 1) are proposed to be designated as “Medium Density I Residential” rather than “Low Density Residential”</li> </ul>
Schedule “B” – Windfields Environmental Management Plan	<ul style="list-style-type: none"> <li>▪ The limits of the Natural Heritage System shown on Tribute’s Dantonbury lands in the Windfields Part II Plan area have been revised to reflect the results of approved environmental studies</li> <li>▪ The limits of the Hazard lands on RioCan’s and Tribute’s Dantonbury holdings in the Windfields Part II Plan area have been revised to reflect the results of the Stream Corridor Limits Reports prepared by MMM Group for the RioCan lands and Tribute’s Dantonbury holdings</li> </ul>
Schedule “A” – Pinecrest Land Use and Road Plan	<ul style="list-style-type: none"> <li>▪ The lands on the south side of Taunton Road East between the Planned Development Area and the Planned Commercial Strip area are proposed to be designated as Medium Density II Residential with the ability to develop at Medium Density I rather than be designated solely as Medium Density II</li> </ul>
Schedule “A” – Samac Land Use and Road Plan	<ul style="list-style-type: none"> <li>▪ The lands at the southwest corner of Wilson Road North and Conlin Road East are proposed to be designated as Medium Density I Residential rather than Medium Density II Residential</li> </ul>

## 5.0 Analysis

### 5.1 Background

The Planning Act requires the Council of every municipality in an area affected by a Provincial Plan to ensure that its Official Plan conforms to any Provincial Plan and an upper-tier Official Plan like the DROP. Currently, amendments to the Oshawa Official Plan are required to address two Provincial Plans: the Greenbelt Plan and the Growth Plan (as well as to address the DROP, which the Region amended previously as part of its own conformity exercise).

The Official Plan is the document in which the City outlines its vision for the future development of the municipality while having regard to relevant social, economic and environmental matters. The Official Plan is the highest order land use planning document in the City and it gives direction to zoning by-laws and all other statements of local

planning policy. It is the most powerful tool available with which to manage and guide the physical form and growth of the City.

## **5.2 Provincial Greenbelt Plan**

The Greenbelt Act established a Greenbelt Area which includes lands in the Oak Ridges Moraine (ORM), the Niagara Escarpment Plan and lands designated as Protected Countryside in the central part of the Province. In combination, these lands constitute a broad band of permanently protected lands [about 728,000 hectares (1.8 million ac.)] in the Greater Golden Horseshoe area.

Attachment 2 identifies the lands in Oshawa within the Greenbelt Area. These lands consist of lands within the Oak Ridges Moraine and lands designated as Protected Countryside.

A Greenbelt Plan was established with policies intended to protect against the loss and fragmentation of the agricultural land base, give permanent protection to natural heritage and water resource systems and provide for a diverse range of economic and social activities associated with rural communities, agriculture, tourism, recreation and resource uses.

All planning decisions must conform to the Greenbelt Plan. Accordingly, all municipalities within the Greenbelt Area are required to bring their planning documents (e.g. Official Plans) into conformity with the Greenbelt Plan.

The ORM area continues to be governed by the provisions of the Oak Ridges Moraine Conservation Plan (ORMCP). The City's Official Plan has been amended to conform to the ORMCP.

The Oshawa Official Plan needs to be amended to conform to the Greenbelt Plan for those lands designated as Protected Countryside.

## **5.3 Provincial Growth Plan**

All lands within Oshawa that are not within the ORM or designated as Protected Countryside within the Greenbelt Area are located within the Greater Golden Horseshoe Growth Plan Area (see Attachment 2).

On June 16, 2006, the Province released the finalized Growth Plan for the Greater Golden Horseshoe, 2006. It was a 25-year plan focused on the creation of complete communities, with a greater mix of businesses, services, housing and parks that will make them more livable. In this regard, the plan sets standards for municipal planning that aim to:

- Stimulate economic prosperity;
- Revitalize downtowns to become vibrant and convenient centres;
- Encourage more compact communities, with services, shops and businesses close to home and more options for living, working, learning, shopping and playing;

- Preserve greenspace and agricultural lands that are under pressure in the Greater Golden Horseshoe;
- Curb urban sprawl and protect farmland and green spaces;
- Reduce car dependency and traffic congestion by improving access to a greater range of transportation options;
- Contribute to better air quality;
- Spur transit investment and create conditions to increase the use of public transit; and,
- Promote a culture of conservation.

In 2013, the Growth Plan was amended to update the population and employment forecasts and extend the timeline of the Growth Plan from 2031 to 2041.

#### **5.4 Durham Regional Official Plan**

ROPAs 114 and 128 to the DROP were approved by the Region to address the Greenbelt Plan and the Growth Plan, respectively. Key policy changes introduced through these amendments included:

- Expanding Oshawa's urban area boundary to include additional Living Areas for residential development in the vicinity of the community of Columbus, as well as to include additional Employment Areas along both sides of Highway 407 south of Columbus;
- Establishing a 2031 target population for Oshawa of 197,000 residents;
- Establishing a 2031 employment target for Oshawa of 90,790 jobs;
- Identifying Downtown Oshawa as an Urban Growth Centre – a primary focus area for intensification within the City, to be developed for a mix of uses in order to achieve a minimum density target of 200 persons and jobs combined per hectare;
- Implementing an intensification target for Oshawa requiring 39% of all new residential units in the City to be constructed as infill development within the City's built-up areas; and,
- Requiring development in greenfield areas to achieve an overall minimum density target of 50 persons and jobs combined per hectare.

Amendments to the Oshawa Official Plan are required to implement the DROP and to:

- Provide clarity and certainty about Oshawa's planned urban structure, where and how future growth should be accommodated, and what must be protected for current and future generations; and,

- Provide clarity and certainty as to how Oshawa's agricultural land base and the ecological features and functions on this landscape will be protected, including identifying where urbanization should not occur.

It should be noted that some of the recommended amendments to the Oshawa Official Plan will require reciprocal amendments to be made to the DROP. Any need for a Regional Official Plan Amendment in this regard will be determined by the Region. These are elaborated upon in Section 5.6.5 of this report.

## **5.5 CLOCA Watershed Plan Implementation Exercise**

CLOCA has developed a series of proposed Official Plan policies for implementing a watershed-based planning approach in municipal official plans. Such an approach is supported by the Greenbelt Plan, the Growth Plan and ROPAs 114 and 128.

In early 2013, CLOCA approved new watershed plans for the Oshawa Creek and Black/Harmony/Farewell Creek watersheds, which together cover most of Oshawa's geographical land area. Approval of these watershed plans is part of an ongoing effort by CLOCA to update or create watershed plans for each of the watersheds within its jurisdictional boundaries.

The goal of watershed planning is to provide a framework to protect, restore and enhance a healthy and resilient watershed. A watershed plan examines the environment and human activities within a watershed area and assesses the relationships between these activities to determine how the ecosystems of the watershed should be managed to ensure they retain their ecological integrity and health in a sustainable manner.

The Water Resource System and External Connections policies contained in the Greenbelt Plan are reflected in the DROP as new watershed planning policies incorporated through ROPA 114. These policies have been introduced at the Provincial and Regional level in recognition of the fact that watersheds are the most meaningful scale for hydrological planning, and municipalities and conservation authorities should undertake watershed-based planning to guide planning and development decisions.

Accordingly, CLOCA has developed policies and natural heritage system mapping for its partner municipalities to consider incorporating into their Official Plan documents. These policies translate watershed goals, objectives and targets into municipal policy language so that municipalities have the policy instruments to effectively implement CLOCA's watershed plans.

Where appropriate to the Oshawa context, these proposed policies and mapping have been adapted for inclusion in the Oshawa Official Plan as part of the City's conformity exercise.

## **5.6 Recommended Amendments**

### **5.6.1 General**

It is now appropriate for the City to adopt amendments to the Oshawa Official Plan and Samac Secondary Plan that will put in place planning policies to:

- Implement the Greenbelt Plan;
- Implement the Growth Plan;
- Implement ROPAs 114 and 128; and,
- Ensure a watershed-based approach to planning in Oshawa.

Given the City-wide scope of the required policy changes, the recommended amendments involve changes to Part I of the Official Plan as well as to all of the City's Part II Plans, and to the Samac Secondary Plan.

### **5.6.2 Recommended Amendments to Part I of the Oshawa Official Plan**

Attachment 3 identifies key recommended policy changes to the Part I Plan on a section-by-section basis, as well as recommended policy changes to the Samac Secondary Plan. The recommended policy changes listed under each section are not intended to be exhaustive, but rather constitute a select list of changes that are appropriately classified as substantive or "key".

Attachment 4 identifies key recommended changes to the various schedules contained in the Oshawa Official Plan, including the introduction of several new schedules, as well as key recommended changes to the schedules contained in the Samac Secondary Plan.

Attachment 5 shows the recommended new Living Areas north of Highway 407 and the recommended new Industrial Areas adjacent to Highway 407.

### **5.6.3 Recommended Amendments to Part II Plans of the Oshawa Official Plan and to the Samac Secondary Plan**

The Oshawa Official Plan currently has Part II Plans covering five Planning Areas: Eastdale, Pinecrest, Taunton and Windfields as well as a portion of Kedron. Amendments to all five of the City's Part II Plans are necessary due to the comprehensive nature of the recommended policy changes and the need to align the Part II Plans with the policy changes made to the Part I Plan.

With respect to the Kedron Planning Area, the required changes generally are not substantive given that the Kedron Part II Plan was only approved by the Region in May of 2014. Accordingly, the recommended changes to the Kedron Part II Plan mainly stem from the need to ensure consistency with changes to the Part I Plan, where appropriate.

Like the various Part II Plans, the Samac Secondary Plan provides a further level of detail with respect to land use planning policies to guide development in the Samac Planning Area. The Samac Secondary Plan predates the five Part II Plans and has not yet been formally incorporated as a Part II Plan under the umbrella of the Oshawa Official Plan.

Nonetheless, the Samac Secondary Plan essentially functions in the same manner as a Part II Plan, and where appropriate, amendments have been recommended to ensure that it is consistent with the policy changes made to the Part I Plan.

#### **5.6.4 Rationale for Recommended Amendments to the Oshawa Official Plan and Samac Secondary Plan**

Consideration of the recommended amendments is appropriate for the following key reasons:

- The recommended amendments would bring the Oshawa Official Plan and Samac Secondary Plan into conformity with the Provincial Greenbelt Plan and the Provincial Growth Plan;
- The recommended amendments would bring the Oshawa Official Plan and Samac Secondary Plan into conformity with the Durham Regional Official Plan, particularly amendments introduced under ROPA 114 and ROPA 128;
- The recommended amendments will assist in advancing development in the City in an orderly manner;
- The recommended amendments clarify the City's long term planning interest in new expansion areas of the City to property owners, residents, the development community, the business community and others;
- The recommended amendments will help facilitate job creation and growth in the local economy;
- The environmental management portions of the recommended amendments implement a watershed-based planning approach as promoted by the Province, the Region and CLOCA;
- The recommended amendments will advance an appropriate range of residential housing types and densities as well as mixed-use development;
- The recommended amendments will advance appropriate urban design considerations, particularly for development in Central Areas, along Corridors, and around Commuter Stations;
- The recommended amendments will advance a balanced, integrated multi-modal transportation system/recreational trail system for vehicles, pedestrians and cyclists;
- The recommended amendments will advance intensification in appropriate areas, such as in Central Areas, Mobility Hubs and along certain portions of arterial roads, and will promote transit-supportive development; and,
- The recommended amendments will provide new policies to ensure that the housing needs of all residents are met.

### 5.6.5 Reciprocal Amendments Required to the Durham Regional Official Plan

Due to factors such as timing, the evolution of information and the opportunity for refined analyses at the area municipal level, some of the recommended amendments to the Oshawa Official Plan require reciprocal amendments to be made to the Durham Regional Official Plan. In this regard, it is recommended that the Region of Durham be requested to amend the Durham Regional Official Plan as follows:

- Amend Schedule 'A' – Map A4 to redesignate the lands located south of the Hydro One Networks Inc. hydro corridor, between the west branch of the Oshawa Creek and the Windfields Regional Centre, from “Employment Areas” to Living Areas”.
- Amend Schedule 'A' – Map A4 to redesignate the lands located south of the Enbridge and TransCanada pipelines, between the east branch of the Oshawa Creek and the Windfields Regional Centre, from “Employment Areas” to Living Areas”.
- Amend Schedule 'A' – Map A4 to redesignate the lands located south of Highway 401, west of Park Road South, north of the Canadian National Railway mainline and east of Stevenson Road South from “Employment Areas” to “Living Areas”, to be consistent with the Region’s 1995 approval of Amendment 40 to the Oshawa Official Plan.
- Amend Schedule 'A' – Map A4 to delete the future GO station shown located at the southeast quadrant of Gibb Street and Stevenson Road South, and show the location of the future Thornton’s Corners and central Oshawa GO stations pursuant to the Environmental Assessment approved by Metrolinx for the Oshawa to Bowmanville GO Rail extension along the Canadian Pacific Railway (CPR) mainline.
- Amend Schedule 'A' – Map A4 to relocate the future GO Rail Highway 401 crossover further to the west in Whitby, pursuant to the Environmental Assessment approved by Metrolinx for the Oshawa to Bowmanville GO Rail extension along the Canadian Pacific Railway (CPR) mainline.
- Amend Schedule 'A' – Map A4 to redesignate the lands east of Park Road South, on the south side of Cordova Road and on the north and south sides of Malaga Road, from “Employment Areas” to “Living Areas”.
- Amend Schedule 'C' – Map C2 to show the Ritson Road South/Highway 401 interchange as an existing interchange rather than an existing interchange proposed to be removed.
- Amend Schedule 'C' – Map C2 to indicate that the two future Type C Arterial roads shown east and west of Simcoe Street North, north of Winchester Road, will not be Highway 407 crossovers.
- Amend Schedule 'C' – Map C3 to relocate the Transportation Hub shown at the southeast quadrant of Gibb Street and Stevenson Road South to the location of the planned new central Oshawa GO Station along the CPR mainline, midway between Simcoe Street South and Ritson Road South, pursuant to the Environmental

Assessment approved by Metrolinx for the Oshawa to Bowmanville GO Rail extension along the Canadian Pacific Railway (CPR) mainline.

- Amend Schedule 'C' – Map C3 to show the location of the future Thornton's Corners Commuter Station south of the CPR mainline, west of Thornton Road South, pursuant to the Environmental Assessment approved by Metrolinx for the Oshawa to Bowmanville GO Rail extension along the Canadian Pacific Railway (CPR) mainline.
- Amend Schedule 'C' – Map C3 to relocate the future GO Rail Highway 401 crossover further to the west in Whitby, pursuant to the Environmental Assessment approved by Metrolinx for the Oshawa to Bowmanville GO Rail extension along the Canadian Pacific Railway (CPR) mainline.
- Amend Schedule 'C' – Map C4 to show an Arterial Road haul route along Farewell Road linking Highway 401 to Oshawa Harbour.
- Amend Durham Regional Official Plan Policy 11.3.28 to be consistent with recommended Oshawa Official Plan Policy 3.2.22, in recognition of Council's commitment to operate the Oshawa Executive Airport until at least 2033.

## **5.7 Next Steps**

The next steps in the planning process are generally anticipated as follows:

- Council adopts amendments.
- Request the Region to initiate certain amendments to the DROP that are required in order to facilitate the adoption of certain portions of the recommended amendments to the Oshawa Official Plan.
- Send Council-adopted amendments to the Region of Durham for approval since the Region is the approval authority and the request to amend the DROP.

## **6.0 Financial Implications**

The approval of the recommended amendments would embody certain capital costs for the City related to the addition of new residential and employment land and the construction and maintenance of:

- Arterial and collector roads, including cycling facilities;
- Stormwater management facilities;
- Street Lighting;
- Provision of parks and trails; and
- Other City Services.

The above construction costs would primarily be funded through Development Charges. As the community is built out, costs for operation and maintenance would shift to increased assessment revenue collected through property taxes.

## 7.0 Relationship to the Oshawa Strategic Plan

The recommendation advances the Economic Prosperity and Financial Stewardship, Accountable Leadership, Social Equity and Environmental Responsibility goals of the Oshawa Strategic Plan



Paul D. Ralph, BES, RPP, MCIP, Commissioner,  
Development Services

**Excerpts from the Minutes of the Development Services Committee Meeting held on June 15, 2015**

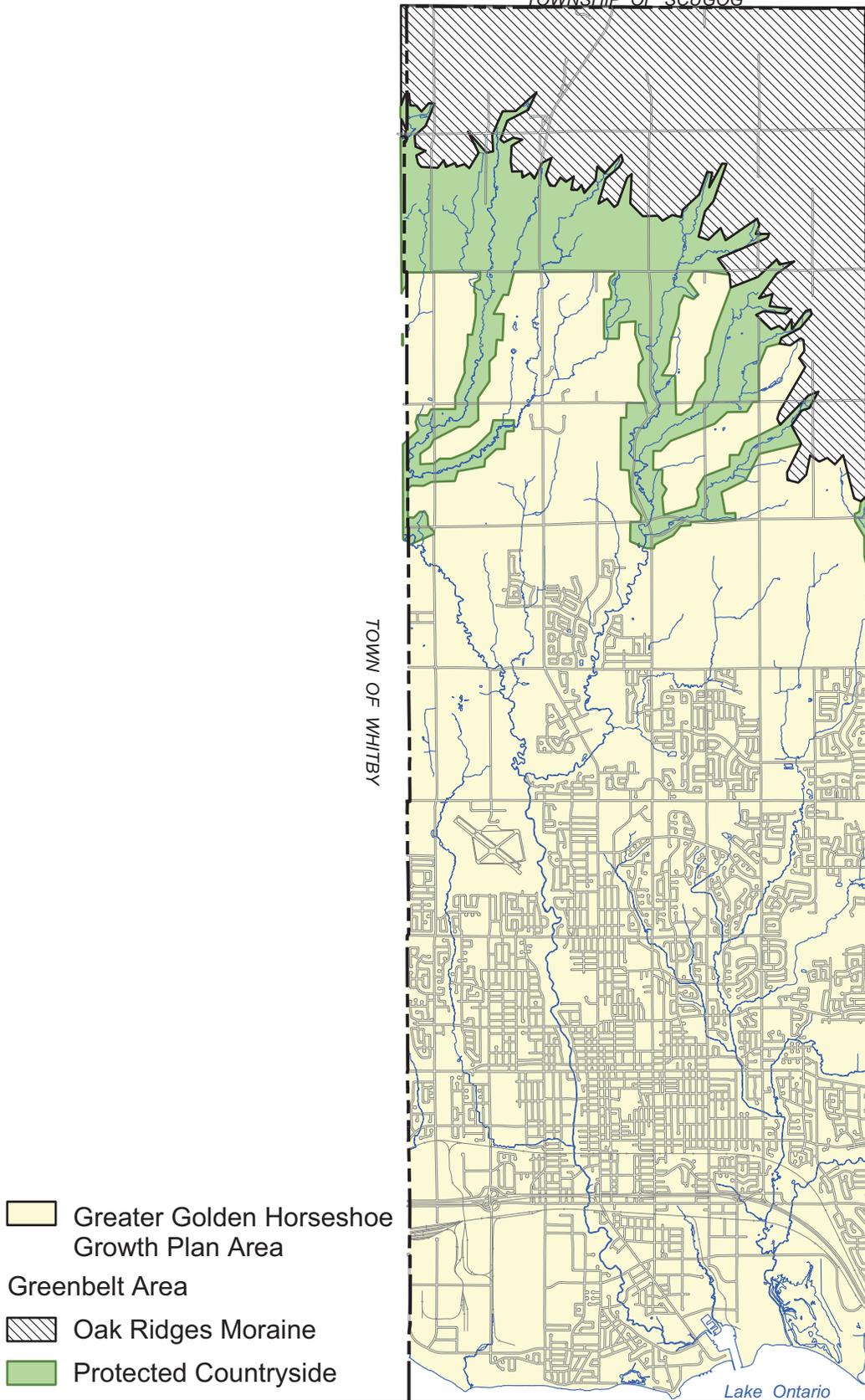
Ihor George Lysyk addressed the Development Services Committee concerning Report DS-15-130, stating he owns property at 1324 Winchester Road East and that he has met with City staff regarding a section of his property that is referenced as 'open space' and 'natural heritage', when in fact it's a planted feature and not of heritage value. Ihor George Lysyk stated he is opposed to the current map showing this designation and that he looks forward to seeing a revised map in the future.

Chris Jones, Director, Development Review and Regulations, Central Lake Ontario Conservation Authority (C.L.O.C.A) addressed the Development Services Committee concerning Report DS-15-30, stating he wanted to thank staff for the work involved with the proposed amendments and that he appreciates that the proposed amendments include much of the work done by C.L.O.C.A with respect to watershed planning.

Chris Jones stated he feels that the proposed amendments represent a balance between progressive planning, environmental stewardship and growth.

The Committee questioned Chris Jones.

No further public comments were received.



- Greater Golden Horseshoe Growth Plan Area
- Greenbelt Area
- Oak Ridges Moraine
- Protected Countryside

Lake Ontario

**Attachment 2**

Item: DS-15-218  
 Subject: Oshawa Official Plan Conformity and Watershed Plan Implementation Exercise  
 File: B-3100-0368



## Overview of Key Proposed Policy Changes to the Oshawa Official Plan and Samac Secondary Plan

### Official Plan Section 1.0 General

1. Introduce the concept of Greenland Areas as established by the Region under Regional Official Plan Amendment (ROPA 114)
2. Clarify that expanding the Major Urban Area boundary will require an Amendment to the Official Plan under a future comprehensive review
3. Introduce the definitions of Development, Site Alteration, Built Boundary, Built-up Area, Greenfield and Gross Density as per ROPAs 114 and 128
4. Provide the City with the ability to implement phasing mechanisms to regulate the timing of development in the Greenfield Area in the event that residential intensification targets are not being met within the Built Boundary (i.e. 39% of all new units created annually are to be constructed within the Built Boundary)
5. Introduce population, housing and employment forecasts for the City as per ROPA 128

### Official Plan Section 2.0 Land Use Policies

1. Introduce policies for Corridors, Mobility Hubs and Commuter Stations as per ROPA 128
2. Introduce detailed density and urban form policies, including Floor Space Index (FSI) targets, with respect to the following Main Central Areas:
  - Downtown Main Central Area/Oshawa Urban Growth Centre (UGC); and
  - Windfields Main Central Area
3. Incorporate additional policy language, including FSI and density targets, regarding Sub-Central Areas and Local Central Areas as a result of policy language introduced in both ROPAs 114 and 128
4. Incorporate revisions to Planning Criteria policies for Central Areas that include:
  - Highlighting the needs of pedestrians and cyclists as a primary design consideration;
  - Facilitating transit and active transportation;
  - Identifying appropriate forms of and locations for residential intensification;
  - Promoting more compact urban form;
  - Promoting transit supportive design;
  - Maintaining/enhancing historical streetscapes;
  - Encouraging rooftop mechanical equipment to be enclosed;

- Implementing requirements for new development to front or flank road rights-of-ways (ROW); and
  - Ensuring light pollution abatement measures are implemented
5. Define built form characteristics for Central Areas
  6. Introduce minimum built heights within Central Areas
  7. Introduce the potential requirement for a comprehensive urban design study to assist in evaluating individual development proposals within the broader surrounding context of a Main Central Area or Sub-Central Area
  8. Introduce policies for both Regional and Local Corridors, including planning criteria relating to urban design and transportation infrastructure
  9. Introduce policies for Mobility Hubs and Commuter Stations, including planning criteria similar to both Centres and Corridors
  10. Introduce policies regarding the connection of the Downtown Oshawa UGC to the future Central Oshawa Mobility Hub area
  11. Strengthen the importance of Central Areas, Corridors and the UGC as locations containing the City's main concentrations of retail activity
  12. Add policies to require more compact urban form within Central Areas, Corridors and the UGC for commercial development
  13. Add new requirements for retail impact studies as per ROPA 128
  14. Strengthen policies to protect historic residential areas/stable neighbourhoods from inappropriate residential intensification
  15. Introduce requirements for pedestrian walkways and on- and off-road cycling facilities within residential neighbourhoods
  16. Introduce the concept of Low Impact Development technologies in subdivision and housing design
  17. Introduce requirements and exemptions for Part II Plans (e.g., not required on sites in Greenfield Areas that are less than 20 hectares in size if the City is satisfied that a Part II Plan is not necessary)
  18. Introduce policies to indicate that until a Part II Plan is prepared for the Columbus Area, development within the former Hamlet area will generally be guided by the development plan for the Hamlet of Columbus including clarifying that new residential lots are not permitted within areas proposed for development in the Hamlet Development until a Part II Plan is prepared
  19. Introduce policies to ensure that the development of industrial lands along Simcoe Street North between Highway 407 and the community of Columbus is limited to offices, cultural uses, recreational and community uses and hotel uses that are compatible with and sensitive to the heritage character of Columbus

20. Revise the definition of Industrial Areas as per ROPA's 114 and 128
21. Introduce the concept of Regeneration Areas that will retain industrial designation pending initiation of further planning studies by the City
22. Introduce Sensitive Use policies as per ROPA 128, to restrict/regulate sensitive uses in Industrial areas
23. Introduce policies requiring 50% of all forecast employment to be located on designated industrial lands
24. Modify planning criteria for the development of industrially designated lands within Greenfield areas, to address requirements for watershed plans, servicing, a fiscal impact analysis, land use conflict assessments and ensuring a sensitive transition between industrial uses and residential areas, including the community of Columbus
25. Introduce a policy requiring the review of industrial development proposals to include an evaluation of the extent to which anticipated employment in Greenfield Industrial Areas assists to achieve the objective of a minimum gross density of 27 jobs per hectare
26. Introduce policies to address the proposed conversion of industrial lands to non-industrial uses as per ROPA 128
27. Add policies to address the development of Regional Corridors within Industrial areas
28. Strengthen the importance of active transportation and transit when planning for Institutional uses
29. Introduce policies to appropriately manage the Natural Heritage System within lands designated for Open Space and Recreation purposes
30. Clarify opportunities for agricultural uses within the Open Space and Recreation designation
31. Introduce new policies as required under ROPA 114 for major recreation uses, commercial kennels, landscape industry uses, etc., beyond the Major Urban Area boundary
32. Revise Rural Settlement policies to remove references to the community of Columbus as a Hamlet
33. Revise Rural Settlement policies to conform to hamlet policies in the Greenbelt Plan and ROPA 114 for the Hamlet of Raglan
34. Add policies to further protect the community character of the Hamlet of Raglan
35. Revise the policies dealing with estate residential subdivisions, including the introduction of a policy to prohibit new estate residential subdivision proposals
36. Modify the existing policies relating to non-farm residential development in rural areas

37. Introduce definitions for agricultural uses, agricultural-related uses, Minimum Distance Separation, secondary agricultural uses and agricultural-related uses, in accordance with the Provincial Policy Statement and ROPA 114
38. Add new policies to protect Prime Agricultural uses
39. Add new policies to regulate lot creation, severances and creation of second dwellings in Prime Agricultural areas
40. Revise Mineral Aggregate policies to conform to ROPA 114 and the Greenbelt Plan, including adding a new definition for Mineral Aggregate Operations
41. Add a new policy to highlight the City's commitment to operating the Oshawa Municipal Airport until at least 2033
42. Introduce policies to appropriately manage the Natural Heritage System (e.g. Oshawa and Montgomery Creeks) within Recreational and Tourist nodes and Marinas
43. Introduce and explain what infrastructure means in the context of the Oshawa Official Plan
44. Introduce Infrastructure policies in relation to watershed based planning (e.g., crossing of natural features, etc.)
45. Introduce planning criteria and built form policies for the Oshawa Harbour/Waterfront Place
46. Introduce policies for the Columbus Planning Area to protect the historical significance and community character of the former hamlet

### **Official Plan Section 3.0 Transportation**

1. Introduce the concept of Intelligent Transportation Systems, Transit Demand Management, Transit Oriented Development and Employee Trip Reduction as means of optimizing the use of transportation infrastructure
2. Revise transportation criteria related to function, right-of-way widths and intersection spacing/access for various Road Types based on ROPA 114 and the Region of Durham Transportation Master Plan
3. Introduce a policy to highlight the City's commitment to operating the Oshawa Executive Airport until at least 2033
4. Incorporate policies from ROPA 114 to support and encourage active transportation
5. Include policies from ROPA 114 to guide the review of development proposals along roads subject to the Municipal Class Environmental Assessment process
6. Introduce policies to facilitate the use of transit where development proposals are adjacent to Commuter stations, Mobility Hubs and Transit Spines

## **Official Plan Section 4.0 Community Improvement**

1. Replace references to the Central Business District with references to the Downtown Oshawa UGC
2. Indicate references to residential intensification as a defined term in the Official Plan

## **Official Plan Section 5.0 Environmental Management**

1. Revamp the Environmental Management section to implement requirements to protect and enhance Oshawa's Natural Heritage System, as per the Greenbelt Plan, ROPA 114 and the Central Lake Ontario Conservation Authority Watershed Plans for Oshawa
2. Introduce new policies to implement a watershed based planning approach in Oshawa
3. Introduce new minimum watershed targets (e.g. 30% forest cover, 10% wetlands cover; 5% deep interior forest) and, within the Oak Ridges Moraine and Greenbelt Protected Countryside area, maximum impervious surface limits
4. Replace policies dealing with Environmentally Sensitive Areas with policies addressing Natural Heritage and Hydrologic Features
5. Introduce policies requiring Environmental Impact Studies where development occurs in proximity to a natural heritage or hydrologic feature and/or the Natural Heritage System
6. Introduce policies to restrict and/or regulate development within various components of the Natural Heritage System or in the vicinity of natural heritage and hydrologic features outside of the Natural Heritage System
7. Introduce policies related to High Volume Recharge Areas
8. Introduce policies related to riparian corridors and areas identified for natural cover regeneration/restoration
9. Introduce policies to protect significant groundwater discharge areas
10. Introduce policies related to aquifer vulnerability

## **Official Plan Section 6.0 Housing**

1. Introduce a definition for what constitutes a complete community
2. Include policies requiring the City to endeavor to accommodate sufficient opportunity for 10 years of residential growth within the Major Urban Area
3. Clarify that the requirement to maintain enough lands for a 3 year supply of residential units be on land with sufficient servicing capacity
4. Introduce enhanced intensification policies

5. Revise the existing affordable housing policies as per ROPA 114
6. Remove the existing policy requiring a minimum distance separation regulation in the zoning by-law for separation between group homes
7. Include a policy requiring annual monitoring of and reporting on the City's Student Accommodation Strategy

### **Official Plan Section 7.0 Economic Development**

1. Introduce as a target activity rate a jobs to population ratio of 50% (one job for every two residents)
2. Add policies to promote the Downtown Main Central Area,(particularly the Downtown Oshawa Urban Growth Centre), the Windfields Main Central Area and Regional Corridors as locations well-suited for addressing the employment needs of Major Office development
3. Highlight the importance of the expeditious extension of Highway 407
4. Indicate that future urban area expansions in the vicinity of Highway 407 should designate lands next to the highway corridor for industrial purposes

### **Official Plan Section 8.0 Part II Plans**

1. Incorporate reciprocal changes to the Part II Plans to match up with the changes made to the Part I Plan
2. Add a minimum gross density target of 50 jobs and persons combined per hectare for Greenfield areas in new Part II Plans implemented by the City
3. Add new study requirements for the development of Part II Plans as per ROPA 128
4. Introduce a new policy requiring Part II Plans to be 75% developed prior to the approval of new development in adjacent Part II Plans
5. Introduce a new policy to indicate that the Columbus Part II Plan will include language related to cost-sharing amongst developers for infrastructure
6. Introduce a new policy in the Pinecrest Part II Plan to indicate that lands along the south side of Taunton Road East, west of Townline Road North may also be developed for Medium Density I uses

### **Official Plan Section 9.0 Implementation**

1. Introduce a definition for what constitutes a comprehensive review and identify the matters/issues to be addressed in undertaking one as per ROPA 128
2. Introduce a policy to require all residential and non-residential development outside of the Major Urban Area to comply with the provincial Minimum Distance Separation formulae

3. Clarify the conditions under which the City may zone to permit the continuation, expansion or enlargement of existing non-conforming uses, or to permit minor variations of existing uses to similar types of uses as an exception
4. Provide the City with the ability to incorporate lapsing provisions and a stale-date of 8 years for plans of subdivision
5. Introduce monitoring policies to gauge the degree to which growth management and development targets/objectives are being achieved

#### **Official Plan Section 10.0 Interpretation**

1. Introduce a statement indicating that the Oshawa Official Plan has been prepared consistent with the Provincial Policy Statement, ORMCP, Greenbelt Plan, Growth Plan and other relevant Provincial Plans

#### **Samac Secondary Plan**

1. Incorporate reciprocal changes to the Samac Secondary Plan to match up with the changes made to the Oshawa Official Plan
2. Introduce a new policy to indicate that lands along the east and west sides of Simcoe Street North, north of Taunton Road East can also develop at Medium I Density

## Overview of Key Proposed Schedule Changes to the Oshawa Official Plan and Samac Secondary Plan

### Schedule “A” – Land Use (Existing Schedule)

1. Categorize the structural elements shown on Schedule “A” as pertaining to Urban Areas, Rural Areas and Greenland Areas
2. Revise the Major Urban Area Boundary to reflect boundary expansions implemented by the Region (such as in the vicinity of the former Hamlet of Columbus) and appropriately re-designate lands brought into the Major Urban Area including the deletion of the Future Urban Development Area and the introduction of Residential and Open Space and Recreation designations in its place
3. Delineate the Built Boundary as established by the Province as part of the Provincial Growth Plan
4. Delineate the Greenbelt Protected Countryside Area Boundary as established by the Province as part of the Greenbelt Plan
5. Delete the Hamlet designation pertaining to the former Hamlet of Columbus, given that this community is now within the Major Urban Area and, as a result, is no longer categorized as a Hamlet
6. Identify the area comprising the former Hamlet of Columbus as a Special Development Area
7. Delete the previous alignment of the Proposed Highway 407 Corridor and show the new limits of the approved Highway 407 Corridor
8. Revise the extent of lands designated as Open Space and Recreation throughout the City to more closely reflect the geographical extent of components of the Natural Heritage System identified by CLOCA and to include various existing parkland areas that are contiguous to the Natural Heritage System
9. Amend the boundary limits of the Windfields Main Central Area to more closely reflect the boundaries as shown in the Windfields Part II Plan
10. Revise the extent of the land use designations within the Windfields Planning Area to more closely match the designations in the approved Windfields Part II Plan Land Use Schedule
11. Revise the extent of the Planned Commercial Centre and Residential designations within the Windfields Main Central Area to more closely reflect the approved Part II Plan Land Use Schedule for the Windfields Part II Planning Area

12. Re-designate all lands within the 500kV hydro corridor running generally parallel to and in proximity to the limits of the approved Highway 407 Corridor as Open Space and Recreation
13. Amend the boundary limits of the Downtown Main Central Area
14. Delete the Central Business District designation
15. Replace all existing land use designations within the area established by the Province as the Downtown Oshawa Urban Growth Centre (UGC) with a new Downtown Oshawa UGC designation
16. Revise the extent of the Residential designation within the Downtown Main Central Area
17. Identify the following lands as Regeneration Areas:
  - The lands designated as Industrial located generally along the north side of Russet Avenue;
  - The lands designated as Industrial generally located within the northwest and northeast quadrants of the intersection of Ritson Road North and Adelaide Avenue East; and
  - The lands designated as Industrial located north of Highway 401 between Simcoe Street South and Ritson Road South (former PPG lands)

#### **Schedule “A-1” – Land Use: Oak Ridges Moraine (Existing Schedule)**

1. No proposed key changes

#### **Schedule “A-2” – Corridors and Intensification Areas (Recommended New Schedule)**

1. Create a new Schedule “A-2” titled “Corridors and Intensification Areas”
2. Identify Bloor Street and segments of King and Bond Streets, Taunton Road, Simcoe Street and Harmony Road as Regional Corridors
3. Identify Conlin Road as a Local Corridor
4. Identify Intensification Areas along Bloor Street, Simcoe Street, Taunton Road East and King Street West
5. Delineate all Main Central Area, Sub-Central Area and Community Central Area boundaries
6. Delineate the Built Boundary as established by the Province
7. Delineate the Major Urban Area Boundary
8. Identify existing rail lines and the Metrolinx EA approved rail alignment for the future extension of GO train service from Oshawa to Bowmanville

9. Delineate the Oak Ridges Moraine and Greenbelt Protected Countryside Area boundaries
10. Delineate the limits of the approved Highway 407 Corridor and Highway 401

#### **Schedule “B” – Road Network (Existing Schedule)**

1. Add various new Type ‘C’ Arterial Roads
2. Differentiate between existing and future arterial and collector road rights-of-way
3. Identify a new future Highway 401 interchange located at Ritson Road South
4. Delete the previous alignment of the Proposed Highway 407 Corridor and show the limits of the approved Highway 407 Corridor
5. Delete the Go-Transit Requested Alignment and Station Locations (the Metrolinx EA approved rail alignment and commuter stations will be shown on new Schedule “B-1”)
6. Delineate the Greenbelt Protected Countryside Area boundary

#### **Schedule “B-1” – Transit Priority Network (Recommended New Schedule)**

1. Create a new Schedule “B-1” titled “Transit Priority Network”
2. Identify Regional Transit Spines
3. Identify existing and future Commuter Stations
4. Identify the location of two Mobility Hubs: one having a defined geographic area (pertaining to the proposed Central Oshawa Mobility Hub, bounded by the John Street – Eulalie Avenue connection to the north, Ritson Road South to the east, Highway 401 to the south and Oshawa Creek to the west), and one having an undefined geographic area (pertaining to the proposed Windfields Mobility Hub, generally located at the intersection of the approved Highway 407 Corridor and Simcoe Street North)
5. Identify existing rail lines and the Metrolinx EA approved rail alignment for the future extension of GO train service from Oshawa to Bowmanville
6. Delineate the Oak Ridges Moraine and Greenbelt Protected Countryside Area boundaries
7. Delineate the limits of the approved Highway 407 Corridor and Highway 401

#### **Schedule “B-2” – Preferred Haul Routes (Recommended New Schedule)**

1. Create a new Schedule “B-2” titled “Preferred Haul Routes”
2. Identify Preferred Haul Routes along Highway 407, Taunton Road, Highway 401, Farewell Street between the Oshawa Harbour and Bloor Street East, and Harmony Road between Highway 401 and Highway 407

3. Identify the location of the Oshawa Executive Airport and the Oshawa Harbour
4. Identify existing rail lines, Highway 401 and the limits of the approved Highway 407 Corridor
5. Delineate the Oak Ridges Moraine and Greenbelt Protected Countryside Area boundaries

#### **Schedule “C” – Community Improvement Area (Existing Schedule)**

1. No proposed key changes

#### **Schedule “C-1” – Renaissance Community Improvement Area (Existing Schedule)**

1. No proposed key changes

#### **Schedule “D” – Environmental Management (Existing Schedule)**

1. Schedule “D” has been modified to form two new schedules: Schedule “D-1” and Schedule “D-2”

#### **Schedule “D-1” – Environmental (Recommended New Schedule)**

1. A new Schedule “D-1” has been created based on the original proposed amended Schedule “D” except for the following changes:
  - Changes to the limits of the “Natural Heritage System” and/or “Natural Heritage and/or Hydrologic Features Outside of the Natural Heritage System” for the following areas:
    - 1345 Winchester Road East
    - Lands on the west side of Thornton Road South, directly south of the TransNorthern pipeline (north of Taunton Road West)
    - 305 Columbus Road West
  - “High Volume Recharge Areas” have been removed
  - “Lake Iroquois Beach” has been removed
  - “High Potential Mineral Aggregate Areas” have been removed
  - The section of “Natural Heritage System” (i.e., a section of Riparian Corridor) at the northeast corner of Conlin Road East and Ritson Road North has been removed, since it has been replaced by a diversion corridor
  - In the Kedron Part II Plan area, changes have been made to ensure that the lands shown on Schedule “F-1A” as components of the Natural Heritage System (i.e., “Natural Cover Regeneration/Restoration Areas”, “Key Natural Heritage Features and Key Hydrologic Features” and “Riparian Corridors”) match up with Schedule “D-1”
  - The limits of the Hazard lands on RioCan’s holdings in the Windfields Part II Plan area have been revised to reflect the results of the Stream Corridor Limits Report prepared by MMM Group for the RioCan lands

- With respect to Natural Heritage and/or Hydrologic Features Outside of the Natural Heritage System, the schedule has been modified to remove these features from RioCan's lands and Tribute's Dantonbury lands in the Windfields Part II Plan area
  - The limits of the Natural Heritage System shown on Tribute's Dantonbury lands in the Windfields Part II Plan area have been revised to reflect the results of approved environmental studies
2. Recommended Schedule "D-1" also incorporates the following changes to the existing Schedule "D":
- Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by the Central Lake Ontario Conservation Authority (CLOCA) through its preparation of various Watershed Plans
  - Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation (comprising Key Natural Heritage and Key Hydrologic Features, Riparian Corridors and areas for Natural Cover Regeneration/Restoration), as per data generated by CLOCA through its preparation of various Watershed Plans
  - Identify various Natural Heritage and/or Hydrologic Features located outside of the Natural Heritage System as per data provided by CLOCA through its preparation of various Watershed Plans
  - Delineate the Goodman Creek/Oshawa Creek Two Zone Floodplain Management Policy Area as per data provided by CLOCA
  - Delineate the Greenbelt Protected Countryside Area boundary

### **Schedule "D-2" – Environmental Management (Recommended New Schedule)**

1. A new Schedule "D-2" has been created and includes the following elements:
- Identification of the area subject to the Greenbelt Natural Heritage System
  - Delineation of the 1 km Lake Ontario Shoreline Buffer
  - Delineation of "High Volume Recharge Areas"
  - Delineation of the "Lake Iroquois Beach" area
  - Delineation of "High Potential Mineral Aggregate Areas"
  - Delineation of the Oak Ridges Moraine Boundary
2. Delineation of the Greenbelt Protected Countryside Area

### **Schedule "E" – Part II Planning Areas (Existing Schedule)**

1. Modify the Windfields and Kedron Planning Area boundaries to match the final approved Part II Plan boundaries for Windfields and Kedron
2. Modify the City Centre Planning Area boundary to match the new proposed Downtown Oshawa Main Central Area boundary
3. Expand the Columbus Planning Area boundary to include additional adjoining lands, now located within the Major Urban Area and designated for residential uses

### **Schedule “F-1” – Natural Heritage System Components (Existing Schedule)**

1. Schedule “F-1” has been modified to form two new schedules: Schedule “F-1A” and Schedule “F-1B”

### **Schedule “F-1A” – Natural Heritage System Components (Excluding High Volume Recharge Areas (Recommended New Schedule)**

1. A new Schedule “F-1A” has been created based on the original proposed amended Schedule “F-1” except for the following changes:
  - The lands removed from the “Natural Heritage System” shown on Schedule “D-1” have also been removed on Schedule “F-1A” for the following areas:
    - 1345 Winchester Road East
    - Lands on the west side of Thornton Road South, directly south of the TransNorthern pipeline (north of Taunton Road West)
    - 305 Columbus Road West
  - “High Volume Recharge Areas” have been removed
  - A reference to the definitions contained in Policies 5.1.2(h) and (i) has been added to the Legend element relating to Key Natural Heritage Features and Key Hydrologic Features
  - The section of “Riparian Corridor” at the northeast corner of Conlin Road East and Ritson Road North has been removed, since it has been replaced by a diversion corridor; in addition, the section of the same Riparian Corridor located upstream of the north-south running hydro corridor has been removed
2. Recommended Schedule “F-1A” also incorporates the following changes to the existing Schedule “F-1”:
  - Identify the following features on the Schedule as per data provided by CLOCA through its preparation of various Watershed Plans:
    - Key Natural Heritage Features and Key Hydrologic Features
    - Riparian Corridors
    - Natural Cover Regeneration/Restoration Areas
    - Watercourses
    - Waterbodies
    - Provincially Significant Wetlands (as established by the Province)
    - Areas of Natural and Scientific Interest (Life Science)
  - Delineate the Oak Ridges Moraine and Greenbelt Protected Countryside Area boundaries

### **Schedule “F-1B” – High Volume Recharge Areas and Greenbelt Natural Heritage System (Recommended New Schedule)**

1. A new Schedule “F-1B” has been created and includes the following elements:
  - Identification of the area subject to the Greenbelt Natural Heritage System
  - Delineation of “High Volume Recharge Areas”

- Delineation of the Oak Ridges Moraine Boundary
- Delineation of the Greenbelt Protected Countryside Area Boundary

#### **Schedule “F-2” – Landform Conservation Areas – Oak Ridges Moraine (Existing Schedule)**

1. No proposed key changes

#### **Schedule “F-3” – Aquifer Vulnerability – Oak Ridges Moraine (Existing Schedule)**

1. No proposed key changes

#### **Schedule ‘B’ – Eastdale Environmental Management Plan (Existing Schedule)**

1. Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by CLOCA through its preparation of various watershed plans
2. Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation, as per data generated by CLOCA through its preparation of various Watershed Plans

#### **Schedule ‘A’ – Pinecrest Land Use and Road Plan (Existing Schedule)**

1. Redesignate certain lands on the south side of Taunton Road East between the Planned Development Area and the Planned Commercial Strip, from Low Density Residential to Medium Density II Residential with the ability to do Medium Density I

#### **Schedule ‘B’ – Pinecrest Environmental Management Plan (Existing Schedule)**

1. Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by CLOCA through its preparation of various watershed plans
2. Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation, as per data generated by CLOCA through its preparation of various Watershed Plans

#### **Schedule ‘A’ – Taunton Land Use and Road Plan (Existing Schedule)**

1. Redesignate certain lands at the northwest corner of Grandview Street North and Taunton Road East from Medium Density II Residential to Open Space & Recreation

#### **Schedule ‘B’ – Taunton Environmental Management Plan (Existing Schedule)**

1. Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by CLOCA through its preparation of various watershed plans
2. Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation, as per data generated by CLOCA through its preparation of various Watershed Plans

### **Schedule 'A' – Windfields Land Use and Road Plan (Existing Schedule)**

1. Expand the northwest boundary of the Part II Plan area to include additional lands directly south of the hydro corridor, and designate these lands as Open Space and Recreation, Low Density Residential and Medium Density I Residential
2. Expand the northeast boundary of the Part II Plan area to include additional lands directly south of the Enbridge and TransCanada pipeline corridors, and designate these lands as Medium Density I Residential, Medium Density II Residential and Open Space & Recreation

### **Schedule 'B' – Windfields Environmental Management Plan (Existing Schedule)**

1. Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by CLOCA through its preparation of various watershed plans
2. Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation, as per data generated by CLOCA through its preparation of various Watershed Plans

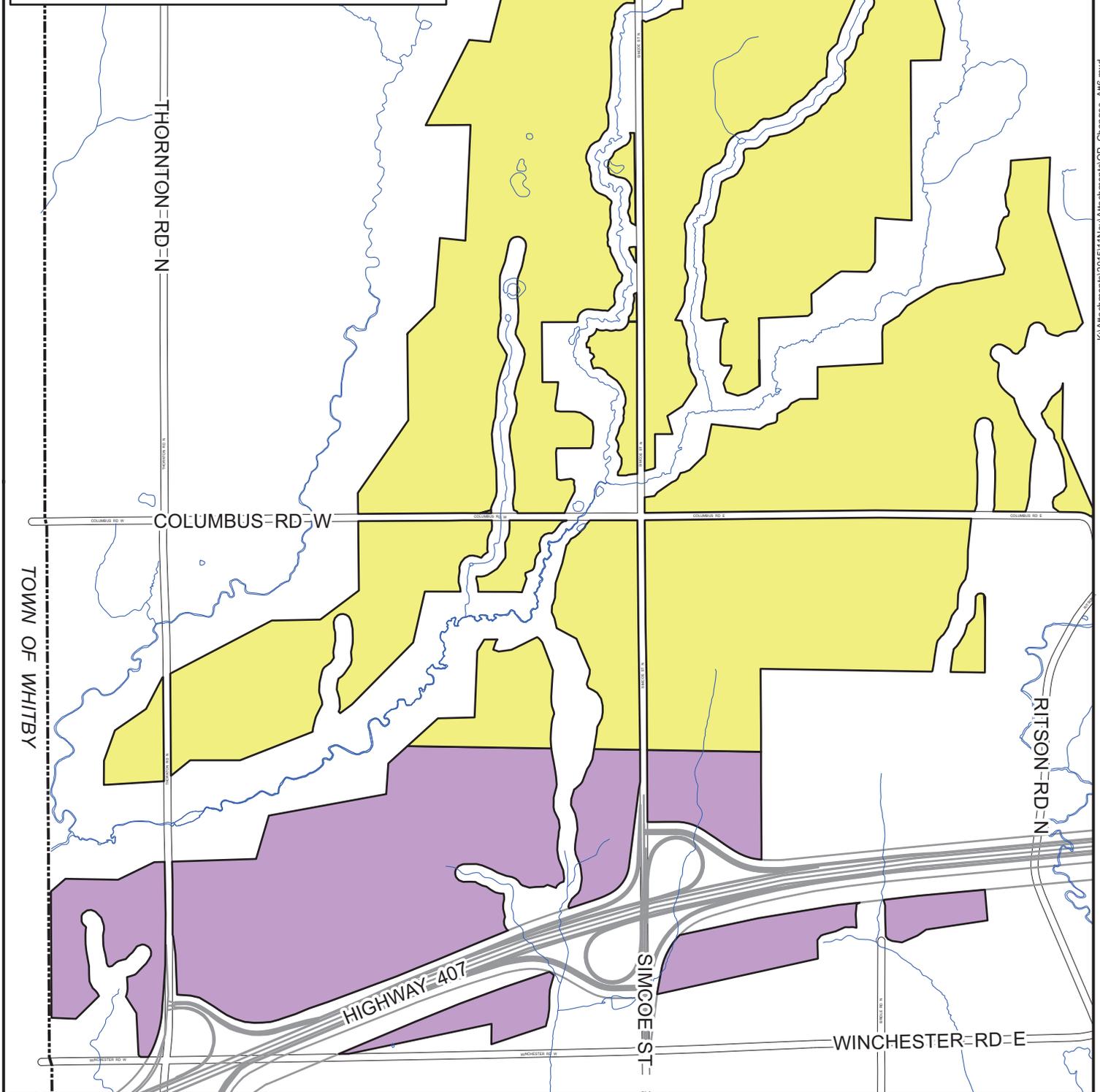
### **Schedule 'A' – Samac Land Use and Road Plan (Existing Schedule)**

1. Redesignate certain lands at the southwest corner of Wilson Road North and Conlin Road East from Low Density Residential to Medium Density I Residential
2. Redesignate certain lands along the east side of Simcoe Street North, north of Taunton Road East, from Low Density Residential to Medium Density II Residential with ability to do Medium Density I Residential
3. Redesignate certain lands along the west side of Simcoe Street North, north of Taunton Road West, from Low Density Residential to Medium Density II Residential with ability to do Medium Density I Residential

### **Schedule 'B' – Samac Environmental Management Plan (Existing Schedule)**

1. Revise the limits of Hazard Lands to better reflect updated data regarding the limits of Hazard Lands generated by CLOCA through its preparation of various watershed plans
2. Remove the existing Environmentally Sensitive Areas designation and replace with a new Natural Heritage System designation, as per data generated by CLOCA through its preparation of various Watershed Plans

-  Urban Area Expansion Lands to be Added as New Residential
-  Urban Area Expansion Lands to be Added as New Industrial



K:\Attachments\2015\11Nov\Attachments\OP\_Changes\_Atlas.mxd

## Attachment 5

Item: DS-15-218  
Subject: Oshawa Official Plan Conformity and Watershed Plan Implementation Exercise  
File: B-3100-0368



Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1  
Premier@ontario.ca

SENT BY EMAIL

December 11, 2020

Re: Council Resolution – Accessibility for Ontarians with Disabilities Act  
– Website support

Further to the Meeting of Council on December 1, 2020 Council of the Corporation of the Municipality of Marmora and Lake passed the following motion:

**MOTION2020DEC01-276**

Moved by Deputy Mayor Mike Stevens

Seconded by Councillor Ron Derry

WHEREAS the Province has introduced Bill 229, Protect, Support and Recover from COVID 19 Act - Schedule 6 – Conservation Authorities Act.

WHEREAS the Legislation introduces a number of changes and new sections that could remove and/or significantly hinder the conservation authorities' role in regulating development, permit appeal process and engaging in review and appeal of planning applications.

WHEREAS we rely on the watershed expertise provided by local conservation authorities to protect residents, property and local natural resources on a watershed basis by regulating development and engaging in reviews of applications submitted under the Planning Act.

WHEREAS the changes allow the Minister to make decisions without CA watershed data and expertise.

WHEREAS the Legislation suggests that the Minister will have the ability to establish standards and requirements for non-mandatory programs which are negotiated between the conservation authorities and municipalities to meet local watershed needs.



WHEREAS municipalities believe that the appointment of municipal representatives on CA Boards should be a municipal decision; and the Chair and Vice-Chair of the CA Board should be duly elected.

WHEREAS the changes to the 'Duty of Members' contradicts the fiduciary duty of a CA board member to represent the best interests of the conservation authority and its responsibility to the watershed.

WHEREAS conservation authorities have already been working with the Province, development sector and municipalities to streamline and speed up permitting and planning approvals through Conservation Ontario's Client Service and Streamlining Initiative.

WHEREAS changes to the legislation will create more red tape and costs for the conservation authorities, and their municipal partners, and potentially result in delays in the development approval process.

AND WHEREAS municipalities value and rely on the natural habitats and water resources within our jurisdiction for the health and well-being of residents; municipalities value the conservation authorities' work to prevent and manage the impacts of flooding and other natural hazards; and municipalities value the conservation authority's work to ensure safe drinking water.

THEREFORE BE IT RESOLVED:

THAT the Province of Ontario repeal Schedule 6 of the Budget Measures Act (Bill 229).

THAT the Province continues to work with conservation authorities to find workable solutions to reduce red tape and create conditions for growth.

THAT the Province respects the current conservation authority/municipal relationships.

THAT the Province embrace their long-standing partnership with the conservation authorities and provide them with the tools and financial resources they need to effectively implement their watershed management role.

THAT Council supports the resolution of the Town of Mono passed on November 24, 2020, regarding Schedule 6 of Bill 229.

AND THAT Council supports the resolution of the City of Quinte West passed on November 16, 2020, regarding Schedule 6 of Bill 229.



FURTHER THAT this resolution is forwarded to the Premier of Ontario, the Minister of the Environment, Conservation and Parks, Minister of Natural Resources and Forestry, Minister of Municipal Affairs & Housing, Bay of Quinte MPP Todd Smith, AMO, Conservation Ontario, CVCA and Quinte Conservation.

**Carried**

I trust this is the information you require, however, should additional information or clarification be required do not hesitate to contact me at your convenience.

Sincerely,

Jennifer Bennett,  
Deputy Clerk  
613-472-2629 ext. 2232  
[jbennett@marmoraandlake.ca](mailto:jbennett@marmoraandlake.ca)

cc: The Honourable Doug Ford  
Todd Smith, MPP Prince Edward-Hastings  
Minister of the Environment, Conservation and Parks  
Minister of Natural Resources and Forestry  
Minister of Municipal Affairs & Housing  
Conservation Ontario  
Crowe Valley Conservation Authority  
Quinte Conservation  
Association of Municipalities of Ontario  
All Municipalities within the Province of Ontario

# Corporation of the Town of Carleton Place

175 Bridge Street, Carleton Place, ON, K7C 2V8, Phone: (613) 257-6200 Fax (613) 257-8170



December 14, 2020

The Honourable Ahmed Hussen  
Minister of Families, Children and Social Development  
48 Rosemount Avenue  
Unit B  
York, Ontario  
M9N 3B3

*VIA EMAIL*

Dear Honourable Minister:

At the December 8<sup>th</sup>, 2020 session of The Town of Carleton Place Council, Resolution 1-132-10 was adopted as follows:

**WHEREAS** the COVID-19 pandemic has negatively impacted childcare options for nearly every family in our community and has profoundly increased the cost to operate safe childcare forcing childcare spaces or centres to close.

**AND WHEREAS** Ontario has among the highest average childcare fees of any Canadian province and while costs vary regionally for licensed childcare, families are paying between \$9,000 and \$20,000+ per year for each child and these costs continue to rise steadily which makes passing the associated COVID-19 costs to families not possible;

**AND WHEREAS** a 2012 study identified that in Ontario, public investment in the early years and childcare has a ripple effect in positive economic benefits resulting in an economic output of \$2.27 for every dollar invested in childcare;

**AND WHEREAS** the economic recovery of Carleton Place, Lanark County and Ontario is dependent on families having access to safe, reliable, and affordable childcare that incorporates early learning principles;

**AND WHEREAS** we are committed to working with the provincial government and childcare service managers to deliver positive and affordable options for our families;

**NOW THEREFORE BE IT RESOLVED THAT:**

1. The Town of Carleton Place request the Government of Ontario:
  - a. prioritize children and childcare as part of its overall post pandemic recovery plan;



- b. develop, adequately fund and release publicly a comprehensive plan that can support facilities through the provision of licensed childcare and early learning education; and
  - c. provide increased funding to childcare providers reflective of COVID-19 operating cost increases to ensure a safe reopening and long-term sustainability for the sector; and
2. this resolution be circulated to all municipalities in Ontario, Randy Hillier MPP, Scott Reid, MP, the Federal Minister of Families, Children and Social Development and the provincial Minister of Education.

**CARRIED**

We look forward to hearing back from you with respect to any opportunities for funding to ensure the long-term sustainability of the childcare services sector.

Sincerely,

Stacey Blair

Town Clerk

[sblair@carletonplace.ca](mailto:sblair@carletonplace.ca)

- cc. Federal Minister of Families, Children and Social Development  
Provincial Minister of Education  
MP Scott Reid  
MPP Randy Hillier  
All municipalities within the Province of Ontario



December 14, 2020

Sent via email to all Ontario Municipal Clerks

Dear Municipal Clerks,

At its meeting held on December 10, 2020, Dufferin County Council approved the following recommendation from the General Government Services Committee:

WHEREAS previous assessment methodologies for aggregate resource properties valued areas that were used for aggregate resources or gravel pits at industrial land rates on a per acre basis of the total site and such properties were formally classified and taxed as industrial lands;

AND WHEREAS Dufferin County Council supports a fair and equitable assessment system for all aggregate resource properties;

AND WHEREAS the Municipal Property Assessment Corporation determined, with the participation only of the Ontario Stone, Sand and Gravel Association, revised criteria for assessing aggregate resource properties;

AND WHEREAS Dufferin County Council has concerns that the revised criteria does not fairly assess the current value of the aggregate resource properties;

NOW THEREFORE BE IT RESOLVED THAT Dufferin County Council does not consider the revised criteria for assessment of aggregate resource properties as a fair method of valuation for these properties;

AND THAT Dufferin County Council believes there is a need to review the current assessment scheme for aggregate resource properties to address the inequity of property values;

AND THAT Dufferin County Council hereby calls upon the Province to work with the Municipal Property Assessment Corporation to address the assessment issue so that aggregate resource properties are assessed for their industrial value;

AND THAT Dufferin County Council direct the Clerk to provide a copy of this motion to the Ministers of Finance; Municipal Affairs and Housing; and Natural Resources and Forestry; and to AMO, ROMA, and all Ontario municipalities and local MPP(s).

Regards,

Michelle Dunne  
Deputy Clerk

Cc Minister of Finance  
Minister of Municipal Affairs and Housing  
Minister of Natural Resources and Forestry  
AMO  
ROMA  
Kyle Seeback, MP  
Sylvia Jones, MPP



**THE CORPORATION OF THE  
TOWNSHIP OF MATACHEWAN**

December 14, 2020

Honourable Steve Clark  
Office of the Minister  
Minister of Municipal Affairs and Housing  
777 Bay Street, 17<sup>th</sup> Floor  
Toronto, ON M7A 2J3

Dear Honourable Clark:

There have been numerous announcements of available grants for municipalities. We acknowledge and are very appreciative of the opportunity to apply for these grants. For small municipalities with few employees, the turn around time for applications is very short and restrictive.

We would like to request that the application deadline on any further grants have a longer turn around time.

A copy of Resolution 2020-257 is attached. Your consideration and support of this resolution would be greatly appreciated.

Sincerely,

Barbara Knauth  
Deputy Clerk Treasurer

Cc: Association of Municipalities of Ontario (A.M.O.)  
Federation of Northern Ontario Municipalities (F.O.N.O.M.)  
All Municipalities in Ontario



THE CORPORATION OF THE TOWNSHIP OF MATACHEWAN  
P.O. Box 177, Matachewan, Ontario P0K 1M0

DATE: November 25, 2020

RESOLUTION #: 2020-257

Moved by: *A. Commando-Dubé*  
Seconded by: *J. Dubé*

WHEREAS we have been getting numerous announcements of available grants; and  
WHEREAS we are very appreciative of the opportunity to apply for these grants; however, the turn around time for applications is very short and restrictive for small municipalities with few employees;

NOW THEREFORE we, the Corporation of the Township of Matachewan, send a letter to the Hon. Steve Clarke, Minister of Municipal Affairs and Housing acknowledging the appreciation of the grants but requesting that the application deadline on any further grants have a longer turn around time; and

FURTHER THAT a copy of this resolution be forwarded to A.M.O., F.O.N.O.M. and all municipalities in Ontario.

	COUNCILLOR	YEA	NAY	PID
CARRIED	<input checked="" type="checkbox"/> Ms. A. Commando-Dubé Mayor			
AMENDED	Mr. N. Costello Mayor			
DEFEATED	Mr. G. Dubé Councillor			
TABLED	Ms. S. Ruck Councillor			
	Mr. A. Durand Councillor			

*Anne Commando-Dubé*

Anne Commando-Dubé  
Mayor

*Janet Gore*

Janet Gore  
Clerk

Certified to be a true copy of the original.  
*[Signature]*

## Lydia Gerritsen

---

**From:** Clerks  
**Sent:** December 10, 2020 11:44 AM  
**To:** Lydia Gerritsen  
**Cc:** Nancy Taylor  
**Subject:** FW: FAO Releases Report on the Financial Impacts of the COVID-19 Pandemic on Municipalities

For CIP.

---

**From:** Municipal Finance Officers Association of Ontario <no-reply@mfoa.on.ca>  
**Sent:** December 10, 2020 10:03 AM  
**To:** Clerks <Clerks@durham.ca>  
**Subject:** FAO Releases Report on the Financial Impacts of the COVID-19 Pandemic on Municipalities



Hello ,

# FAO Releases Report on the Financial Impacts of the COVID-19 Pandemic on Municipalities

On December 10, the Financial Accountability Office (FAO) released a report titled "[Ontario Municipal Finances: An Overview of Municipal Budgets and an Estimate of the Financial Impact of the COVID-19 Pandemic](#)". This report provides an overview of municipal budgets in 2018, estimates the financial impact of the COVID-19 pandemic on municipalities in 2020 and 2021, and assesses the adequacy of federal/provincial financial support to municipalities.

**Note:** In this report, the FAO presents municipal budgets on an accrual accounting basis, which aligns with municipalities' audited annual financial statements, the presentation of the Province's finances in Ontario Budgets and the Public Accounts of Ontario, and is consistent with public sector accounting standards (p. 1 footnote 2, Appendix A). The FAO's estimates were based on information from the FIR and using data from the FAO's economic projections, real-time statistics on the impact of COVID-19, external research on the financial impact to municipalities, and COVID-19 financial updates from 18 municipalities (p. 33)

## Highlights from the Report:

- Over the past 10 years, municipalities have consistently recorded accrual-based budget surpluses in contrast to the Province. The FAO estimates that most of the accrual-based budget surpluses have financed investments in infrastructure assets (p. 7). Budget surpluses/deficits are analyzed by size of surplus/deficit (p. 18), municipal population (p. 19), and region (p. 20).
- Since 2009, after accounting for inflation, spending per person has only increased from \$3,218 to \$3,274, or \$56 per person. Per the FAO, this suggests that the overall quantity and quality of services provided by municipalities has been relatively stable (pp. 11 – 14).

- In 2018, reserves totaled \$31.9B across all municipalities, of which \$30.3B was earmarked for specific purposes and \$1.7B was available for budget stabilization, such as mitigating the impact of recessions (p. 17).
- The FAO projects a negative financial impact on municipalities' budgets of \$4.1B in 2020 and \$2.7B in 2021, for a combined negative impact of \$6.8B over two years (p. 21).
  - Primary sources of revenue loss: transit fees, recreation, culture and user fees, licenses and permits, and fines and penalties (pp. 22 - 23)
  - Primary sources of increased expenses: social housing, health, and social and family (pp. 23 – 24)
  - The largest municipalities experienced the largest relative financial impact (pp. 24 - 25)
  - Municipalities in the GTA, Ottawa and the Hamilton-Niagara Peninsula experienced relatively more severe financial impacts (p. 26).
- In 2020, the forecast \$4.1B shortfall due to COVID-19 is forecast to be mitigated at the aggregate level, due to:
  - \$1.1B in cost savings measures implemented by municipalities (p. 27)
  - \$3B in federal-provincial financial support (pp. 28 – 29)
- In 2021, \$2.7B budget shortfall consists of \$0.9B for municipal transit pressures and \$1.8B for operating pressures (p. 30)
- Observations from FAO since 2021 budget decisions have not been finalized:
  - While \$1B of federal-provincial support will remain at the end of 2020, the Province's funding terms are such that only \$0.3B will be provided to municipalities in 2021 to address first quarter transit pressures. This will leave \$0.7B unallocated despite shortfalls (p. 29).
  - Municipalities may decide to use reserve funds, but the actual amount of available reserve funds will vary by municipality (p. 31).
  - Municipalities may decide to implement additional measures in 2021, but many of the 2020 measures were time limited during the full lockdown at the beginning of the COVID-19 pandemic (e.g., closure of recreational facilities and unpaid staff leave) and municipalities may find it difficult to find this level of savings in 2021 (p. 31).
  - While the FAO is projecting aggregate accrual-based budget surpluses for 2021, this masks expectations at the local level. Also, provincial legislation requires municipalities to plan for balanced cash operating budgets, so even if a municipality is projecting an accrual-based balanced budget, action would still need to be taken if the municipality is facing a cash operating budget deficit (p. 31).

If you have questions or comments, please contact MFOA Manager of Policy, Shira Babins, at [shira@mfoa.on.ca](mailto:shira@mfoa.on.ca).

## Our Sponsors



### Contact Us:

Municipal Finance Officers' Association of Ontario  
2169 Queen Street East, 2nd Floor  
Toronto, Ontario, M4L 1J1  
Tel.: (416) 362-9001  
Fax: (416) 362-9226

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

## **The Regional Municipality of Durham**

### **MINUTES**

#### **9-1-1 MANAGEMENT BOARD**

**November 24, 2020**

A regular meeting of the 9-1-1 Management Board was held in the Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, at 9:30 A.M. In accordance with Provincial legislation, electronic participation was permitted for this meeting.

#### **1. Roll Call**

Present: G. Weir, Clarington Emergency & Fire Services (Chair)  
T. Cheseboro, Region of Durham Paramedic Services, attended for part of the meeting  
B. Drew, Durham Regional Council  
P. Hallett, Durham Regional Police  
L. Kellett, Oshawa Central Ambulance Communications Centre, Ministry of Health – Emergency Health Program Management & Delivery Branch  
M. Simpson, Director of Risk Management, Economic Studies and Procurement, Durham Region  
J. Wichman, Communications/9-1-1 Technical Manager  
**\* all members of Committee participated electronically**

Staff

Present: R. Inacio, Systems Support Specialist, Corporate Services – IT  
T. Fraser, Legislative Services Division – Corporate Services Department

#### **2. Declarations of Interest**

There were no declarations of interest.

#### **3. Approval of Minutes**

Moved by B. Drew, Seconded by M. Simpson,  
(1) That the minutes of the 9-1-1 Management Board meeting held on October 9, 2020, be adopted.

CARRIED

#### **4. 9-1-1 Call Statistics**

J. Wichman provided the 2020 statistics on calls transferred for the months of January to October 2020. He advised that there has been a slight increase in call volume compared to 2019 and the distribution of calls by agency is similar to previous years.

**5. Bell Canada 9-1-1 Service Agreement**

J. Wichman advised that a new 9-1-1 Service Agreement is required with Bell Canada. He also advised that the new agreement has not yet been sent to the Region and the agreement may be delayed due to Next Generation 9-1-1 (NG9-1-1). He noted that a hearing has been scheduled to consider new deadlines for the transition to NG9-1-1.

J. Wichman responded to questions with respect to the status of the agreement. He agreed to follow-up with Bell Canada to inquire as to when receipt of the new agreement is expected.

**6. 9-1-1 Management Board 2021 Budget**

J. Wichman provided an overview of the proposed 2021 budget for the Emergency 9-1-1 Telephone System. He advised that strategic priorities for 2021 include the implementation of Next Generation 9-1-1 (NG9-1-1) and the use of new technology to enhance location services. He explained that installation of the Komutel CTI Solution has not yet been completed and it is hoped the system will be up and running in the first quarter of 2021. He also explained that they have started upgrading the backend system from Avaya with completion scheduled in 2021. He further advised that the 2021 budget includes the installation of an additional fibre optic line to support the primary and back-up sites; and includes an increase for annual maintenance costs for the new recorder and logger purchased in 2020.

M. Simpson advised that the upgrades required for NG9-1-1 will result in significant increases for maintenance costs and will have an impact on future budgets. She also advised that there is some uncertainty in terms of future staffing requirements for NG9-1-1. J. Wichman clarified that there could potentially be additional costs in relation to NG9-1-1 as the network is developed and staffing impacts in relation to text calls. He noted that the budget forecast includes two additional staff for 2022 and 2023 to try to predict the increase in text calls.

J. Wichman and M. Simpson responded to questions with respect to the additional fibre optic line; installation of the Komutel CTI Solution; and new technology to enhance location services. J. Wichman suggested that a demonstration of the Emergency Locate application be provided at the next 9-1-1 Management Board meeting.

Moved by M. Simpson, Seconded by P. Hallett,

(2) That we recommend to the Finance & Administration Committee for subsequent recommendation to Regional Council:

That the 2021 Business Plans and Budget for the 9-1-1 Management Board be approved.

CARRIED

**7. 2021 Meeting Schedule**

The 9-1-1 Management Board members discussed potential meeting dates and it was requested that the Committee Clerk circulate potential meeting dates in February, April, June, September and November 2021 for consideration.

**8. Other Departments - Comments/Concerns**

a) Comments/Concerns – Regional Council

There were no comments.

b) Comments/Concerns – Durham Police

J. Wichman advised that Julia Whitaker and Lisa Nash have recently retired and that it is anticipated their vacancies will be filled by the February 2021 meeting.

c) Comments/Concerns – Fire Departments

There were no comments.

d) Comments/Concerns – Oshawa Central Ambulance Communications Centre

L. Kellett advised that the Oshawa Central Ambulance Communications Centre has received approval to hire seven new full-time communications officers and they will start on November 30, 2020. She also advised that the Province has secured a vendor for their new telephony system as of September 2020.

e) Comments/Concerns – Durham Finance

There were no comments.

f) Comments/Concerns – Region of Durham Paramedic Services

There were no comments.

**9. Other Business**

There was no other business.

**10. Date of Next Meeting**

The next meeting of the 9-1-1 Management Board will be held on February 25, 2021 at the Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, Council Chambers.

**11. Adjournment**

Moved by J. Wichman, Seconded by T. Cheseboro,  
(3) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:03 AM

---

Gord Weir, Chair

---

T. Fraser, Committee Clerk

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

## The Regional Municipality of Durham

### MINUTES

#### DURHAM AGRICULTURAL ADVISORY COMMITTEE

December 8, 2020

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, December 8, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby at 7:30 PM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Z. Cohoon, Federation of Agriculture, Chair  
T. Barrie, Clarington  
N. Guthrie, Member at Large  
G. Highet, Regional Councillor  
B. Howsam, Member at Large  
P. MacArthur, Oshawa  
G. O'Connor, Member at Large  
F. Puterbough, Member at Large, Vice-Chair  
D. Risebrough, Member at Large  
H. Schillings, Whitby  
B. Smith, Uxbridge  
G. Taylor, Pickering  
T. Watpool, Brock, Vice-Chair  
B. Winter, Ajax, attended the meeting at 7:38 PM

**\*members of the Committee participated electronically**

Councillor Highet appeared on behalf of Councillor Bath-Hadden as the alternate for the Committee.

Absent: K. Kemp, Scugog  
K. Kennedy, Member at Large

#### Staff

Present: K. Allore-Engel, Senior Planner, Department of Planning and Economic Development  
A. Yearwood, Project Planner, Department of Planning and Economic Development  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
S. Jibb, Manager, Agriculture and Rural, Department of Planning and Economic Development  
M. Scott, Project Planner, Department of Planning and Economic Development  
N. Prasad, Committee Clerk, Corporate Services – Legislative Services

**2. Declarations of Interest**

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by F. Puterbough, Seconded by T. Barrie,  
That the minutes of the Durham Agricultural Advisory Committee  
meeting held on November 10, 2020 be adopted.

CARRIED

**4. Presentations**

The presentation from Ashley Yearwood, Project Planner, Region of Durham re: Review of the Region of Durham's Soil and Groundwater Assessment Protocol was heard at this time.

B) Review of the Region of Durham's Soil and Groundwater Assessment Protocol – Ashley Yearwood, Project Planner, Region of Durham

Ashley Yearwood, Project Planner, Region of Durham provided a PowerPoint presentation with regards to the Review of the Region of Durham's Soil and Groundwater Assessment Protocol (SGAP).

Highlights of the presentation included:

- History
- What is the Region's Soil and Groundwater Assessment Protocol (SGAP)?
- Which Legislation Helps Enforce the SGAP?
- Streamlining Agricultural Development Protocols
- Next Steps

A. Yearwood stated that the SGAP reviews all subsurface and at-grade conditions of a property through a development application circulated to the Region and ensures subsurface and at-grade site conditions do not pose a threat to human health and the environment. He stated that the Environmental Protection Act helps to enforce the SGAP. He also stated that on-site and excess soil management is not reviewed by the Region but through the area municipalities. He further stated that agricultural uses are typically classified as the most sensitive land use.

A. Yearwood provided a comparison of the current Protocol and the proposed 2021 Soil and Groundwater Assessment Protocol as it relates to the agricultural community. He advised that the consultation period ends December 29, 2020 and the Protocol will be presented to the Region's Planning and Economic development Committee on February 2, 2021.

A. Yearwood responded to questions with regards to the whether the effects of groundwater conditions on agricultural land from subdivisions are taken into consideration; the building of new agricultural buildings such as barns etc.; the use of new fill; applications when severing a house; and, why agriculture is considered the most sensitive land use.

A) Greater Golden Horseshoe Food and Farming Alliance (GHFFA) Action Plan – Janet Horner, Executive Director, GHFFA

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Janet Horner, Executive Director, Greater Golden Horseshoe Food and Farming Alliance (GHFFA), provided a PowerPoint presentation with regards to the GHFFA Action Plan.

Highlights of the presentation included:

- The Golden Horseshoe Food and Farming Alliance
- The Golden Horseshoe: At a Glance
- Methods
  - A New Action Plan
  - Interviews
- Key Findings
  - Summit
  - Securing the Region's Agricultural System for Long-term Viability
  - Agri-food Cluster Growth and Resilience
- Action Plan
  - Food, Farming & Sustainability
  - The Vision
  - By the Numbers
  - Goals A, B and C

J. Horner stated that the GHFFA is a not-for-profit partnership among municipalities, agricultural groups, educational institutions, and provincial ministries that co-ordinates projects and efforts to support the agri-food sector in the Golden Horseshoe. She advised that in 2012, the Alliance produced an Action Plan to set goals and guide activities over a 10-year period.

J. Horner stated that in 2019, the Alliance recognized the need for a new Action Plan and advised that the new plan will build off the successes of the previous action plan and respond to recent trends. She also stated that the new plan will address changes in economic, social, and environmental trends since the first Action Plan to support and strengthen the Golden Horseshoe agri-food sector.

J. Horner provided an overview of the key findings with regards to: agri-food cluster food and resilience; securing the Region's agricultural system for long term viability; and food, farming and sustainability.

With regards to the Action Plan, she stated that there is one vision, three goals, eight objectives, 40 actions and 33 alliance led actions. She advised that the long-term vision is that the Golden Horseshoe be globally renowned as a vibrant and sustainable agri-food cluster, characterized by profitable farming operations of all sizes, a thriving hub of food processing and food retail, extensive research capacity, and innovative technology. She stated that the three goals of the action plan are as follows and provided objectives and action items with regards to each specific goal:

- Goal A: The GHFFA is recognized as the leading organization with expertise on food and farming issues and opportunities in the Golden Horseshoe Region of Ontario;
- Goal B: Establish the Golden Horseshoe as Canada's leading innovative agriculture and agri-food cluster; and
- Goal C: Enable the agri-food cluster to support sustainability outcomes.

J. Horner responded to questions regarding the Bill 6 legislation and what DAAC and farming organizations can do to counteract the Bill.

B) Review of the Region of Durham's Soil and Groundwater Assessment Protocol – Ashley Yearwood, Project Planner, Region of Durham

This Item was considered earlier in the meeting. See Item 4.B) on pages 2 and 3 of these minutes.

**5. Discussion Items**

A) Rural and Agricultural Economic Development Update

S. Jibb advised of the following:

- Staff has partnered with Farm Credit Canada and is working on a succession planning workshop to be held on December 17<sup>th</sup> at 12 PM;
- Staff has partnered with Durham Farm Fresh to do a specialty crops workshop;
- Staff is planning on hosting a mental health workshop with the Durham Region Federation of Agriculture in February 2021;
- Staff is starting an initiative around careers and agriculture. Staff has reached out to the Durham District School Board and is looking into the development of videos highlighting different career options in the agriculture sector to be presented to Grade 10 students; and

- Staff is supporting Durham Farm Fresh and Durham Farm Connections on their Annual General Meeting. Durham Farm Connections has a survey to provide input on their branding, committee members are encouraged to provide input.

B) 2020 DAAC Workplan and DAAC Terms of Reference

The 2020 DAAC Workplan and Terms of Reference were provided as Attachments #2 and #3 to the Agenda.

M. Scott requested that members review the Workplan and Terms of Reference and provide comments to him prior to the next meeting. He advised that any comments and/or amendments will be discussed then.

C) COVID-19 Update: Virtual Meetings

M. Scott advised that Regional headquarters will be closed to the public until March 2021 and meetings will continue to be held virtually.

**6. Information Items**

A) Mayor Bath-Hadden Leave of Absence

M. Scott advised that Councillor Bath-Hadden will be on a medical leave of absence. The committee was advised that Councillor Highet is the Council appointed alternate member for the committee.

B) 2020-P-24 Envision Durham – Framework for a New Regional Official Plan

Report #2020-P-24 re: Envision Durham – Framework for a New Regional Official Plan, was provided as Attachment #4 to the Agenda and received for information.

C) 2020-P-19 Review of the Region of Durham's Soil and Groundwater Assessment Protocol

Report #2020-P-19 re: Review of the Region of Durham's Soil and Groundwater Assessment Protocol, was provided as Attachment #5 to the Agenda and received for information.

**7. Other Business**

A) DAAC Farm Tour 2021

K. Allore advised that the 2021 DAAC Farm Tour may be held virtually.

B) Permission to show 2020 DAAC Farm Tour Video

M. Scott requested permission to provide the 2020 DAAC Farm Tour Video to Marlene Werry of Durham College. The request was approved by T. Watpool, H. Schillings and Z. Cohoon.

**8. Date of Next Meeting**

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, January 12, 2021 starting at 7:30 PM.

**9. Adjournment**

Moved by D. Risebrough, Seconded by F. Puterbough,  
That the meeting be adjourned.

CARRIED

The meeting adjourned at 9:00 PM.

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Z. Cohoon, Chair, Durham  
Agricultural Advisory Committee

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N. Prasad, Committee Clerk