



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

March 3, 2023

Information Reports

- [2023-INFO-15](#) Commissioner of Works – re: 2022 Leader in Sustainability Award
- [2023-INFO-16](#) Commissioner of Works – re: 2022 Annual Water Quality Report
- [2023-INFO-17](#) Commissioner and Medical Officer of Health – re: Fault Lines: Expert Panel on the Socioeconomic Impacts of Science and Health Misinformation
- [2023-INFO-18](#) Commissioner and Medical Officer of Health – re: Burden of Health Conditions Attributable to Smoking and Alcohol by Public Health Unit in Ontario
- [2023-INFO-19](#) Commissioner of Finance – re: Economic Update – An Uncertain Year Ahead with Mixed Projections Around the Possibility and Severity of a 2023 Recession and Subsequent Recovery

Early Release Reports

- [2023-P-**](#) Commissioner of Planning and Economic Development – re: Decision Meeting Report - Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd. on behalf of Vissers Sod Farm Ltd., to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington, File: OPA 2021-007
- [2023-P-**](#) Commissioner of Planning and Economic Development – re: Public Meeting Report - Application to Amend the Durham Regional Official Plan, submitted by Wooden Sticks Golf Inc., to permit a five-storey hotel and expanded parking area ancillary to the existing golf course in the Township of Uxbridge, File: OPA 2022-006

[2023-P-**](#) Commissioner of Planning and Economic Development – re: Public Meeting Report – Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services, on behalf of Bethesda Ridge Farms, to permit the severance of farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-001

[2023-P-**](#) Commissioner of Planning and Economic Development – re: Public Meeting Report – Application to Amend the Durham Official Plan, submitted by Clark Consulting Services, on behalf of Thornlea Holsteins Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-002

Early release reports will be considered at the April 4, 2023, Planning and Economic Development meeting.

Staff Correspondence

1. [Memorandum from Dr. R.J. Kyle, Commissioner and Medical Officer of Health](#) – re: Health Information Update – February 27, 2023

Durham Municipalities Correspondence

There is no Durham Municipalities Correspondence

Other Municipalities Correspondence/Resolutions

1. [Township of Dawn-Euphemia](#) – re: Resolution passed at their Council meeting held on February 21, 2023, in support of the Town of Petrolia’s resolution regarding School Board Election Compensation

Miscellaneous Correspondence

There is no Miscellaneous Correspondence

Advisory / Other Committee Minutes

1. Durham Agricultural Advisory Committee (DAAC) minutes – [February 14, 2023](#)
2. Durham Environmental and Climate Advisory Committee (DECAC) minutes – [February 16, 2023](#)

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

Notice regarding collection, use and disclosure of personal information:

Written information (either paper or electronic) that you send to Durham Regional Council or Committees, including home address, phone numbers and email addresses, will become part of the public record. If you have any questions about the collection of information, please contact the Regional Clerk/Director of Legislative Services.

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



The Regional Municipality of Durham Information Report

From: Commissioner of Works
Report: [#2023-INFO-15](#)
Date: March 3, 2023

Subject:

2022 Leader in Sustainability Award

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report provides Regional Council with details on the 2022 Leader in Sustainability Award recently given to the Regional Municipality of Durham (Region) from Call2Recycle Canada (Attachment #1).

2. Background

2.1 The Region has worked with residents to divert batteries from the garbage stream for many years.

2.2 In 2012, the Region launched a curbside battery collection program to further increase single-use household battery diversion, achieving a Guinness World Record for most batteries collected in a 24-hour period.

2.3 Curbside collection is offered twice per year as a convenient option for residents to recycle used batteries.

3. Leader in Sustainability Award

3.1 Call2Recycle Canada is one of the Producer Responsibility Organizations managing battery diversion on behalf of producers in Ontario. The organization presents a Leader in Sustainability Award annually to a recycling partner.

- 3.2 Established in Canada in 2011, the Leader in Sustainability Award honours organizations that demonstrate the strongest commitment to sustainability through their consistent participation in the Call2Recycle battery recycling program.
- 3.3 In 2022, the Region diverted 17,673 kilograms of batteries from disposal through the Call2Recycle program. The Region was named a 2022 Leader in Sustainability.
- 3.4 From Fall 2012, the start of the curbside collection program, to Fall 2022, Durham Region residents have recycled almost 373 tonnes of batteries in the curbside program.

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. Environmental Sustainability
- Goal 1.2 – Increase waste diversion and resource recovery
 - Goal 1.4 – Demonstrate leadership in sustainability and addressing climate change.
- b. Service Excellence
- Goal 5.1 – Optimize resources and partnerships to deliver exceptional quality services and value

5. Conclusion

- 5.1 The Region is proud of resident participation in the battery diversion programs and honoured to receive the 2022 Leader in Sustainability Award from Call2Recycle Canada.
- 5.2 For additional information, contact: Gioseph Anello, Director, Waste Management Services, at 905-668-7711 extension 3445.

6. Attachments

Attachment #1: 2022 Leader in Sustainability Award certificate

Respectfully submitted,

Original signed by:

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



LEADER IN SUSTAINABILITY

Regional Municipality of Durham

is hereby recognized as a 2022 Leader in Sustainability for diverting 17,673 kilograms of batteries through the Call2Recycle battery collection and recycling program. We applaud your commitment to the environment and responsible battery management.

Joe Zenobio

President
Call2Recycle Canada

call2recycle[®]
Leading the charge for recycling.™

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



The Regional Municipality of Durham Information Report

From: Commissioner of Works
Report: [#2023-INFO-16](#)
Date: March 3, 2023

Subject:

2022 Annual Water Quality Report

Recommendation:

Receive for information

Report:

1. Purpose

1.1 The Regional Municipality of Durham (Region) is required to prepare an Annual Water Quality Report for each of the municipal drinking water systems under Ontario Regulation (O. Reg.) 170/03, s.11(1); O. Reg. 247/06, s. 10(1) of the Safe Drinking Water Act (the Act).

1.2 The report is to be completed, available upon request, and made available to the public on the [Region's website](#) at www.durham.ca by February 28 of each year.

2. Annual Report

2.1 Section 11 (6) of O. Reg. 170/03 requires that the report must:

- (a) contain a brief description of the drinking water system, including a list of water treatment chemicals used by the system during the period covered by the report;
- (b) summarize any reports made to the Ministry under subsection 18 (1) of the Act or section 16-4 of Schedule 16 during the period covered by the report;

- (c) summarize the results of tests required under this Regulation, or under an approval, municipal drinking water licence or order, including an OWRA order, during the period covered by the report and, if tests required under this Regulation in respect of a parameter were not required during that period, summarize the most recent results of tests of that parameter;
- (d) describe any corrective actions taken under Schedule 17 or 18 during the period covered by the report;
- (e) describe any major expenses incurred during the period covered by the report to install, repair or replace required equipment;
- (f) in the case of a large municipal residential system or a small municipal residential system, include a statement of where a report prepared under Schedule 22 will be available for inspection under subsection 12 (4); and
- (g) in the case of a large municipal residential system, small municipal residential system or non-municipal year-round residential system, specify the number of points sampled during the periods described in subsection 15.1-4 (2) or subsection 15.1-5 (5) of Schedule 15.1 to the Regulation, the number of samples taken, and the number of points where a sample exceeded the prescribed standard for lead during those periods. O. Reg. 170/03, s. 11 (6); O. Reg. 418/09, s. 8; O. Reg. 458/16, s. 6 (1).

3. Relationship to Strategic Plan

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

- a. Goal 1: Environmental Sustainability – To protect the environment for the future by demonstrating leadership in sustainability and addressing climate change.
 - Protect, preserve and restore the natural environment, including greenspaces, waterways, parks, trails and farmland.
- b. Goal 2: 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.
 - Enhance community safety and well-being.

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

4. Conclusion

- 4.1 The 2022 Annual Quality Report (Attachment #1) provides an overview of the annual water quality for the Regional Municipality of Durham's municipal drinking water systems.
- 4.2 For additional information, please contact Tavis Nimmo, Acting Manager, Technical Support, at 905-668-7711 extension 3737.

5. Attachments

Attachment #1: [Link to access the Regional Municipality of Durham's 2022 Annual Water Quality Report](#)

Respectfully submitted,

Original signed by:

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

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



The Regional Municipality of Durham Information Report

From: Commissioner & Medical Officer of Health
Report: [#2023-INFO-17](#)
Date: March 3, 2023

Subject:

Fault Lines: Expert Panel on the Socioeconomic Impacts of Science and Health Misinformation

Recommendation:

Receive for information

Report:

1. Purpose

1.1 To provide a summary of the report from The Council of Canadian Academies (CCA) entitled, [Fault Lines: Expert Panel on the Socioeconomic Impacts of Science and Health Misinformation](#), released on January 26, 2023.

2. Background

- 2.1 CCA is a not-for-profit organization that conducts independent, science-based, and expert assessment in science, engineering, and humanities. CCA provides information to government decision-makers, researchers, and stakeholders to inform innovative public policy development in Canada.
- 2.2 CCA's report provides an in-depth analysis of the socioeconomic impacts of science and health misinformation on public policy and the public in Canada, and important practises for measuring and responding to misinformation.
- 2.3 CCA describes misinformation as various types of false claims and intentions shared deliberately or unintentionally, in addition to a gradient of information quality.
- 2.4 CCA developed this report in collaboration with a multidisciplinary panel of 13 experts that were chosen for their special competencies, including physicians, professors, and other professional health practitioners.

- 2.5 CCA's report was informed by available evidence and original mathematical modelling work that estimated the health impacts and hospitalization costs related to COVID-19 vaccine reluctance in Canada.
- 2.6 CCA created a public [infographic](#) to summarize the expert panel's main findings, available online at www.cca-reports.ca.

3. CCA Report Highlights

- 3.1 Chapter 1 describes the **importance** of CCA's report and understanding misinformation, which is summarized below.
 - a. Science and health misinformation is a global concern which damages social cohesion and has the potential to create harm by hindering progress and decreasing public trust in research and public policy. This threatens the health and well-being of people and the environment by distorting understandings of current issues and consequences.
 - b. Misinformation creates vulnerability and requires an investment in understanding its sources, effects, and approaches to address and minimize harmful impacts.
- 3.2 Chapter 2 describes **where misinformation comes from**, which includes:
 - a. Drivers such as the media and communication platforms, historical mistrust, diminishing expert credibility, failures or errors in science and medicine, research misconduct or slow action to retract incorrect or fraudulent research, false sense of credibility from pre-print servers and predatory publishers, and prolonged time taken to discredit misinformation; and
 - b. Societal factors like varying institutional mistrust, and polarization in society.
- 3.3 Chapter 3 describes the **impacts of misinformation on individuals, communities, and society**.
 - a. The individual impacts of misinformation are: harmful products and preventable diseases leading to illness and death; and individual-level economic costs on disproven products and services.
 - b. The community impacts of misinformation are: non-compliance with public health advice; and vaccine hesitancy, leading to vaccine-preventable disease outbreaks and increased healthcare costs.
 - c. The societal impacts of misinformation are: inaction on climate change and other vital policy areas; reduced civic engagement and public trust; and political polarization.
 - d. CCA's report acknowledges research gaps in attributing and measuring specific impacts of science and health misinformation.

3.4 Chapter 4 describes the **impacts of COVID-19 misinformation on vaccination**, which are summarized below.

- a. Health impacts, such as an increase in preventable illness, deaths, and costs due to vaccine hesitancy, including the exaggeration of the risks of vaccines and downplaying the dangers associated with COVID-19.
 - To quantify these costs, the expert panel developed a mathematical model to simulate a scenario where no one in Canada who was eligible for vaccination delayed or refused vaccination due to beliefs that COVID-19 was a hoax or overexaggerated. Results of this simulation found that between March 1 and November 30, 2021, there could have been approximately 198,000 fewer COVID-19 cases, 13,000 fewer hospitalizations, 2,800 fewer deaths, and approximately \$300 million saved in hospitalizations and intensive care unit costs.
- b. Societal and economic impacts such as: delayed elective and lifesaving healthcare services; verbal altercations and abuse faced by healthcare professionals; exacerbation of health and socioeconomic inequities; further marginalization of racialized groups; reduced consumption of goods and services; financial market shocks; and supply disruptions.

3.5 Chapter 5 describes **the characteristics of misinformation, and how to respond to it**.

- a. Misinformation is tailored to be appealing and persuasive to exploit vulnerabilities of target audiences. Continuous exposure to misinformation impairs the ability to detect it.
- b. Addressing misinformation requires a combination of techniques that are communicated in the appropriate medium and from a trusted source.

3.6 Chapter 6 outlines the following **best practices for responding to misinformation**:

- a. Immediate and long-term response to counter false claims and build resiliency.
- b. Education, media literacy, and a network of trusted individuals to increase detection.
- c. Respecting communities' traditions, needs, and knowledge.

4. Relationship to Strategic Plan

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

a. Goal 2: Community Vitality

- 2.2 Enhance community safety and well-being.
- 2.3 Influence the social determinants of health to improve outcomes for vulnerable populations.

5. Conclusion

- 5.1 CCA's report emphasizes that misinformation is increasing due to connectivity and evolving information coupled with societal mistrust, polarization, and devaluation of knowledge institutions and is leading to the amplification of inequities.
- 5.2 Minimizing the spread and impact of misinformation requires choosing appropriate media platforms and supporting education and training that improves digital literacy and resiliency, in addition to expanding common ground at the individual and community levels to respond to misinformation.
- 5.3 Locally, the Durham Region Health Department (DRHD) identifies and replaces common misinformation related to COVID-19 with credible information on the COVID-19 Vaccine [Myths vs Facts](#) webpage on [durham.ca](#).
- 5.4 DRHD also provides a list of institutions and organizations that provide credible online COVID-19 resources, available on the [COVID-19 Facts and FAQs](#) webpage.

Respectfully submitted,

Original signed by

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. 3111



The Regional Municipality of Durham Information Report

From: Commissioner & Medical Officer of Health
Report: [#2023-INFO-18](#)
Date: March 3, 2023

Subject:

Burden of Health Conditions Attributable to Smoking and Alcohol by Public Health Unit in Ontario

Recommendation:

Receive for information

Report:

1. Purpose

1.1 To provide an update on Public Health Ontario (PHO) and Ontario Health's report entitled, [Burden of Health Conditions Attributable to Smoking and Alcohol by Public Health Unit in Ontario](#), released February 6, 2023.

2. Background

- 2.1 [PHO](#) and [Ontario Health](#) jointly released this report to illustrate the burden of disease and injury linked to smoking and alcohol consumption across Ontario.
- 2.2 The report provides smoking and alcohol consumption statistics, and health outcome statistics. At the time of analysis, calculations were made using the most recent years of available data and do not account for the impact of COVID-19, as data were only available up to 2019.
- 2.3 The report does not quantify the harms created when smoking and alcohol are combined. The increase in risk of disease becomes greater when smoking and alcohol are combined but currently, there are no risk estimates quantifying the effect.
- 2.4 The report also includes a brief overview of the health conditions caused by smoking and alcohol consumption, including: cancer; cardiovascular diseases;

respiratory diseases; human immunodeficiency virus/acquired immunodeficiency syndrome; diabetes; neuropsychiatric conditions; digestive conditions; and injuries.

3. Report Highlights

3.1 Smoking Statistics (Ontario and Durham Region):

- a. From 2015 to 2017, 17.5 per cent of people in Ontario aged 20 and older reported that they currently smoke cigarettes every day or occasionally, compared to 19.2 per cent in Durham Region. Smoking prevalence among Ontario's Public Health Units (PHUs) ranged from about 12 to 28 per cent.
- b. In Ontario, during an average year, an estimated 16,673 deaths, 68,046 hospitalizations and 125,384 emergency department (ED) visits were attributed to smoking in people aged 35 and older. This made up 17 per cent of deaths, about nine per cent of hospitalizations and approximately three per cent of ED visits from all causes.
- c. In Durham Region, the estimated averages for smoking attributable outcomes were 694 deaths, 2,780 hospitalizations, and 4,550 ED visits among people aged 35 and older.

3.2 Alcohol Statistics (Ontario and Durham Region):

- a. From 2015 to 2017, 33.2 per cent of people aged 19 and older in Ontario, and 34.2 per cent of people 19 and older in Durham Region reported having more than two drinks in the past week. The prevalence of exceeding two drinks weekly among people aged 19 and up across Ontario's PHUs ranged from 23.5 per cent to 42.6 per cent.
 - While no amount of alcohol consumption is risk-free, [Canada's Guidance on Alcohol and Health](#) explains how exceeding two drinks per week increases health risks.
- b. From 2015 to 2017, current drinking estimates among people aged 15 and older were 76.8 per cent in Ontario and 76.2 per cent in Durham Region. The prevalence of current drinking among Ontario's PHUs ranged from about 63 to 83 per cent.
 - Current drinking means having one or more drinks in the past year.
- c. From 2015 to 2017, binge drinking estimates among people aged 15 and older were 18.9 per cent in Ontario and 22.3 per cent in Durham Region. The prevalence of binge drinking among people aged 15 and older across Ontario's PHUs ranged from about 13 to 28 per cent.
 - Binge drinking is having five or more drinks for males and four or more drinks for females on one occasion at least once a month in the past year.

- d. In Ontario, during an average year, an estimated 4,330 deaths, 22,009 hospitalizations and 194,692 ED visits were attributed to alcohol in people aged 15 and older. This made up about four per cent of deaths, two per cent of hospitalizations, and approximately three per cent of ED visits from all causes.
- e. In Durham Region, during an average year, an estimated 191 deaths, 800 hospitalizations, and 7,875 ED visits were attributable to alcohol in people aged 15 and older.

3.3 Tobacco and Alcohol Control Strategies

- a. The results from PHO's analysis highlights the need for system-level policies and programs at all levels of government to prevent and reduce smoking and alcohol consumption.
- b. Tobacco control policies and programs should target industry, prevention, protection, and cessation.
 - Strategies may include increasing prices and tax, banning advertising/sponsorship, banning point-of-sale displays, strengthening rules on product and packaging, reducing tobacco availability, protecting people from second-hand smoke (e.g., smoke-free environment policies), running mass media campaigns, taking anti-contraband measures, and increasing programs that help people quit smoking.
- c. Alcohol strategies should aim to reduce alcohol consumption and related harms.
 - Strategies may include increasing prices and tax, restricting marketing/advertising, reducing availability, strengthening impaired driving rules, increasing screening, referral, and treatment tools, enhancing liquor law enforcement programs, creating an alcohol control system and a provincial strategy, monitoring alcohol statistics, and adding health and safety messages to labels.

4. Previous Reports and Decisions

- 4.1 This report complements [2023-INFO-13](#), entitled Canada's Guidance on Alcohol and Health: Final Report (January 2023). This was included in the February 3, 2023 Council Information Package.

5. Relationship to Strategic Plan

- 5.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:
 - a. Goal 2: Community Vitality

- 2.2 Enhance community safety and well-being.

6. Conclusion

- 6.1 PHO and Ontario Health's report quantifies the serious health burden attributed to tobacco and alcohol use across Ontario. Findings can help support local system planning and opportunities for policy development to prevent and reduce smoking and alcohol consumption.
- 6.2 In addition to the local data shared in PHO's report, Durham Region Health Department (DRHD) reports local data on alcohol use and smoking on the [RRFSS Data Explorer](#).
- 6.3 DRHD also recently released the [Cancer Data Tracker](#), which provides information on cancer incidence and mortality for Durham Region and Ontario. This includes information on prevention such as reducing or stopping tobacco and alcohol consumption.
- 6.4 DRHD shares information about the risks associated with alcohol, cannabis, drugs, and smoking at [durham.ca](#).

Respectfully submitted,

Original signed by

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



The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: [#2023-INFO-19](#)
Date: March 3, 2023

Subject:

Economic Update – An Uncertain Year Ahead with Mixed Projections Around the Possibility and Severity of a 2023 Recession and Subsequent Recovery

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 This report updates Regional Council on the economic environment as monitored by the Finance Department, including key economic indicators and their impacts on the local economy and Durham Region programs.

1.2 Noteworthy trends for economic indicators include:

- The Bank of Canada on January 25, 2023, increased the overnight interest rate (policy rate) to 4.5 per cent, the eighth increase in the last year, which has affected borrowing costs significantly.
- Higher interest rates and inflation are impacting household disposable incomes despite wages trending higher, with household savings rates and forecasts for Canadian Gross Domestic Product (GDP) negatively impacted.
- The Bank of Canada's economic growth forecasts have been adjusted downward to 3.6 per cent average annual real GDP growth in 2022, 1.0 per cent for 2023 and 1.8 per cent for 2024.
- Price pressures continue, with food and shelter prices still a significant concern, although price increases are subsiding across most other sectors. The Statistics Canada Consumer Price Index (CPI) all-items Ontario increased 5.9 per cent in January 2023, compared to December 2022. The Bank of Canada in January 2023 projected overall Canadian inflation to fall to 3.0 per cent by the middle of 2023 and achieve the targeted 2.0 per cent by 2024.
- Unemployment rates remained low in January 2023 at 5.0 per cent for Canada, 5.4 per cent for Ontario and 4.3 per cent for the Oshawa CMA, with continued

job vacancies and labour shortages, and rising wages. Statistics Canada in December recorded a year-over-year average hourly wage increase of 5.0 per cent across Canada between December 2021 and December 2022.

- 1.3 The risk of recession remains a reality given the combination of interest rate hikes, persistent inflation and the prospect that an entrenched inflation scenario may diminish hopes for a soft landing for the Canadian economy and lead to recession. Most analysts believe a recession will occur in the first half of 2023 with recovery by the end of the year, although thoughts are mixed on how severe the recession will be.

2. Previous Reports and Decisions

- 2.1 This report updates Report #2022-INFO-73 “Economic Update – Economic growth begins to slow, recession risks increase, and consumers continue to feel the impacts of inflation and additional interest rate increases.”

3. Bank of Canada Raises Interest Rates Another 0.25 per cent

- 3.1 The Bank of Canada has increased its policy rate from 0.25 per cent in January 2022 to 4.5 per cent in January 2023, resulting in significantly higher prime rates and impacts to variable rates across the board. The January 25, 2023, Bank of Canada increase to its target for the overnight rate (the policy rate) was the eighth increase in 12 months but was the lowest increase since the equivalent 0.25 per cent increase on March 2nd, 2022. This is compared to the 0.5 per cent to 1.0 per cent hikes made between April and December 2022. While further increases are not ruled out, the Bank of Canada softened its tone in the January 2023 policy report as inflation finally began to lessen in response. The next policy interest rate decision will be on March 8, 2023 and the Bank will be watching labour markets and consumer spending carefully.
- 3.2 The modest January 2023 interest rate increase of 25 basis points was broadly anticipated as economic demand and inflation had begun to slow. The Bank of Canada has been clear in each announcement that it is committed to price stability and will act as required to achieve the Bank’s two per cent average annual inflation target. Given the lag-time between interest rate hikes and economic impacts and many variables to consider, the Bank of Canada will continue to assess intertwined economic variables and their effects on inflation ahead of the March decision point, balancing the need to dampen inflation with the risks of adding to recessionary pressures, risks and 2023 uncertainty.
- 3.3 The Canadian central bank is not alone. Central banks across the world have been raising interest rates to slow the inflation, driven by both excessive demand and constraints on supply chains and labour. Russia’s war in Ukraine and escalating geopolitical risk continue to affect supply-side economics, driving energy and food prices higher. Both countries have been major global suppliers of fertilizers, food, and fuel.

4. Canadian Economic Growth Outlook

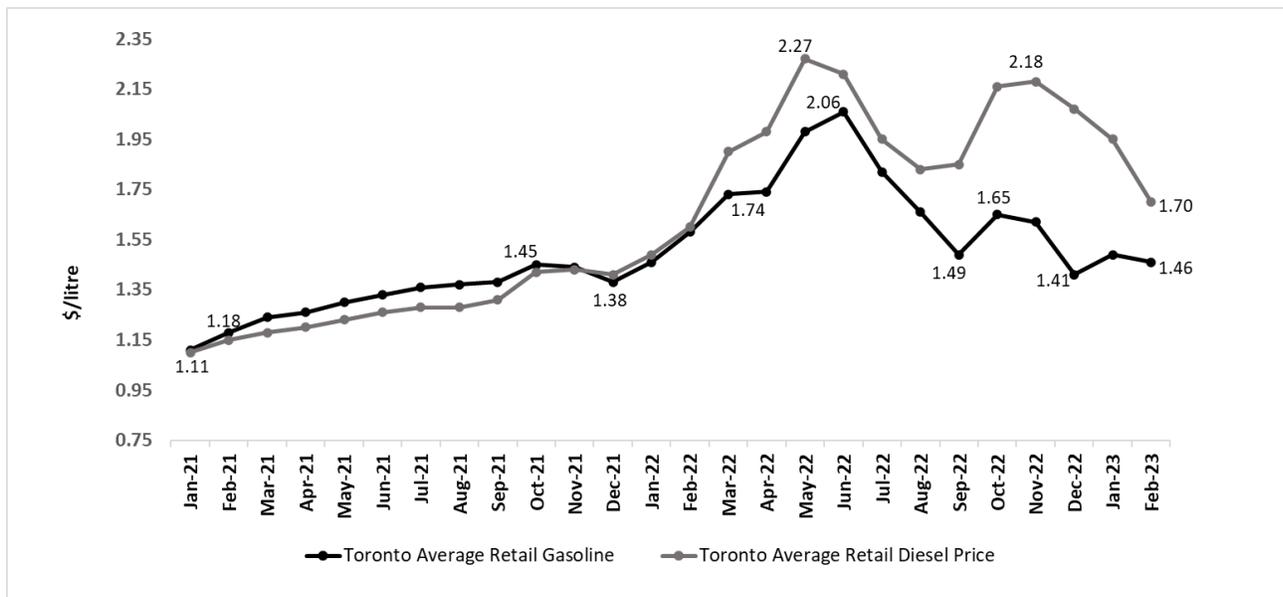
- 4.1 Within its most recent Monetary Policy Report, the Bank of Canada expected Canada's economy, as measured by the annual average real GDP, to grow by 3.6 per cent in 2022, and 1.0 per cent in 2023 and 1.8 per cent in 2024, noting that interest rate increases have slowed housing activity and consumer demand for durables and will broaden this effect to other sectors, moderating both consumer and investment spending over 2023 before growth begins to accelerate late 2023.
- 4.2 In making its January 2023 announcement, the Bank of Canada noted that: "CPI inflation in Canada is still too high but has declined from its recent peak. Ongoing excess demand in the economy continues to exert upward pressure on prices. But, with lower energy prices, improvements in global supply chains and the effects of higher interest rates moving through the economy, inflation has started to ease. CPI inflation is forecast to fall to 3 per cent in mid-2023 and return to the 2% target in 2024." (Monetary Report, January 25, 2023, page 9)

5. Rising Inflation: For Consumers and the Region of Durham

- 5.1 Canadian headline inflation as measured by the Consumer Price Index (CPI) edged lower again in January to 5.9 per cent year-over-year as higher food and shelter costs were more than offset by slower price growth for energy products and other goods and services.
- 5.2 Growth in food prices rose slightly higher again in January to 10.4 per cent year-over-year compared to 10.1 per cent year-over-year in December, but lower agricultural commodity prices and easing global supply chain pressures are expected to slow food price growth over 2023.
- 5.3 Energy inflation continued to decelerate, dropping to 5.4 per cent year-over-year in January, despite a small resurgence in gasoline prices with offset coming from lower natural gas and electricity prices. Excluding the more volatile food and energy components, "core" CPI dipped below 5.0 per cent for the first time since April 2022. Price growth for health and personal care related goods and services continued to rise at a rapid pace (up 6.2 per cent year-over-year). Vehicle purchases had a moderating impact on inflation, likely thanks to added vehicle supply as the global semi-conductor shortage eased. Rent inflation was little changed, but still elevated. Mortgage interest expenses continued to surge but were offset by lower inflation for home buying costs, as home resale prices continued to decline.
- 5.4 According to the Bank of Canada's Fourth Quarter 2022 Business Outlook Survey, rising interest rates, moderated business capacity issues, and softening product and services' demands from consumers, have lowered sales expectations and business investment plans over the last several months. Surveys indicate more negative business sentiment and lowered expectations and a possible 2023 recession.

- 5.5 Higher prices directly impact Regional costs, including material inputs and services utilized for Regional public services delivery. While Ontario price increases are also down compared to December year-over-year statistics, Statistics Canada noted that the price of Ontario goods still increased by 6.7 per cent in January 2023, compared to January 2022, while services increased 4.6 per cent over the same reference period.
- 5.6 Gasoline is utilized by specialized transit, paramedic, and police fleets, as well as a portion of the Region's depots. Diesel is currently the primary fuel for transit and fleet supplied from the Works Department's depots and is a stationary fuel utilized at Duffin Creek Water Pollution Control Plant.
- 5.7 Natural gas is the primary fuel for the Region's space and water heating and is also used for waste and wastewater processing. The following figures demonstrate price impacts for fuels utilized by the Region, including diesel, gasoline, and natural gas based on related economic benchmarks.
- 5.8 According to Natural Resources Canada, the Toronto benchmark average monthly retail price of gasoline in February 2023 was 23.7 per cent higher than February 2021 at \$1.46 cents per litre. Toronto diesel prices increased even more, from \$1.15 per litre to \$1.70 per litre over the same period (an increase of 47.8 per cent).

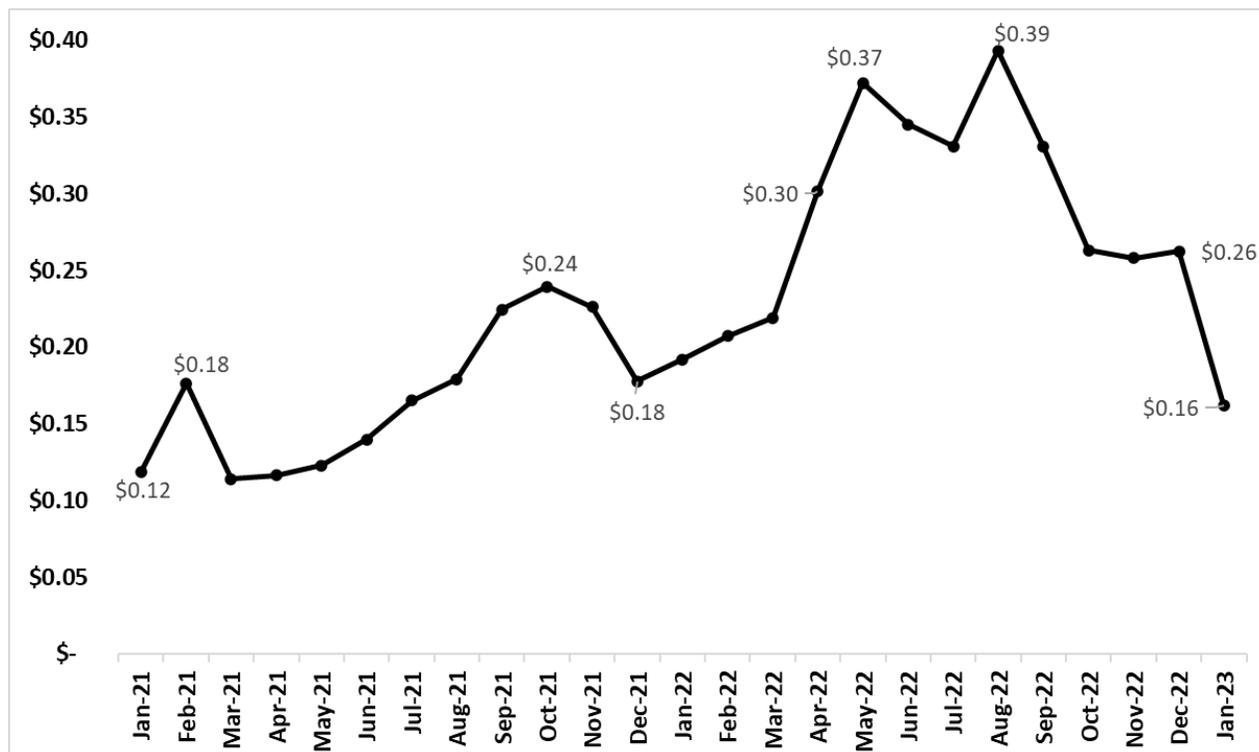
Figure 1: Price Escalation of Diesel and Gasoline
(Monthly Average Toronto Benchmark \$/litre)



Source: Natural Resources Canada

5.9 Figure 2 below demonstrates, based on historical data compiled by Sproule Holdings Limited, that natural gas prices have decreased 38.2 per cent since December 2022 to \$0.16 per cubic metre for January 2023 (natural gas supply costs only - excludes pipeline transportation tolls and other distribution charges). Natural gas prices have increased \$0.04 per cubic metre between January 2021, and January 2023.

Figure 2: Natural Gas Prices
(Union Dawn Ontario Price Canadian \$/cubic meter)



Source: Sproule Holdings Limited

6. Material Shortages, Increased Costs and Escalation/Service Risks

- 6.1 The continued high costs for energy and raw materials, along with labour shortages and remaining underlying supply chain issues continues to present challenges to production and construction.
- 6.2 On a year-over-year basis, the trend for some production input prices is downward. For example, Table 1 below shows lumber and wood products down 30.3 per cent year-over-year in January 2023 versus January 2022. Primary Ferrous Metal products are also down 14.1 per cent over the same period.
- 6.3 The Statistics Canada Industrial Product Price Index (IPPI) measures price changes for products manufactured in Canada and reflects 22 industrial product price categories.
- 6.4 The Overall IPPI for Canada reached a peak of 132.6 in May 2022 and by January 2023 had fallen by 3.7 per cent to 127.8. Nonetheless the year-over-year increase in the Total Industrial Product Price Index from January 2022 to January 2023 was 5.4 per cent higher.

Table 1: Statistics Canada Industrial Product Price Index Price Level by Product Category

Product Category	IPPI Price Index		
	Jan 2022	Jan 2023	Yr over Yr %
Primary Ferrous Metal Products	161.2	138.4	-14.1%
Primary Non-ferrous Metal Products	141.4	150.3	6.3%
Lumber & Wood Products	182.0	126.9	-30.3%
Fabricated Metal Products & Construction Materials	138.7	143.2	3.2%
Machinery & Equipment	107.1	115.8	8.1%
Chemicals and Chemical Products	128.0	130.9	2.3%
Packaging Materials and Containers	119.3	126.8	6.3%
Total Industrial Product Price Index	118.2	127.2	5.4%

Source: Statistics Canada, Industrial product price index, by select product, by month

7. Labour market

- 7.1 The Canadian economy posted the strongest job growth in nearly a year, adding 150,000 jobs in January 2023. Employment gains were balanced across public and private sectors, with a notable boost in the services producing sector (+125,000 jobs).
- 7.2 Labour markets have remained tight with continued low unemployment rates (5.0 per cent unemployment in Canada and 5.2 per cent unemployment in Ontario for December 2022). Labour shortages and vacancies persist and will take time to address through re-training, immigration and reduced economic activity as higher interest rates take hold.
- 7.3 Given continuing labour constraints and high labour demand, average Canadian hourly wages increased 4.5 per cent in the 12 months to January 2023, based on data from the Labour Force Survey, although this is down from the year-over-year increase in December which was 4.8 per cent (not seasonally adjusted).
- 7.4 Businesses pass on higher input and labour costs to consumers by raising prices which has contributed to inflationary pressures the Bank of Canada is attempting to address through interest rate hikes.
- 7.5 Recent headline Canadian labour market data does not reflect recent Bank of Canada Survey data and mounting layoffs in the tech sector. The Bank of Canada Business Outlook Survey indicated business plans to hire staff have fallen alongside wage growth. Although wage growth has fallen to 4.5 per cent year-over-year in January 2023, hiring continues at a rapid pace. Many small and medium sized companies are reporting difficulties attracting highly skilled labour.

Job postings are still up 50 per cent from pre-pandemic levels but have come down in recent months.

- 7.6 The delayed impact of the Bank of Canada's rate hikes is still flowing through to household and business debt payments and is expected to ultimately erode demand, pushing unemployment higher by the end of the year. According to RBC Economics, job creation is not sustainable at the current pace, with record high participation and fewer unemployed Canadians to fill jobs.
- 7.7 The Bank of Canada has indicated that rates will be held steady unless there is sufficient evidence that more restrictive monetary policy is required, and the conflicting messaging recently from the US federal bank may add some pressure for additional interest rate hikes by the Bank of Canada. These pressures are related to resulting impacts of a weakened Canadian dollar compared to the US greenback, and more specifically the resulting higher prices on Canada's imported goods due to higher exchange rates.

8. Canada's Housing Market Correction

- 8.1 Canadian home prices continue a downward trend, as the series of interest rate hikes by the Bank of Canada increasingly takes a toll on home buyers. As shown in the table below, in December 2022, Durham's average price for existing home transactions at \$874,456 has fallen from the November 2022 price level of \$892,677 and is significantly off the peak of \$1,175,010 recorded for January 2022. However, there is evidence that the effects of interest rate hikes are beginning to moderate in the housing market, as prices have rebounded in January 2023 in some GTA markets. Durham, York and Peel Regions saw higher month-over-month average home prices in January 2023 compared to December 2022.

Table 2 - Toronto Regional Real Estate Board:
Summary of Select Existing Home Transactions
(All Home Types – Average Price)

	Year-over-Year		Durham Peak Jan-22	Monthly Changes		
	Jan-22	Jan-23		Nov-22	Dec-22	Jan-23
Durham	1,175,010	886,849	1,175,010	892,677	874,456	886,849
York	1,519,583	1,285,583	1,519,583	1,309,646	1,267,563	1,285,583
Peel	1,291,955	993,151	1,291,955	1,039,706	989,173	993,151
Halton	1,484,265	1,122,501	1,484,265	1,156,315	1,188,341	1,122,501
Toronto	1,073,111	987,842	1,073,111	1,050,788	1,017,989	987,842

Source: Toronto Regional Real Estate Board

- 8.2 Demand-supply conditions are easing rapidly and are becoming more balanced. The move towards a “buyer’s” market is reducing demand and the degree of competition for homes. Resale activity is also falling in most markets.
- 8.3 The Bank of Canada’s latest 25 basis-point rate increase on January 25, 2023 may cool the Canadian housing market further and any additional 2023 rate increases would deepen the housing market correction. RBC Economics projects home resale prices to fall more than 30 per cent on average nationally, and Canada is halfway towards meeting that projection.

9. Relationship to Strategic Plan

- 9.1 This report aligns with the following strategic goals and priorities in the Durham Region Strategic Plan:
- **Economic Prosperity:** To build a strong and resilient economy that maximizes opportunities for business and employment growth, innovation, and partnership.

10. Conclusion

- 10.1 With the economy still highlighted by excess demand, supply shortages, tight labour markets and higher inflation, and with the central bank continuing to increase interest rates, continuing challenges to affordability across the economic spectrum are anticipated. Rising wages are not anticipated to offset the reduction in household disposable income.
- 10.2 The housing market is pulling back as affordability challenges increase and expectations for the future turn negative at both the household and business levels.
- 10.3 The Bank of Canada sees the economy moderating through 2023 as global demand weakens and tighter monetary policy reduces spending. The still strong

jobs market and higher wages may mean more rate increases are necessary but the Bank will base its March 2023 decision on a multitude of interacting variables, including consumer spending, core inflation effects and employment trends.

- 10.4 The Finance Department will continue to monitor the economic environment and key indicators and report on implications as required.

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance and Treasurer

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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: April 4, 2023

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd. on behalf of Vissers Sod Farm Ltd., to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington, File: OPA 2021-007.

Recommendation:

That the Planning and Economic Development Committee recommends to Regional Council:

- A) That Amendment #190 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted, as contained in Attachment #3, to Commissioner's Report #2023-P-**; and
 - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Municipality of Clarington, the Ministry of Municipal Affairs and Housing, and all other person or public bodies who requested notification of this decision.
-

Report:**1. Purpose**

- 1.1 On July 8, 2021, Clark Consulting Services Ltd. on behalf of Antonius Vissers and Theodora Vissers (Vissers Sod Farm Ltd.), submitted an application to amend the Regional Official Plan (ROP) to permit the following:
- a. the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington; and
 - b. that the proposed retained farm parcel be provided frontage onto a year-round publicly maintained road by way of a future access easement from the surplus farm dwelling parcel.

2. Site Description

- 2.1 The subject lands are located south of Taunton Road (Regional Road 4) between Green Road and Maple Grove Road. The site is municipally known as 4382 Green Road and is legally described as Part of Lots 17 and 18, Concession 4, former Township of Darlington, in the Municipality of Clarington. The site is located northwest of the Bowmanville Urban Area (refer to Attachment 1).
- 2.2 The subject lands are irregular in shape and contain an existing two-storey dwelling fronting on Green Road. The southern portion of the subject lands contains natural heritage features associated with the Harmony-Farewell Iroquois Beach Wetland Complex.
- 2.3 Green Road is public road maintained year-round, whereas the segment of Maple Grove Road that abuts the western limit of the subject lands is a seasonally maintained public road and provides access to the farm parcel during the spring, summer, and fall seasons.
- 2.4 Existing land uses surrounding the subject lands include:
- a. North – agricultural lands, wetlands, and woodlands;
 - b. East – Green Road, residential uses, woodlands and valleylands;
 - c. South – An unopened road allowance between Concessions 3 and 4, residential uses, wetlands, and woodlands; and
 - d. West – Maple Grove Road (a seasonally maintained public road), agricultural lands, wetlands, and woodlands.

3. Background

- 3.1 The applicant has applied to amend the ROP to sever a 0.607 ha (1.5 acre) parcel of land containing a dwelling that is considered surplus to the farm operation. The retained farm parcel of approximately 36.5 ha (90.3 acres) will continue to be farmed (refer to Attachment 2). The dwelling on the subject lands is not utilized by a farm employee and is currently rented to persons not involved with the farm business.
- 3.2 The applicant has concurrently applied to amend the Municipality of Clarington Official Plan and Zoning By-law (COPA 2021-0007 and ZBA 2021-0012) to sever the subject farm dwelling which is considered surplus to the farming operation, as a result of the consolidation of non-abutting farm parcels.

4. Previous Reports and Decisions

- 4.1 On September 7, 2021, the Planning and Economic Development Committee received the Public Meeting Report #2021-P-18 which includes the details of the proposed non-abutting surplus farm dwelling severance.

5. Reports Submitted in Support of the Application

- 5.1 A Planning Justification Report, including a Farm Holdings Inventory Report prepared by Clark Consulting Services Ltd. had been submitted to support the proposed application. The Planning Justification Report concluded that the application conforms with the applicable Provincial and Regional policies and the Provincial requirements of the Minimum Distance Separation.
- 5.2 The Site Screening Questionnaire completed by GHD Ltd. indicated that there are no environmental site contamination concerns at the subject lands.

6. Provincial Plans and Policies

- 6.1 The subject lands are located within the “Protected Countryside” designation in the Greenbelt Plan. Both the Provincial Policy Statement and the Greenbelt Plan permit the severance of a residence surplus to a farming operation as a result of the farm consolidation, provided that the planning authority ensures that a new residential dwelling is not permitted on the proposed retained farm lot created by the severance.

7. Durham Regional Official Plan (ROP) Context

- 7.1 The subject lands are designated “Major Open Space Areas” in the ROP. There are Key Natural Heritage/Key Hydrologic Features identified on the south portion of the subject lands. Severance applications for agricultural uses within the Major Open Space Area designation may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 7.2 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
- a. the dwelling is not needed for a farm employee;
 - b. the farm parcel is a size which is viable for farming operations;
 - c. for sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
 - d. the farm parcel is zoned to prohibit any further severance or the establishment of any residential dwelling.

The Regional Official Plan also states that no further severance shall be permitted from the acquired farm parcel.

- 7.3 Policy 14.8.5 of the ROP requires all proposed lots to have frontage upon, and access to, a public road which is maintained by the appropriate authority as open to traffic on a year-round basis and is of a standard construction adequate to provide for the additional traffic generated by the proposed development.

8. Planning Analysis

- 8.1 Vissers Sod Farm Ltd. or individual family members of the farm corporation own ten farm properties which include five houses, in the Municipality of Clarington. The house located on the subject lands is currently rented out to a non-farm employee and is considered surplus to the farm operation.
- 8.2 The existing house located on the subject lands existed prior to December 16, 2004, when the Greenbelt Plan came in effect. The retained farmland comprising of 36.5 ha (90.3 acre) will continue to be a size viable for agriculture.

- 8.3 The draft Regional Official Plan Amendment requires that the retained farm parcel be rezoned to prohibit any further severances or the development of any new residential dwellings. The retained farm parcel will require frontage on Green Road which is a public road maintained year-round. Access to Green Road would be by way of an access easement to be granted from the proposed surplus farm dwelling parcel. The specific details of the proposed access easements will be addressed through the required future Land Division Committee process.
- 8.4 The proposed amendment is consistent with the PPS and conforms with the Greenbelt Plan and the Durham Regional Official Plan.

9. Public Meeting and Submissions

- 9.1 In accordance with the Planning Act, a notice of public meeting regarding this application was published in the appropriate newspaper, mailed to those who own land within 120 metres (400 feet) of the subject lands, and a public meeting was held on September 7, 2021. Commissioner's Report #2021-P-18 provides information on the application.
- 9.2 The Region did not receive any written submission from the public related to the proposed amendment application.

10. Consultation

- 10.1 On December 5, 2022, Clarington Council adopted the related Clarington Official Plan Amendment and Zoning By-law Amendment applications. The approval of the applications included permissions for the farm parcel to be provided with frontage on an open road by way of a future access easement from the surplus farm dwelling parcel. The Zoning By-law Amendment will prohibit any further severances and new residential development on the retained farm parcel.
- 10.2 The Central Lake Ontario Conservation Authority, the Ministry of Municipal Affairs and Housing, Durham Agricultural Advisory Committee, the Regional Health Department, the Regional Works Department, and Canada Post have no concerns with the approval of the application.
- 10.3 No comments or concerns were received from any member of the public.

11. Notice of Meeting

- 11.1 Written notification of the meeting time and location of the Planning and Economic Development Committee was sent to all that requested notification, in accordance with Regional Council procedure.
- 11.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by the Regional Council on April 26, 2023. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Ontario Land Tribunal (OLT).

12. Relationship to Strategic Plan

- 12.1 In the processing of ROPA amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), "Service Excellence".
- 12.2 Goal 3 of the DRSP promotes Economic Prosperity. The application specifically supports the Goal 3.5 "Provide a supportive environment for agriculture and agri-food industries".

13. Conclusion

- 13.1 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan and the ROP. The provisions of the implementing Zoning By-law Amendment will prohibit any further severances and the development of a new residential dwelling for the retained farm parcel. Accordingly, it is recommended Amendment #190 to the ROP, as shown in Attachment 3, be adopted.

14. Attachments

Attachment #1: Location Sketch

Attachment #2: Agricultural Land Holdings

Attachment #3: Amendment #190 to the Durham Regional Official Plan

Respectfully submitted,

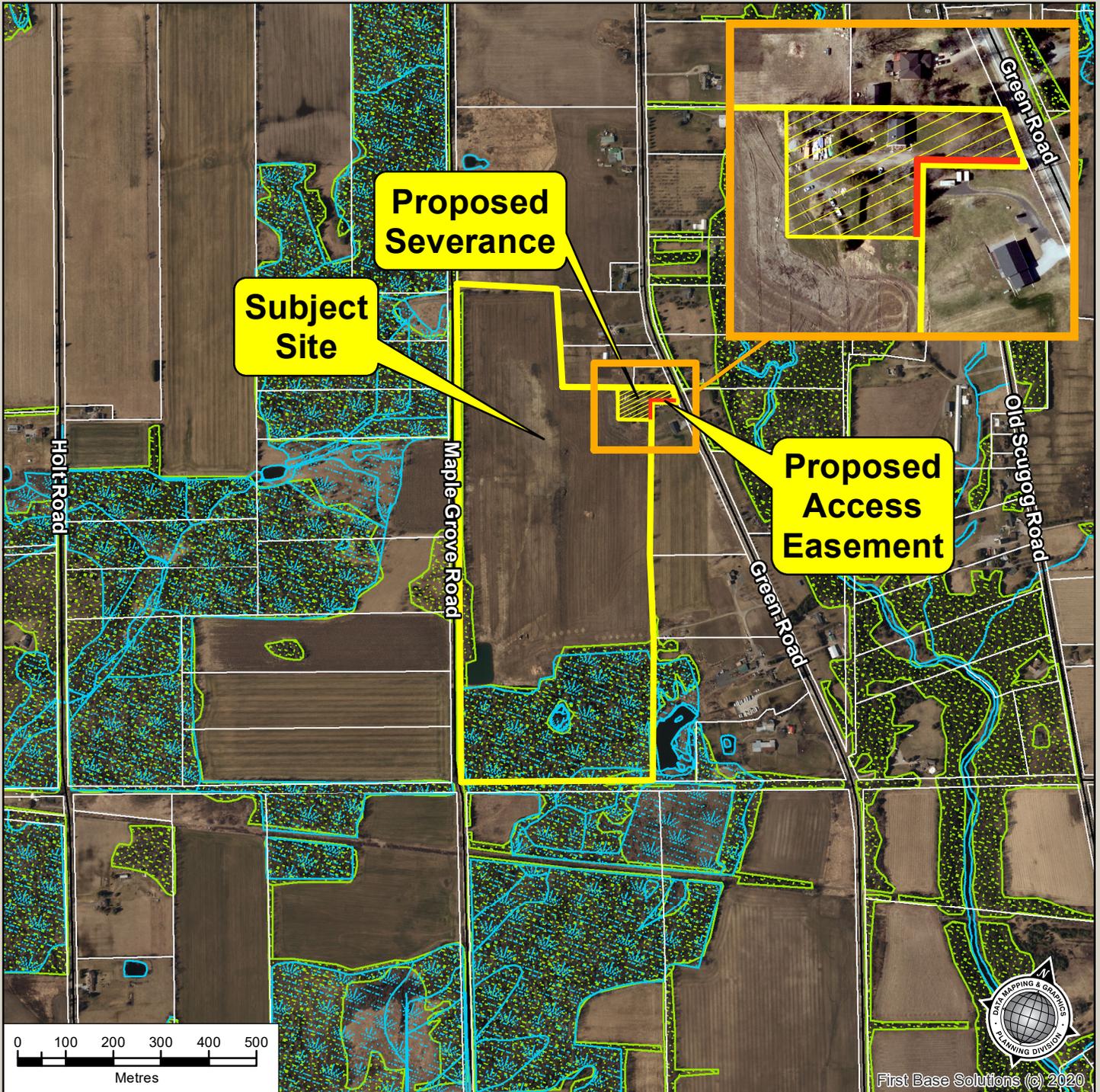
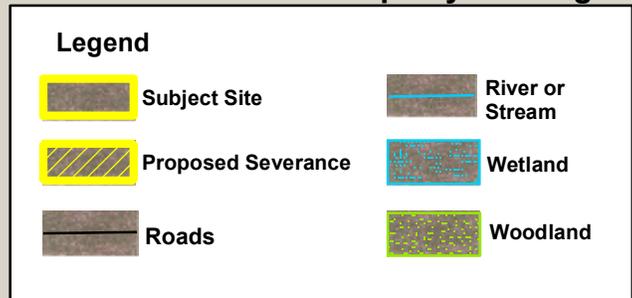
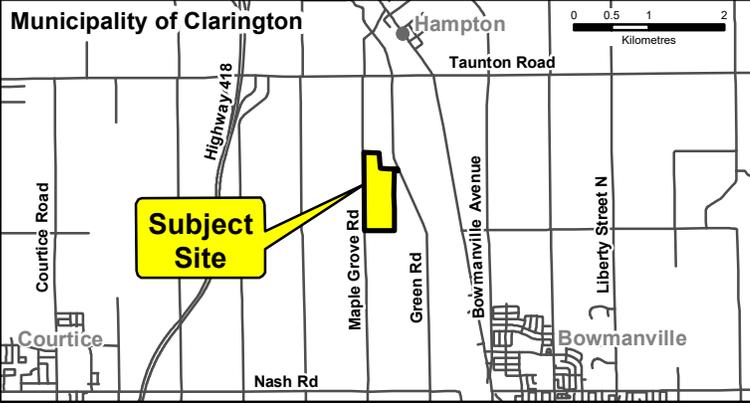
Original signed by

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

Recommended for Presentation to Committee

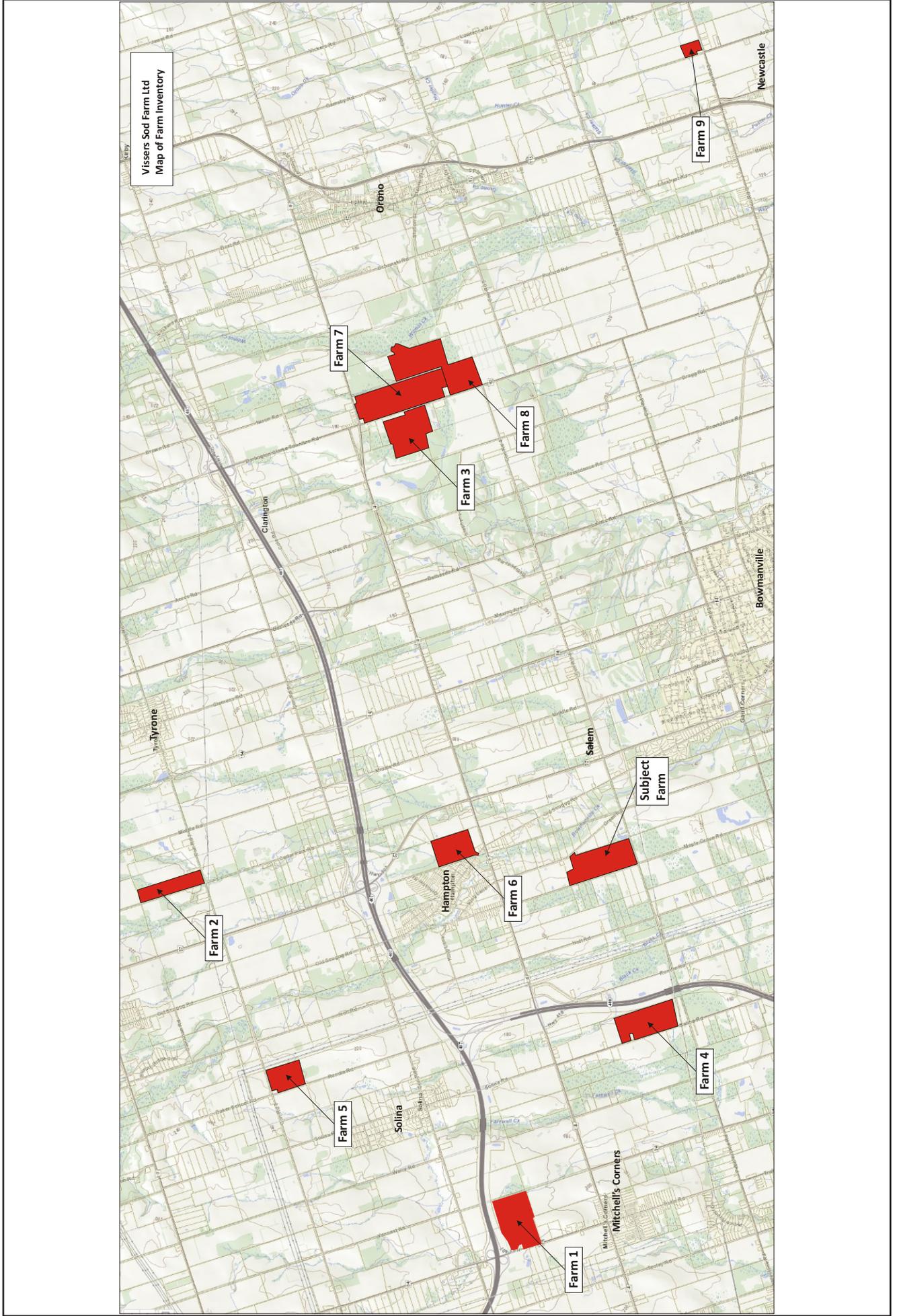
Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Data Sources:
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2020 MPAC and its suppliers.
 ORTHOPHOTO: © 2020 First Base Solutions. All rights reserved. May not be reproduced without permission. This is not a plan of survey.

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



Amendment #190 to the Durham Regional Official Plan

Purpose and Effect:	The purpose of this Amendment is to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels on lands designated "Major Open Space Areas".
Location:	The subject site is located south of Taunton Road between Green Road and Maple Grove Road. The site is municipally known as 4382 Green Road and is legally described as Part of Lots 17 and 18, Concession 4, former Township of Darlington, in the Municipality of Clarington.
Basis:	The subject site is proposed to be consolidated with the other non-abutting farm parcels owned by the applicant. The residential dwelling on the subject site is not required by, and is surplus to, the farm operation. This amendment conforms with the Durham Regional Official Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
Amendment:	<p>The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:</p> <p>"9A.3.2 ddd) A surplus farm dwelling is severed from the parcel identified as Assessment No. 18-17-010-080-19900 located in Part of Lots 17 and 18, Concession 4, former Township of Darlington, in the Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit the establishment of any dwellings on the retained parcel. In accordance with Provincial and Regional policies, no further severance of the property is permitted. A 5-metre access easement on the severed parcel shall be granted in favour of the retained farm parcel to provide access to Green Road."</p>
Implementation:	The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.
Interpretation:	The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.

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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: April 4, 2023

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Wooden Sticks Golf Inc., to permit a five-storey hotel and expanded parking area ancillary to the existing golf course in the Township of Uxbridge, File: OPA 2022-006

Recommendation:

That the Planning and Economic Development Committee recommends:

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

Report:

1. Purpose

- 1.1 This report provides information on a proposed amendment to the Durham Regional Official Plan (ROP) to permit a five-storey hotel and expanded parking area ancillary to an existing golf course in the Township of Uxbridge. The application was deemed complete on January 13, 2023.

2. Application

2.1 On December 14, 2022, GHD Inc., on behalf of Wooden Sticks Golf Inc. submitted an application to amend the ROP to permit an expansion of the existing Wooden Sticks golf course to include a five-storey hotel with 79 guest rooms and a lobby / reception area, office space and restaurant on the ground floor. The hotel would be connected to the existing clubhouse facility. A new surface parking area with 134 spaces is proposed to the east of the existing access driveway. The hotel is proposed to be developed on municipal water and wastewater services which are available adjacent to the site on the north side of Elgin Park Drive.

3. Site Description

3.1 The subject site is located on the south side of Elgin Park Drive and is immediately south of the Uxbridge Urban Area. The site is known municipally as 40 Elgin Park Drive and is legally described as Part Lot 27, Concession 6, Township of Uxbridge (refer to Attachment 1).

3.2 The Wooden Sticks Golf Course is approximately 81.2 hectares (200.5 acres) in size and is bounded by Elgin Park Drive to the north, Concession Road 7 to the east, and privately owned lands to the south and west. The subject site includes an 18-hole golf course, a practice driving range area, and six guest cabins for overnight accommodation. A clubhouse building with a restaurant and banquet facilities is located in the northwest section of the site. Uxbridge Brook crosses the eastern portion of the site.

3.3 Land uses surrounding the subject site include:

- a. North – Elgin Park Drive (a 2-lane local road), single detached dwellings;
- b. West – street townhouse dwellings, Howard Williams Court (a private laneway), Countryside Preserve, open space;
- c. South – wooded areas, single detached dwellings; and
- d. East – Concession Road 7, Fawks Nest Country Estate.

3.4 A forested area is located between the proposed hotel and the rear yards of the homes fronting on Howard Williams Court.

3.5 Access to the site will remain from the existing driveway entrance which runs south from Elgin Park Drive, opposite Confederation Drive (refer to Attachment #2).

4. Reports Submitted in Support of the Application

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

- “Planning Rationale Report”, prepared by GHD, dated November, 2022;
- “Wooden Sticks Environmental Impact Study” prepared by R.J. Burnside & Associates Limited, dated November, 2022;
- “Functional Servicing and Stormwater Management Report” by GHD, dated November, 2022;
- “Geotechnical Investigation”, prepared by GHD, dated October 7, 2022;
- “Landform Conservation Report”, prepared by GHD, dated November, 2022;
- “Phase One Environmental Site Assessment” prepared by GHD, dated March 19, 2021;
- “Wooden Sticks Golf Club Hotel Transportation Study” prepared by R.J. Burnside & Associates Limited, dated November, 2022; and
- “Hydrogeological Assessment and Water Balance”, prepared by R.J. Burnside & Associates Limited, dated November, 2022.

5. Provincial Plans and Policies

Provincial Policy Statement

5.1 Policy 1.1.1 of the Provincial Policy Statement (PPS) states that healthy, liveable and safe communities are sustained by: promoting efficient development and land use patterns; avoiding development and land use patterns which may cause environmental or public health and safety concerns; and promoting development and land use patterns that conserve biodiversity.

5.2 Policy 1.1.4.1 of the PPS states that healthy, integrated and viable rural areas should be supported by:

- a. Building upon rural character, and leveraging rural amenities and assets;
- b. Promoting regeneration, including the redevelopment of brownfield sites;
- c. Accommodating an appropriate range and mix of housing in rural settlement areas;
- d. Encouraging the conservation and redevelopment of existing rural housing stock on rural lands;
- e. Using rural infrastructure and public service facilities efficiently
- f. Promoting diversification of the economic base and employment opportunities through goods and services, including value-added products and the sustainable management or use of resources;

- g. Providing opportunities for sustainable and diversified tourism, including leveraging historical, cultural and natural assets;
- h. Conserving biodiversity and considering the ecological benefits provided by nature; and
- i. Providing opportunities for economic activities in prime agricultural areas, in accordance with policy 2.3.

5.3 The PPS also states that recreational, tourism and other economic opportunities, as well as development that is compatible with the rural landscape and can be sustained by rural service levels should be promoted.

5.4 As well, the PPS states that development shall be appropriate to the infrastructure which is planned or available, and avoid the need for the unjustified and/or uneconomical expansion of this infrastructure.

Oak Ridges Moraine Conservation Plan

5.5 The ORMCP designates the majority of the subject site as Countryside Areas and designates the eastern and southern sections of the site Natural Core Areas.

5.6 The purpose of the Countryside Areas designation is to encourage agricultural and other rural uses by:

- a. protecting prime agricultural areas;
- b. promoting and protecting agricultural and other rural land uses and normal farm practices;
- c. maintaining the rural character of the Rural Settlements;
- d. protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change; and
- e. maintaining existing public service facilities and adapting them, where feasible, to meet the needs of the community.

5.7 Permitted uses within Countryside Areas include, but are not limited to, small-scale commercial, industrial, and institutional uses, and major recreational uses, subject to criteria.

5.8 The purpose of Natural Core Areas is to maintain and where possible improve or restore the ecological integrity of the Plan Area by:

- a. Maintaining, and where possible, improving or restoring, the health, diversity, size, and connectivity of key natural heritage features, key hydrologic features and the related ecological functions;
 - b. Maintaining or restoring natural self-sustaining vegetation and wildlife habitat;
 - c. Maintaining the quality and quantity of groundwater and surface water;
 - d. Maintaining groundwater recharge;
 - e. Maintaining natural stream form and flow characteristics;
 - f. Protecting landform features; and
 - g. Protecting and restoring natural areas and features that sequester carbon and provide ecological functions, including water storage, to help reduce the impacts of climate change.
- 5.9 Major recreational uses are recreational uses that require large-scale modification of terrain, vegetation or both and usually also require large-scale buildings or structures and include golf courses.
- 5.10 An application to establish or expand a major recreational use shall be accompanied by a recreation plan and a vegetation management plan. The application shall demonstrate that the recreational activities on the site will be compatible with the natural character of the surrounding area, will be designed and located so as not to conflict with adjacent land uses. It should also demonstrate that new technologies related to construction, grounds maintenance and water conservation will be explored and incorporated, as they become available, to help maintain, and where possible improve or restore the ecological integrity of the ORMCP Area.
- 5.11 The northern portion of the site which is subject to the development proposal is designated as a Category 1 Landform Conservation Area in the ORMCP. This category of landform conservation area is generally dominated by steeply sloping or complex landform patterns and is identified by the Province as having 50% or more of the land surface comprised of:
- a. lands with slopes in excess of 10%;
 - b. land with distinctive landform features such as ravines, kames and kettles; and/or
 - c. land with a diversity of land slope classes.
- 5.12 An application for development or site alteration with respect to land in a Category 1 Landform Conservation Area shall identify planning, design and construction practices that will keep disturbance to landform character to a minimum, including:

- a. Maintaining significant landform features such as steep slopes, kames, kettles, ravines and ridges in their natural undisturbed form;
- b. Limiting the portion of the net developable area of the site that is disturbed to not more than 25 per cent of the total area of the site; and
- c. Limiting the portion of the net developable area of the site that has impervious surfaces to not more than 15 per cent of the total area of the site.

5.13 An application for major development with respect to land in a landform conservation area shall be accompanied by a landform conservation plan that shows:

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

5.14 The subject site is located within “rural lands” as defined by A Place to Grow. Rural lands are lands which are located outside of settlement areas and prime agricultural areas. Development may be permitted on rural lands for rural land uses that are not appropriate in settlement areas provided they:

- a. are compatible with the rural landscape and surrounding land uses;
- b. will be sustained by rural service levels; and
- c. will not adversely affect the protection of agricultural uses and other resource-based uses such as mineral aggregate operations.

5.15 Where permitted on rural lands, resource-based recreational uses should be limited to tourism-related and recreational uses that are compatible with the scale, character, and capacity of the resource and the surrounding rural landscape, and may include:

- a. Commercial uses to serve the needs of visitors; and
- b. Where appropriate, resource-based recreational dwellings for seasonal accommodation.

Lake Simcoe Protection Plan

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

5.17 The location of the hotel which is proposed to be developed is within 120m of a key natural heritage or hydrologic feature (KNHHF).

5.18 Policy 6.25 DP of the Lake Simcoe Protection Plan (LSPP) states that an application for development or site alteration within 120 metres of a key natural heritage feature or key hydrologic feature shall be accompanied by a natural heritage evaluation meeting the requirements of Policy 6.26.

Regional Official Plan (ROP)

5.19 The ROP designates the majority of the subject site as Oak Ridges Moraine – Countryside Areas and designates the eastern and southern sections of the site as Oak Ridges Moraine – Natural Core Areas. The area of the site subject to the proposed development is designated Oak Ridges Moraine – Countryside Areas.

5.20 Countryside Areas within the Oak Ridges Moraine are areas of existing rural land use intended to protect prime agricultural areas, provide for the continuation of agricultural and other rural land uses and maintain the character of Rural Settlements. Permitted uses within this designation include agricultural, agricultural-related, small-scale commercial, industrial, institutional, existing residential and major recreational uses that are consistent with the policies of the ROP and the ORMCP. The area subject to the proposed development is located within this designation.

5.21 Natural Core Areas within the Oak Ridges Moraine are areas with a high concentration of key natural heritage features, hydrologically sensitive features or landform conservation areas.

5.22 According to Schedule 'B' – Map 'B2' of the ROP, the majority of the site including all of the area subject to development is located within an Area of High Aquifer Vulnerability. Outside of designated Urban Areas, uses considered to be a high risk to groundwater shall be prohibited. The Region may also require a hydrogeological investigation to assess whether other uses not identified as a risk to groundwater in the ROP will be a potential risk to groundwater within the areas of high aquifer vulnerability thereby requiring potential prohibitions, restrictions, and/or mitigation.

5.23 ROP policy 5.4.8 permits the connection of municipal water and sewer services outside of an Urban Area Boundary when the existing services are abutting a property subject to a proposed development, subject to conditions.

6. Proposed Official Plan Amendment

6.1 The proposed Regional Official Plan amendment would allow for a hotel and the expanded parking area ancillary to the existing golf course operation.

7. Consultation

- 7.1 The application has been circulated to the following agencies: the Ministry of Municipal Affairs and Housing, the Township of Uxbridge, the Regional Works Department, Durham Region Transit, the Lake Simcoe Region Conservation Authority (LSRCA), Canada Post, Hydro One Networks, Rogers, Bell Canada, and Enbridge Gas.
- 7.2 At the time of writing this report, comments have been received by Enbridge Gas indicating it has no concern with the proposed amendment.

8. Public Participation

- 8.1 A “Notice of Complete Application” and “Notice of Public Meeting” regarding this application has been advertised in the “Uxbridge Times Journal”. Notice was also mailed to all property owners within 120 metres (400 feet) of the subject site. This report was also made available to the public on the Region’s website prior to the meeting.
- 8.2 Anyone who attends or participates in a public meeting may present an oral submission and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.
- 8.3 If a person or public body does not make oral submissions at a public meeting or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:
- a. Is not entitled to appeal the decision of the Region of Durham to the Ontario Land Tribunal (OLT) (formerly the Local Planning Appeal Tribunal); and
 - b. May not be added as a party to the hearing of an appeal before the OLT, as grounds to add the person or public body as a party.
- 8.4 Anyone who wants to be notified of Regional Council’s decision on the proposed ROP Amendment must submit a written request to:

Brian Bridgeman, MCIP, RPP
Commissioner of Planning and Economic Development
Planning and Economic Development Department
Regional Municipality of Durham

605 Rossland Road East
Whitby, ON, L1N 6A3
planning@durham.ca

9. Future Regional Council Decision

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

9.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

10. Previous Reports and Decisions

10.1 There are no previous reports on this matter.

11. Relationship to Strategic Plan

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

12. Attachments

Attachment #1: Location Sketch

Attachment #2: Concept Site Plan

Respectfully submitted,

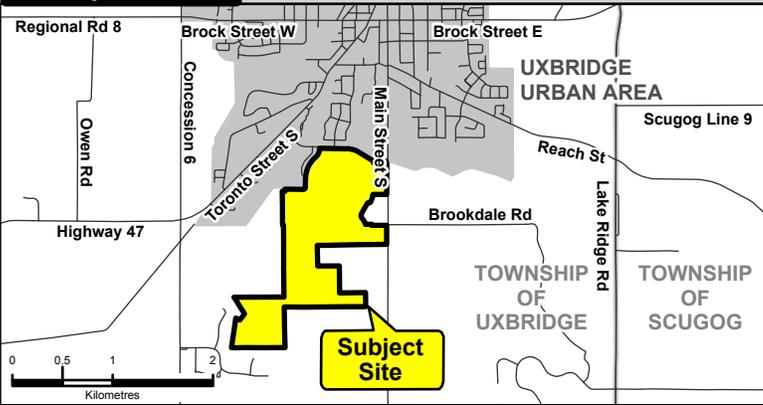
Original signed by

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

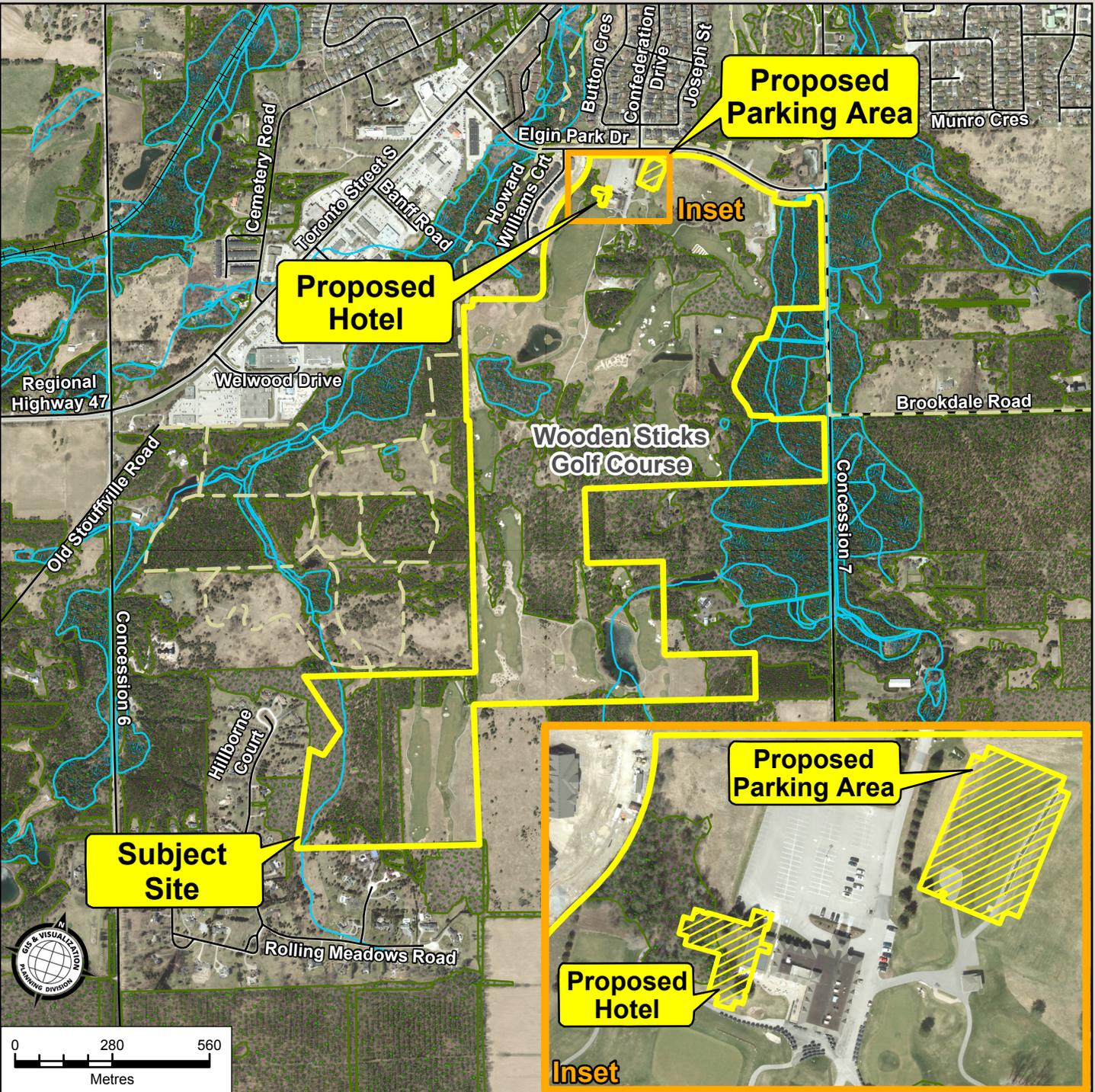
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context

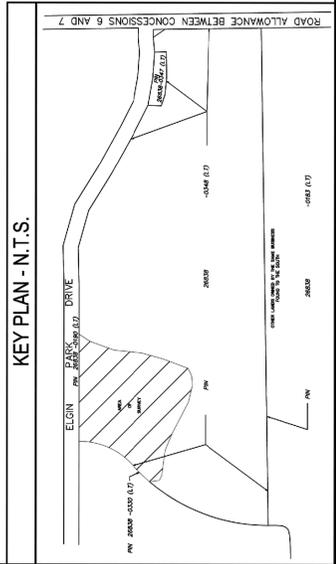
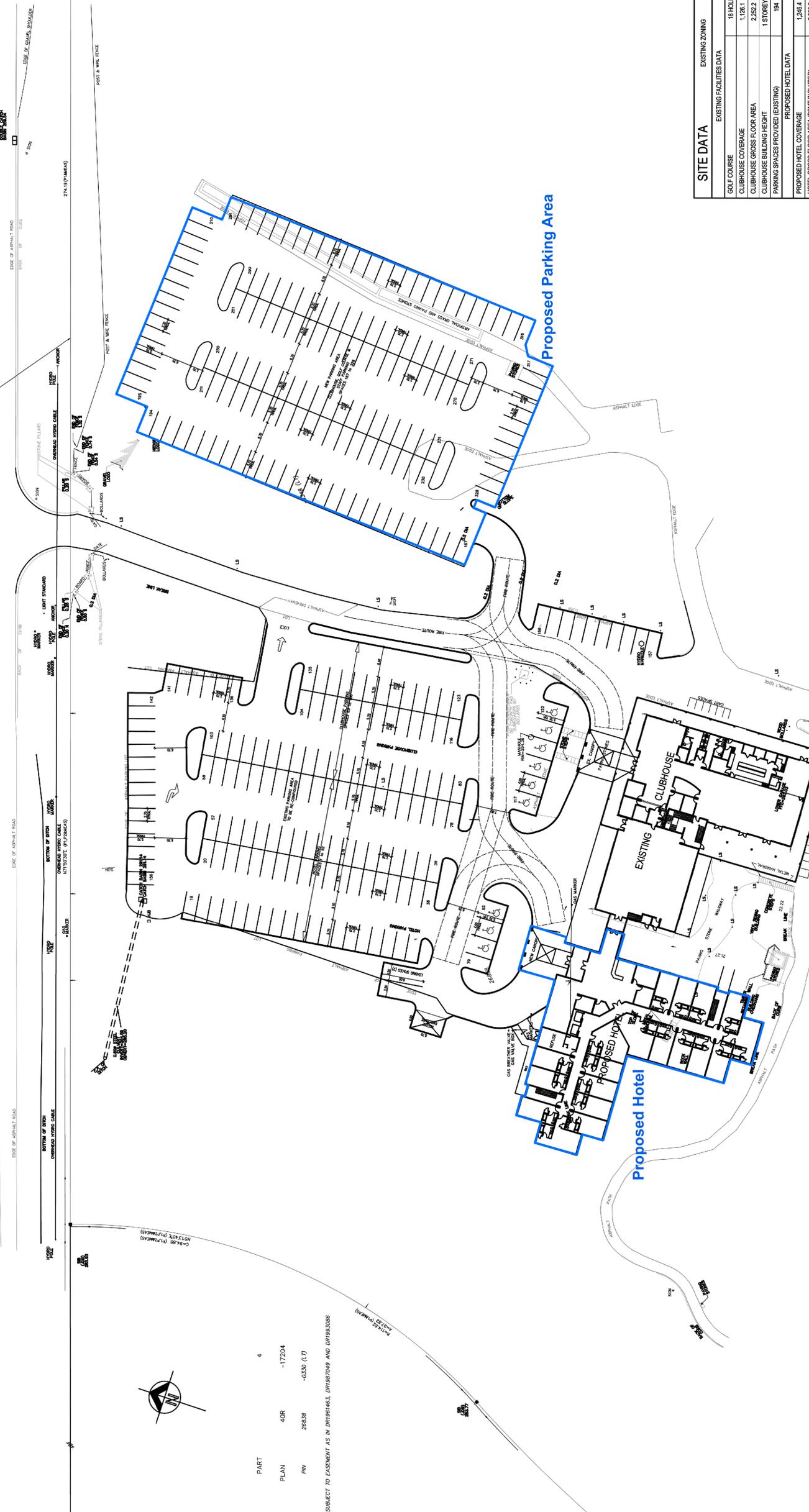
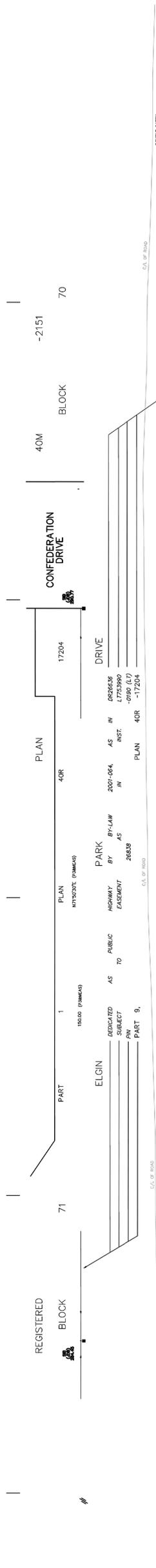


Attachment #1
Commissioner's Report: 2023-P-**
File: ROPA 2022-006
Municipality: Township of Uxbridge



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

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



PART 4
 PLAN 40R -17204
 PIN 26838 -0330 (L7)

SUBJECT TO EASEMENT AS IN DR1981463, DR1987649 AND DR1983266

SITE DATA		EXISTING ZONING	OS-11
EXISTING FACILITIES DATA			
GOLF COURSE	18 HOLE		
CLUBHOUSE COVERAGE	1,126.1 m ²		
CLUBHOUSE GROSS FLOOR AREA	2,252.2 m ²		
CLUBHOUSE BUILDING HEIGHT	1 STOREY + BSMT		
PARKING SPACES PROVIDED (EXISTING)	184		
PROPOSED HOTEL DATA			
PROPOSED HOTEL COVERAGE	1,266.4 m ²		
HOTEL GROSS FLOOR AREA (BSMT INCLUDED)	5,386.8 m ²		
NUMBER OF HOTEL UNITS	79		
HOTEL BUILDING HEIGHT	4 STOREY (17.2 m)		
LOADING SPACES			
LOADING SPACES RECD - SECT. 5	OF 200MS BY-LAW	2 SPACES	
LOADING SPACES PROVIDED		2 SPACES	
REQUIRED PARKING CALCULATIONS			
GOLF COURSE		48 SPACES	
CLUBHOUSE PRO SHOP		2 SPACES	
CLUBHOUSE DINING AREA (46 SEATS/4)		37 SPACES	
CLUBHOUSE BANQUET HALL (81 OCCUPANCY/4)		98 SPACES	
CLUBHOUSE STEAM ROOM/LOCKERS		4 SPACES	
CLUBHOUSE OFFICE SPACE		12 SPACES	
HOTEL SUITES (79 x 1)		76 SPACES	
TOTAL No. OF PARKING SPACES REQUIRED		328 SPACES	
TOTAL No. OF PARKING SPACES PROVIDED		328 SPACES	
BARRIER-FREE PARKING SPACES REQUIRED		4 SPACES	
BARRIER-FREE PARKING SPACES PROVIDED		8 SPACES	
TOTAL PAVED AREAS		11,846.7 m ²	

SITE PLAN
 SCALE = 1 : 300

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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: April 4, 2023

Subject:

Public Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services, on behalf of Bethesda Ridge Farms, to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-001.

Recommendation:

That the Planning and Economic Development Committee recommends:

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

Report:

1. Purpose

- 1.1 On January 27, 2023, Clark Consulting Services on behalf of Bethesda Ridge Farms submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Municipality of Clarington.

1.2 A “Notice of Complete Application and Public Meeting” regarding the application has been advertised in the appropriate newspaper. Notice of this meeting has also been mailed to those who own land within 120 metres of the subject site. This report was made available to the public prior to the meeting.

2. Background

- 2.1 The subject land is located at the northeast corner of Concession Road 6 and Clemens Road, approximately 870 metres south of the Hamlet of Tyrone and approximately 600 metres north of Highway 407. The property is municipally known as 2774 Concession Road 6, and is located in Part of Lot 8, Concession 6, former Township of Darlington in the Municipality of Clarington (refer to Attachment 2).
- 2.2 The subject lands are generally rectangular in shape with an area of approximately 54 hectares (133 acres). The subject lands contain an existing farm dwelling, an enclosed pool, a garage, a barn, and metal storage sheds located on the southern portion of the site. The central portion of the property contains a wooded area, and Mackie Creek which flows in a north to south direction. The farm dwelling was constructed in 1846 and is occupied by tenants who are not involved with the farming operation.
- 2.3 Bethesda Ridge Farms operates a cattle farm and produce cash crops. On March 31, 2022, Bethesda Ridge Farms purchased the subject farm property to expand the arable farmland to cultivate grains and hay for cash crop and livestock feed. The applicant is requesting to sever the existing farm dwelling which is not required for a farm employee and is surplus to the farm operation.
- 2.4 A concurrent zoning by-law amendment application has been submitted to the Municipality of Clarington to rezone the retained farm parcel to prohibit any further severances and the development of any new dwellings, and the use of the existing barn for housing livestock.
- 2.5 The surrounding land uses adjacent to the subject land:
- a. North – rural residences, agricultural lands, and wooded areas
 - b. East – Bethesda Road, rural residences, and agricultural lands
 - c. South – rural residences, Concession Road 6, and agricultural lands
 - d. West – Clemens Road, rural residences, and agricultural lands

3. Reports Submitted in Support of the Application

- 3.1 A Planning Justification Report prepared by Clark Consulting Services dated January 24, 2023, has been submitted in support of the application. The Planning Justification Report concluded that the proposed amendment would be consistent with the Provincial Policy Statement and conforms with the Greenbelt Plan and the Durham Regional Official Plan and meets the Provincial Minimum Distance of Separation (MDS) requirements.
- 3.2 The Planning Justification Report indicated that Bethesda Ridge Farms owns three agricultural properties with a total area of 217 hectares (536 acres) in the Municipality of Clarington (refer to Attachment 2). The applicant's home farm is located at the property 2669 Bethesda Road. The existing dwelling located on the subject farm property is not used by a farm employee and is surplus to the farm operation.
- 3.3 A Phase One Environmental Site Assessment was completed for the subject land by GHD Ltd., dated November 14, 2022. The report indicated that the property has no potential environmental concern.

4. Policy Context

Provincial Policy Statement (PPS) and Greenbelt Plan

- 4.1 The subject land is located within the Protected Countryside designation of the Greenbelt Plan. Both the Provincial Policy Statement and the Greenbelt Plan permit the severance of a residence surplus to a farming operation as a result of farm consolidation, provided the planning authority ensure that a residential dwelling is not permitted on the proposed retained farm lot created by the severance and will be limited to the minimum size needed to accommodate the use.

Durham Regional Official Plan

- 4.2 The subject land is located within the "Prime Agricultural Areas" designation in the ROP. The property is located within the Provincial Agricultural System. The central portion of the property contains Key Natural Heritage and/or Hydrologic Features. Severance applications for agricultural uses may be considered in accordance with the relevant policies of the Sub-Section 9A of the ROP.
- 4.3 Policy 9A.2.10 of the ROP may permit the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:

- a. the dwelling is not needed by a farm employee;
- b. the farm parcel is of a size which is viable for farming operations;
- c. within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and
- d. the farm parcel is zoned to prohibit any further severances and the establishment of any residential dwelling.

No further severances shall be permitted from the acquired farm parcel.

5. Proposed Official Plan Amendment

- 5.1 The proposed amendment to the ROP would facilitate the severance of a 0.93 ha (2.29 acre) rural residential lot with an existing dwelling, retaining a 52.87 ha (131 acre) farm parcel.

6. Consultation

- 6.1 A copy of the proposed ROP Amendment has been circulated to the Ministry of the Municipal Affairs and Housing; the Municipality of Clarington; the Regional Health Department; the Regional Works Department; and the Durham Agricultural Advisory Committee.

7. Public Notification

- 7.1 A “Notice of Complete Application” and “Notice of Public Meeting” regarding this application was advertised in the Clarington This Week and a notice was posted on the Region’s website. Notice of this meeting has also been mailed out to those who own land within 120 metres (400 feet) of the subject land. The report was also made available to the public prior to the meeting.
- 7.2 Anyone who attends or participates in a public meeting may present an oral submission and/or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make written submissions at any time before Regional Council makes a decision.
- 7.3 If a person or public body does not make oral submissions at a public meeting, or does not make written submissions before the proposed official plan amendment is adopted, the person or public body:

- a. Is not entitled to appeal the decision of the Region of Durham to the Ontario Land Tribunal (OLT); and
- b. May not be added as a party to the hearing of an appeal before the OLT, as appropriate, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

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

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

8. Future Regional Council Decision

- 8.1 The Planning and Economic Development Department Committee will consider the proposed ROP Amendment at a future meeting and will make a recommendation to Regional Council. Council's decision will be final unless appealed.
- 8.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

9. Previous Reports and Decisions

- 9.1 There are no previous reports on this matter.

10. Relationship to Strategic Plan

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

11. Attachments

Attachment #1: Location Sketch

Attachment #2: Bethesda Ridge Farms Agricultural Land Holdings

Respectfully submitted,

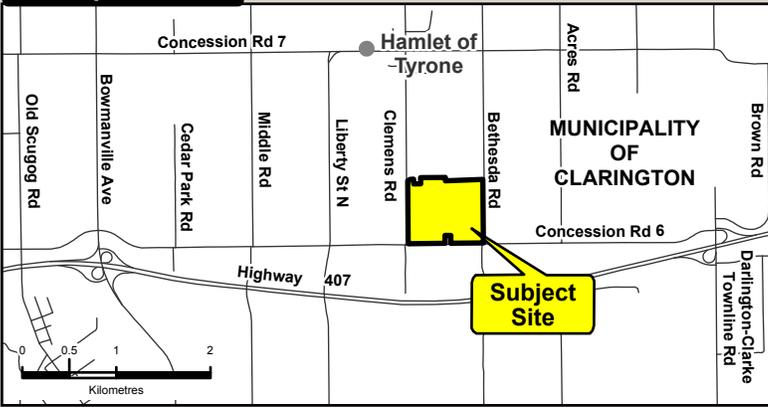
Original signed by

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

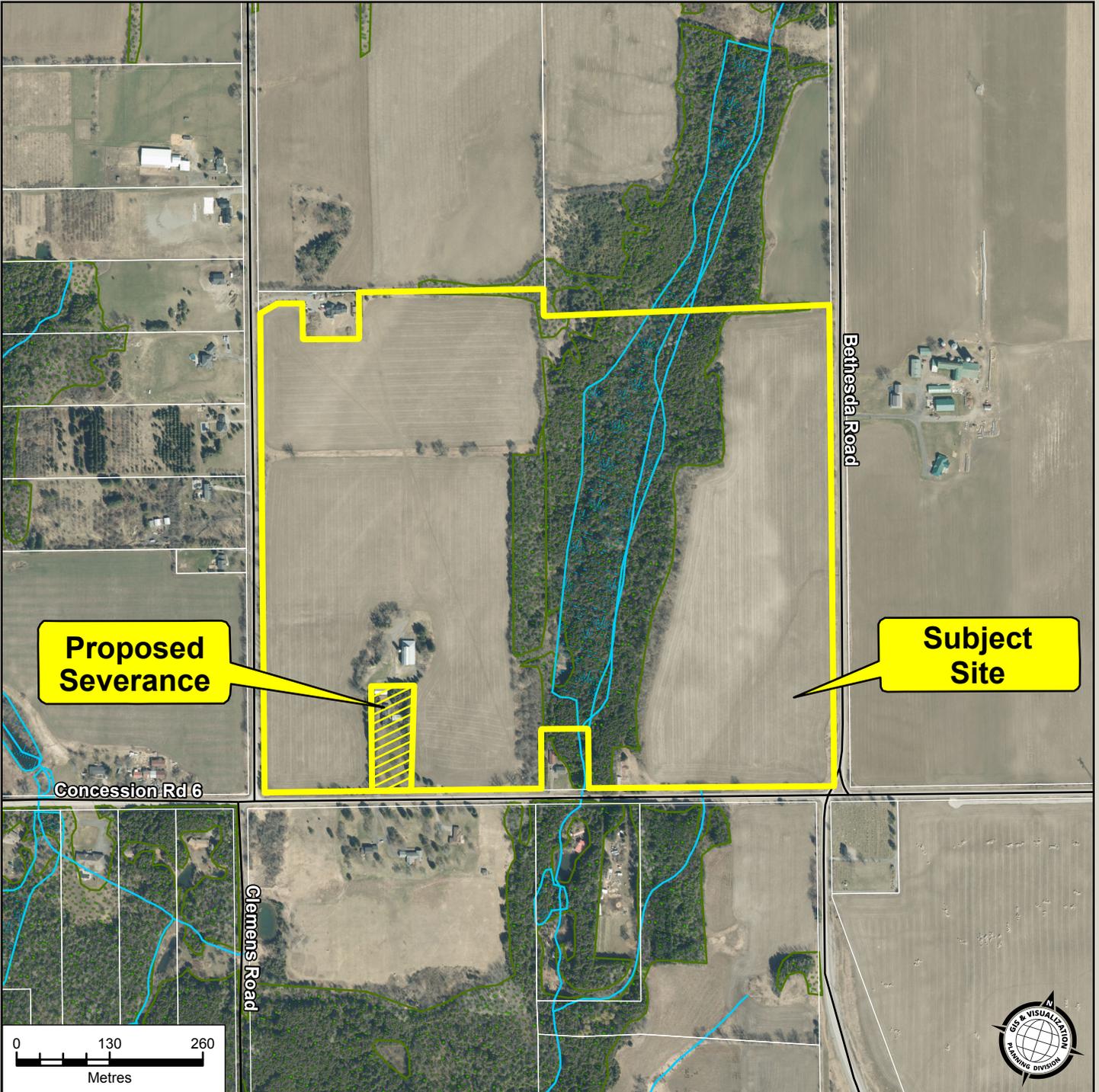
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



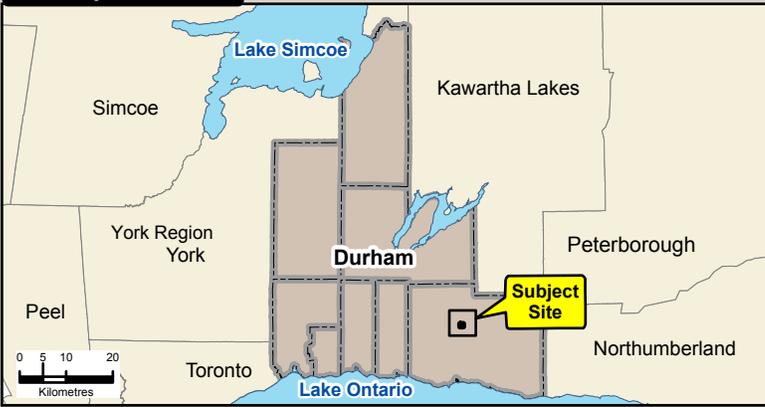
Attachment #1
Commissioner's Report: 2023-P-**
File: ROPA 2023-001
Municipality: Municipality of Clarington



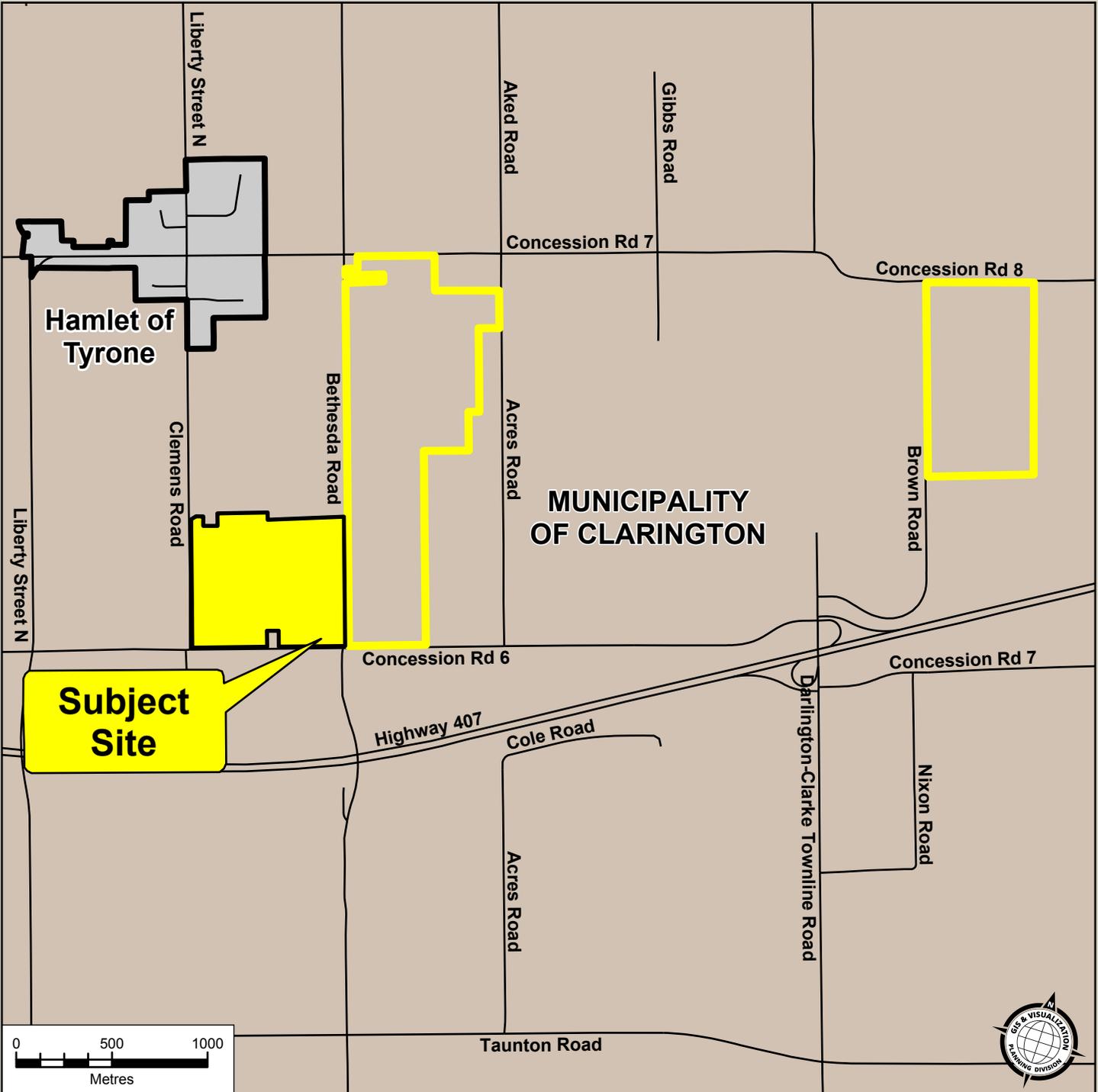
Data Sources:
 PARCEL DATA: Ownership © Teranet Inc. and its suppliers. Assessment © 2022 MPAC and its suppliers.
 ORTHOPHOTO and WATERCOURSE: © 2021 First Base Solutions. All rights reserved. May not be reproduced without permission.
 This is not a plan of survey.

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

Municipal Context



Legend



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

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



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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: April 4, 2023

Subject:

Public Meeting Report

Application to Amend the Durham Official Plan, submitted by Clark Consulting Services, on behalf of Thornlea Holsteins Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm properties in the Municipality of Clarington, File: OPA 2023-002

Recommendation:

That the Planning and Economic Development Committee recommends:

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

Report:

1. Purpose

- 1.1 On January 27, 2023, Clark Consulting Services on behalf of Thornlea Holsteins Ltd. submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a new dwelling rendered surplus as a result of the consolidation on non-abutting farm parcels in the Municipality of Clarington.

2. Background

- 2.1 The subject site is located on the north side of Concession Road 5, and on the west side of East Townline Road, approximately 4 kilometres southeast of the Hamlet of Kendal. The property is municipally known as 4854 Concession Road 5, and is located in Part of Lot 1, Concession 5 in the Municipality of Clarington (refer to Attachment #1).
- 2.2 The subject site is a rectangular shape and is approximately 39 hectares (96.1 acres) in size. The southern portion of the site contains an existing house, barn, driveshed and a silo. The existing silo is slated to be removed. A wooded area is located in the northeast portion of the site. The existing house is rented to a tenant who is not involved with farming operation.
- 2.3 Thornlea Holsteins Ltd. is a dairy and cash crop operation. The applicant owns a total of five agricultural properties in the Municipality of Clarington with present land holdings of 175.5 hectares (433.6 acres), of which 149.3 hectares (368.8 acres) is workable (refer to Attachment #2). In 2022, Thornlea Holsteins Ltd. purchased the subject site, and the lands are used for the farm's feed crop operation. The workable area of the site is approximately 34.5 hectares (85.25 acres). The house located on the subject site is not utilized by a farm employee and is surplus to the farm operation.
- 2.4 The applicant has concurrently filed a Zoning By-law Amendment application with the Municipality of Clarington to rezone the retained farmlands to prohibit further severances and residential development, and to rezone the barn to prohibit its use for livestock.
- 2.5 The surrounding land uses to the subject site includes:
 - a. North - agricultural land, wooded area, and rural residences
 - b. East – East Townline Road, agricultural land, rural residences
 - c. South – Concession Road 5, rural residences, agricultural land, woodlot
 - d. West – Wooded areas, agricultural areas, and rural residences

3. Reports Submitted in support of the Application

- 3.1 A Planning Justification Report/Agricultural Assessment prepared by Clark Consulting Services Ltd. dated January 27, 2023 has been submitted in support of the application. The report concludes that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Greenbelt Plan,

the Regional Official Plan and the Province's Minimum Distance of Separation (MDS) requirements.

- 3.2 An Environmental Site-Screening Questionnaire dated December 21, 2022 completed by GHD Ltd., reported the subject site has a low level of environmental concerns and no further assessment is required.
- 3.3 A Total Land Inventory prepared by Clark Consulting Services Ltd., indicated Thornlea Holsteins Ltd. currently owns five agricultural properties in the Municipality of Clarington.

4. Policy Context

Provincial Policy Statement (PPS) and Greenbelt Plan

- 4.1 The subject site is located within the Protected Countryside designation of the Greenbelt Plan. Both the Provincial Policy Statement and Greenbelt Plan permit the severance of a residence surplus to a farming operation as a result of farm consolidation, provided the planning authority ensures that a residential dwelling is not permitted on the proposed retained farm lot created by the severance and will be limited to the minimum size needed to accommodate the use.

Durham Regional Official Plan

- 4.2 The subject site is designated "Prime Agricultural Areas" in the ROP. The site is also located within the Provincial Agricultural System. The northeast portion of the property contains Key Natural Heritage and/or Hydrological Features. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 4.3 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
 - a. The dwelling is not needed for a farm employee;
 - b. The farm parcel is of a size which is viable for farming operations;
 - c. Within the Protected Countryside of the Greenbelt Plan Area, the dwelling was in existence as of December 16, 2004; and
 - d. The farm parcel is zoned to prohibit any further severances and the establishment of any residential dwelling.

5. Proposed Official Plan Amendment

- 5.1 The proposed amendment to the ROP would facilitate the severance of a 0.3 ha (0.798 acres) parcel of land containing the existing dwelling, retaining a 39 ha (96.3 acres) farm parcel. The subject dwelling was in existence prior to December 16, 2004.

6. Consultation

- 6.1 A copy of the proposed ROP Amendment has been circulated to the Ministry of the Municipal Affairs and Housing; the Regional Health Department; the Regional Works Department; Municipality of Port Hope; and the Durham Agricultural Advisory Committee.

7. Public Consultation

- 7.1 A “Notice of Complete Application” and “Notice of Public Meeting” regarding this application was advertised in the Clarington This Week and the Northumberland News, and a notice was posted on the Region’s website. Notice of this meeting has also been mailed out to those who own land within 120 metres (400 feet) of the subject site. This report was also made available to the public prior to the meeting.
- 7.2 Anyone who attends or participates in a public meeting may present an oral submission and / or provide a written submission to the Planning and Economic Development Committee on the proposed amendment. Also, any person may make a written submission at any time before Regional Council makes a decision.
- 7.3 If a person or a public body does not make an oral submission at a public meeting, or does not make written submission before the proposed official plan amendment is adopted, the person or public body:
- a. Is not entitled to appeal the decision of the Region of Durham to the Ontario Land Tribunal (OLT); and
 - b. May not be added as a party to the hearing of an appeal before the OLT, as appropriate, unless in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.
- 7.4 Anyone who wants to be notified of Regional Council’s decision on the proposed ROP Amendment must submit a written request to:

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

8. Future Regional Council Decision

- 8.1 The Planning and Economic Development Department Committee will consider the proposed ROP Amendment at a future meeting and will make recommendation to the Regional Council. Council's decision will be final unless appealed.
- 8.2 All persons who make oral submissions, or have requested notification in writing, will be given notice of the future meeting of the Planning and Economic Development Committee and Regional Council at which the subject application will be considered.

9. Previous Reports and Decisions

- 9.1 There are no previous reports on this matter

10. Relationship to Strategic Plan

- 10.1 In the processing of Regional Official Plan Amendment applications, the objectives is to ensure responsive, effective and fiscally sustainable service delivery.

11. Attachments

Attachment #1: Location Sketch

Attachment #2: Thornlea Holsteins Ltd. Agricultural Land Holdings

Respectfully submitted,

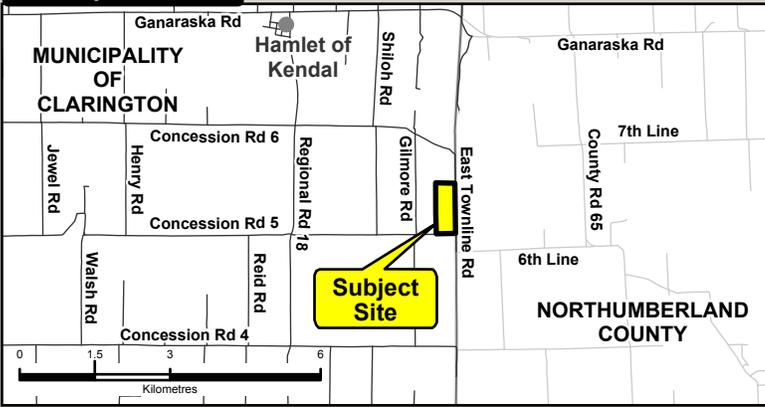
Original signed by

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

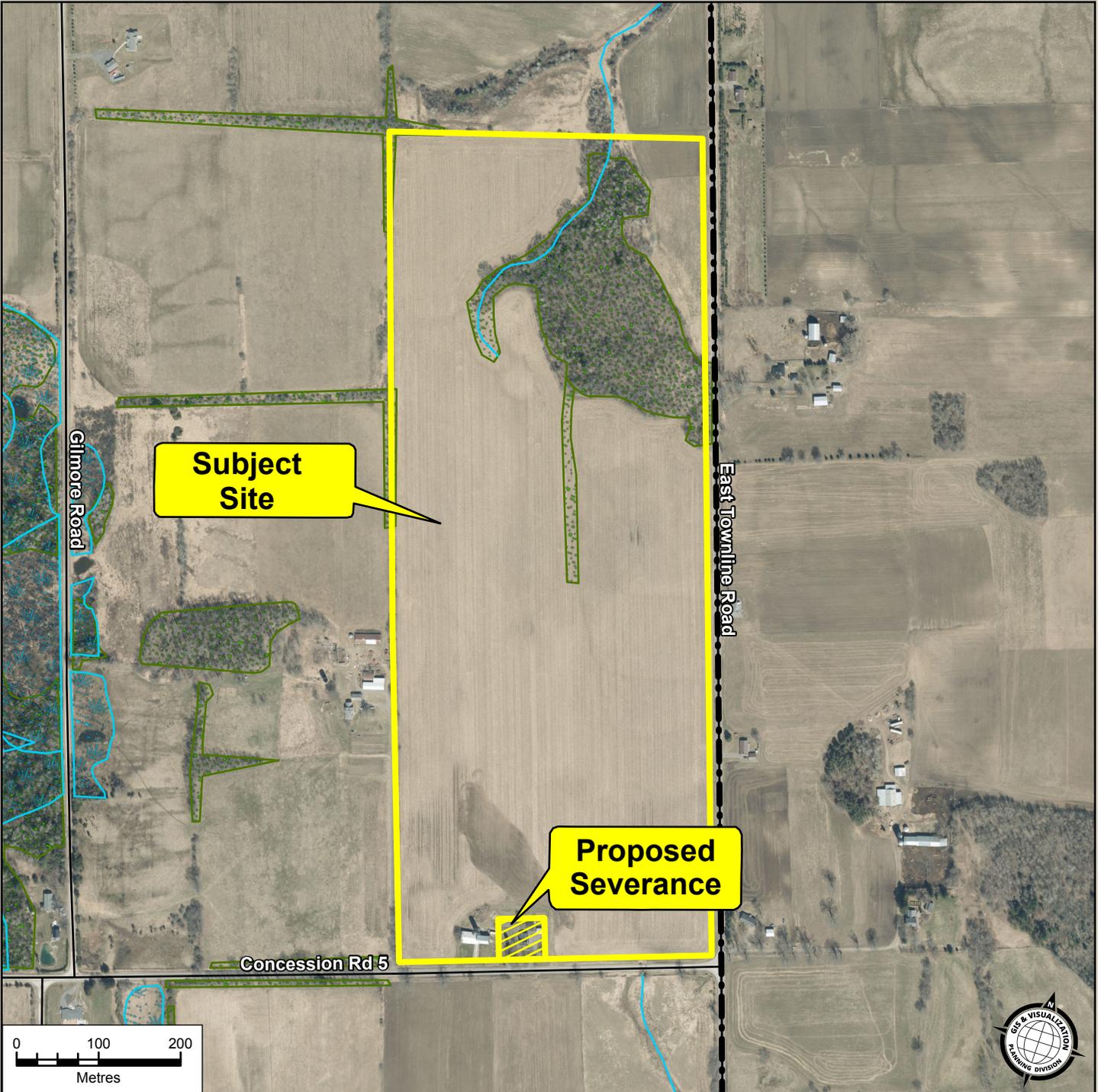
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



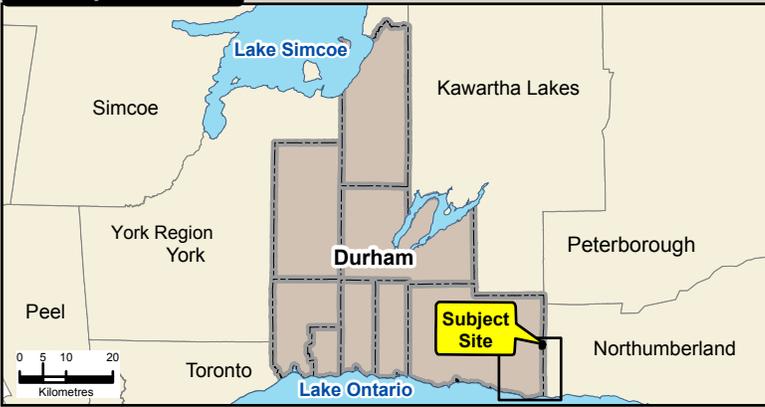
Attachment #1
Commissioner's Report: 2023-P-**
File: ROPA 2023-002
Municipality: Municipality of Clarington



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

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

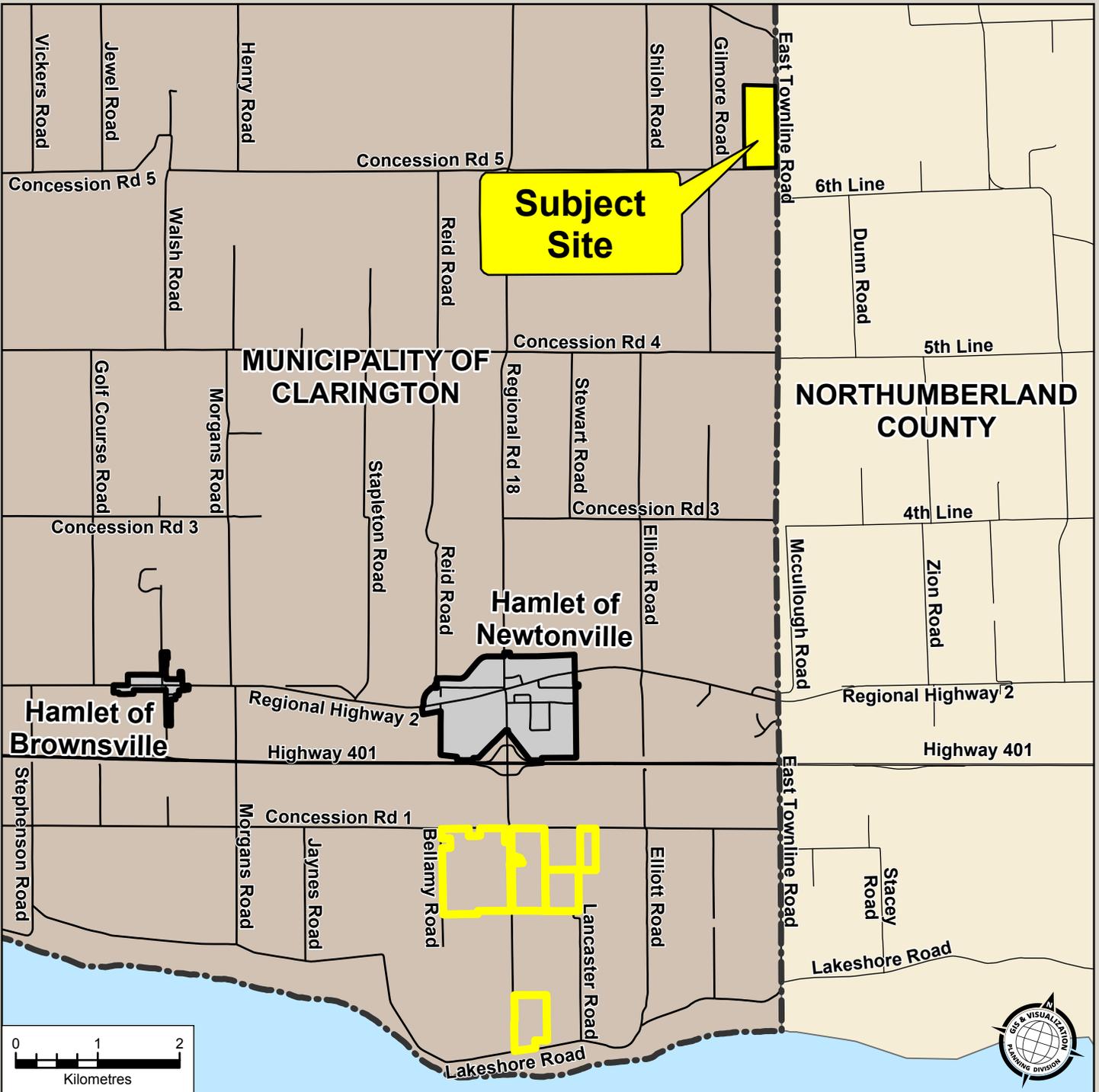
Municipal Context



Attachment #2
 Commissioner's Report: 2023-P-**
 File: ROPA 2023-002
 Municipality: Municipality of Clarington

Legend

- Subject Site
- Other Lands Owned by Thornlea Holsteins Ltd.
- Municipal Boundary



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

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



Interoffice Memorandum

Date: March 3, 2023

To: Health & Social Services Committee

From: Dr. Robert Kyle

Subject: Health Information Update – February 27, 2023

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
February 27, 2023

Health Department Media Releases/Publications

tinyurl.com/4y9wby4e

- Tobacco education and enforcement campaign aims to reduce youth access to commercial and illegal tobacco and vapour products (Feb 9)

tinyurl.com/mr37cdmu

- Measles preparedness (Feb 15)

tinyurl.com/3xx3rwm8

- Durham OHT and Primary Care Network Durham Grand Rounds: Preventive Care – February 23, 2023 (Feb 17)

GOVERNMENT OF CANADA

Department of Finance Canada

tinyurl.com/2u4bsext

- Remarks by the Deputy Prime Minister at a press conference following the First Minister's Meeting on health care (Feb 7)

Environment and Climate Change Canada

tinyurl.com/57ca9evy

- Statement – Government of Canada seeks to modernize the Canadian Environmental Protection Act and enshrine a right to a healthy environment for all Canadians: Statement from the Minister of Environment and Climate Change, the Honourable Steven Guilbeault (Feb 15)

tinyurl.com/25y5h2ta

- Here's a win: Lead is rolling off the rim – Government of Canada takes action to stop the manufacture and import of lead wheel weights (Feb 16)

tinyurl.com/yks2b2fb

- Canadians share their views on better plastics labelling and tracking plastic products nationally (Feb 17)

tinyurl.com/2y8wdumc

- Canada putting a freeze on greenhouse gas emissions from refrigeration systems with launch of new Offset Credit System Protocol (Feb 24)

Health Canada

tinyurl.com/35aycseb

- Message from the Minister of Health and the Minister of National Revenue (Feb 13)

tinyurl.com/3v3fp72y

- The Government of Canada and Ontario Reach Agreement in Principle to Improve Health Services for Canadians (Feb 23)

Innovation, Science and Economic Development Canada

tinyurl.com/yrdcfnp3

- Statement from Minister Champagne, Minister Duclos and Minister Medicino on protecting Canada's research (Feb 15)

Natural Resources Canada

tinyurl.com/ywhwxmkh

- Canada Launches New Small Modular Reactor Funding Program (Feb 23)

Prime Minister's Office

tinyurl.com/422rpfuz

- Working together to improve health care for Canadians (Feb 7)

tinyurl.com/2wb3tecf

- The Prime Minister announces changes in the senior ranks of the Public Service (Feb 10)

tinyurl.com/fyuvvaw2

- Statement by the Prime Minister on the report of the Public Order Emergency Commission (Feb 17)

Public Health Agency of Canada

tinyurl.com/muz5dsw

- Working Together to Prevent Suicide in Canada – the 2022 Federal Framework for Suicide Prevention Progress Report (Feb 6)

tinyurl.com/yzavrrev

- Government of Canada Supports Initiatives to Prevent Cardiovascular Disease in Women (Feb 10)

tinyurl.com/bddca5aa

- Message from the Minister of Health, the Minister of Mental Health and Addictions and Associate Minister of Health, and Minister for Women and Gender Equality and Youth – Sexual and Reproductive Health Week (Feb 14)

Treasury Board of Canada Secretariat

tinyurl.com/yxafzkww

- Treasury Board President Mona Fortier tables Supplementary Estimates (C), 2022-23 and Main Estimates, 2023-24 (Feb 15)

GOVERNMENT OF ONTARIO

Ministry of Finance

tinyurl.com/ym5zavkb

- Ontario Releases 2022-23 Third Quarter Finances (Feb 15)

Ministry of Health

tinyurl.com/n29829t2

- Ontario Connecting More People to Care at Home (Feb 8)

tinyurl.com/26yyuc88

- Ontario Reducing Wait Times for Publicly Funded Surgeries and Diagnostics (Feb 21)

Ministry of Long-Term Care

tinyurl.com/4r46eeu7

- Ontario Doubles the Number of Long-Term Care Inspectors (Feb 24)

OTHER ORGANIZATIONS

Association of Local Public Health Agencies

tinyurl.com/mse32j85

- OIC Appointments Letter (Feb 10)

tinyurl.com/56t3jcsk

- 2023 Pre-Budget Submission: Public Health Programs and Services (Feb 14)

Campaign 2000

tinyurl.com/3svc5789

- Historic child poverty reduction due to pandemic benefits, progress likely temporary, new report finds (Feb 15)

Canada's Premiers

tinyurl.com/2sp4nxku

- Premiers write to the Prime Minister (Feb 16)

Canadian Association of Science Centres

tinyurl.com/3b5zd9xh

- February 23 is National Kids and Vaccine Day (Feb 7)

Canadian Centre for Occupational Health and Safety

tinyurl.com/8fmt4sys

- Focus on Prevention for International Repetitive Strain Injury Awareness (RSI) Day (Feb 15)

Canadian Institute for Health Information

tinyurl.com/mryb6arh

- Hospitalizations for COVID-19 among Canada's youngest surged by more than 600% in the second year of the pandemic (Feb 23)

Canadian Medical Association

tinyurl.com/2p8nej7s

- CMA urges all governments to work together to prevent further deterioration of health systems (Feb 7)

Canadian Medical Protective Association

tinyurl.com/bdzbb698

- CMPA research: Improving patient safety by reducing delays in sepsis diagnosis (Feb 13)

Canadian Mental Health Association

tinyurl.com/ycyd6ajn

- The future is frightening and not set up for children to thrive (Feb 17)

Canadian Ophthalmological Society

tinyurl.com/56wfs2h

- You can't change your age but you can take action to reduce your risk of developing AMD: Canadian Ophthalmological Society (Feb 7)

HEAL

tinyurl.com/yc7wwe7s

- Organizations for Health Action Respond to Healthcare Funding Agreement (Feb 8)

Home Care Ontario

tinyurl.com/54a7asun

- Health Care Staff Losses Could Worsen: Home Care Ontario (Feb 17)

Lakeridge Health

tinyurl.com/323jtan3

- Lakeridge Health Announces New Deputy Chief of Staff and Chief, Academic Affairs and Research (Feb 9)

Mental Health Commission of Canada

tinyurl.com/m8szuv8a

- Mental Health Commission of Canada seeks dedicated Canada Mental Health Transfer (Feb 9)

tinyurl.com/yckuk7jp

- Veterans and their Families want better research and clinical support on cannabis as a treatment for mental health (Feb 23)

Ontario Medical Association

tinyurl.com/yseu4vr4

- Ontario's doctors urge Ottawa and provinces to reach health-care deal (Feb 6)

tinyurl.com/mrynzcpz

- OMA wants next budget to address doctor supply, wait times, palliative care (Feb 15)

Primary Care Collaborative

tinyurl.com/3hc4vmr8

- Primary Care Leaders Urge Canada's Premiers and Federal Government to Strike a Deal That Focuses on Expanding Team-Based Primary Care Including Access to a Primary Care Provider (Feb 6)

Registered Nurses' Association of Ontario

tinyurl.com/mr36fcj6

- RNAO calls for political accountability on eve of crucial health funding meeting (Feb 6)

tinyurl.com/2rh3yp5r

- RNAO welcomes health funding offer; Ottawa must set conditions for bilateral agreement with Ontario that addresses the nursing crisis and drops plan to fund for-profit clinics (Feb 7)

tinyurl.com/y3ehrcmd

- Nurses warn the Ontario government is placing its focus on investors, not Ontarians' health (Feb 22)

Transportation Safety Board of Canada

tinyurl.com/fbdswyuw

- Kitchener crossing accident raises concerns about Ontario's safety oversight of its provincially regulated railways (Feb 9)



THE CORPORATION OF THE TOWNSHIP OF DAWN-EUPHEMIA

4591 Lambton Line, RR 4, Dresden, ON N0P 1M0
Tel: 519-692-5148 Fax: 519-692-5511 Public Works: 519-692-5018
Email: admin@dawneuphemia.on.ca Website: www.dawneuphemia.ca

February 27, 2023

All Ontario Municipalities

Delivered Via Email

Re: School Board Election Compensation

Please be advised that at the Regular Meeting of Council on Tuesday, February 21, 2023, Council of the Township of Dawn-Euphemia discussed the process and compensation for School Board Trustee Elections, and the following resolution was passed.

2023-33

School Board Election Compensation

That Council for the Township of Dawn-Euphemia support the resolution dated December 12, 2022, from the Council of the Town of Petrolia Re: School Boards becoming responsible for conducting their own trustee elections or at minimum municipalities be compensated by the school boards for overseeing such trustee elections; And that the resolution be sent to Hon. Steven Lecce, Minister of Education, MPP Bob Bailey, Sarnia-Lambton, County of Lambton and all Municipalities of Lambton County and Ontario. *Carried.*

If you have any questions regarding the above motion, please do not hesitate to contact the Municipal Office.

Sincerely,

Terri Towstiuć
Deputy-Clerk
Township of Dawn-Euphemia

Cc: Hon. Stephen Lecce, Minister of Education
MPP Bob Bailey, Sarnia-Lambton
M. Pearson, Clerk, Town of Petrolia

 Corporate Services Department Legislative Services Division	
Date & Time Received:	February 27, 2023 3:05 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

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

February 14, 2023

A meeting of the Durham Agricultural Advisory Committee was held on Tuesday, February 14, 2023 in Meeting Room 1-A, Regional Headquarters Building, 605 Rossland Road East, Whitby, Ontario at 7:31 PM.

1. Roll Call

Present: Z. Cohoon, Federation of Agriculture, Chair
T. Barrie, Clarington
N. Guthrie, Member at Large
K. Kemp, Scugog
G. O'Connor, Member at Large
H. Schillings, Whitby
B. Smith, Uxbridge, Vice-Chair
G. Taylor, Pickering
B. Winter, Ajax

Absent: B. Howsam, Member at Large
K. Kennedy, Member at Large
F. Puterbough, Member at Large
D. Risebrough, Member at Large
T. Watpool, Brock, Vice-Chair
W. Wotten, Regional Councillor

Staff

Present: A. De Vos, Program Specialist, Department of Planning and Economic Development
S. Jibb, Manager, Agricultural & Rural Economic Development, Department of Planning and Economic Development
R. Inacio, Systems Support Specialist, Corporate Services – IT
M. Scott, Project Planner, Department of Planning and Economic Development
K. Smith, Committee Clerk, Corporate Services – Legislative Services

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by G.L. O'Connor, Seconded by B. Smith,
That the minutes of the Durham Agricultural Advisory Committee meeting
held on Tuesday, January 17, 2023, be adopted.

CARRIED

4. Discussion Items

A) Agriculture 101 Training

A. De Vos advised that Zac Cohoon will be presenting the Agriculture 101 Training to Regional Council on March 1, 2023. She provided a brief overview of the presentation to Committee members.

Discussion ensued with regards to ensuring all photographs in the presentation have been taken within Durham Region and highlighting the obstacles to diversifying farms.

B) Rural and Agricultural Economic Development Update

S. Jibb provided the following update:

- The Growing Agri Food Durham Plan that was endorsed in June 2022 now has a design version and there will be a news release coming to promote the plan and bring more awareness to support the Agri Food industry.
- There is a new five-year economic development plan supporting North Durham that will be released shortly.

A. De Vos provided the following update:

- Currently working on the business toolkit draft which will include business case studies as examples and business friendly language.
- There is currently an intake open for Rural Economic Development funding from the province. There is an application being submitted for Brock Township for support in updating their zoning by-law. There is another application being submitted to hire a joint coordinator for Durham Farm Fresh and Durham Farm Connections to help pool resources and split hours between both groups. The Committee is being asked for a letter of support for the two applications.

Moved by B. Winter, Seconded by K. Kemp,

That the Durham Agriculture Advisory Committee supports providing letters of support for the application for a zoning by-law update in the Township of Brock and for the hiring of a Joint Coordinator for the Rural Economic Development Funding application.

CARRIED

C) Impacts on Food Prices and Opportunities for Advocacy to Improve Financial Viability for the Agri-food Sector Resolution Follow Up

S. Jibb advised that the resolution passed at the January 17, 2023 DAAC meeting was endorsed by the Planning and Economic Development Committee on February 7, 2023 and will be presented to Regional Council on March 1, 2023. She also advised she would provide an update at the next meeting.

D) 2023 Farm Tour Sub-Committee Report

Z. Cohoon provided the following update:

- The host site will be Carncroft Farm and the second site will be Swain Beef and the potential date is September 19, 2023.
- The discussion at the host site will focus on the lamb barn and how they have grown, what they do, the aspect of Trillium Land, and their marketing.
- There will be a 2-mile wagon ride between farms or potentially through the fields depending on the crops
- The discussion at the second site will focus on the beef feed lot, cash crop and spraying operation. They will be putting in a new hydraulic chute and will be demonstrating putting cattle through the chute and will provide a demonstration on the feed lot industry, pasturing and direct consumer sales of beef.
- Currently finalizing details on the caterer, speakers for lunch and people movers. A meeting will be set up in the spring to see the site and "save the dates" will be sent out once the date has been finalized.

Discussion ensued with regards to the topic and potential guest speakers during lunch.

E) Durham Agricultural Advisory Committee 2023-2026 Term Membership Update

M. Scott advised that he is still waiting for Ajax, Uxbridge, and Clarington to provide their appointed citizen representative and staff will then begin the process of selecting at large members. He also advised the goal is to have the report with the committee appointments considered at the April Planning and Economic Development Committee meeting.

F) Draft Regional Official Plan Discussion

Early Release Report #2023-P-** of the Commissioner of Planning and Economic Development – Envision Durham – Release of the Draft New Regional Official Plan, File: D12-01 was provided as Attachment #2 to the Agenda and received.

M. Scott advised that the commenting deadline for the Draft New Regional Official Plan is April 3, 2023 and there will be an public open house on March 6 and 7, 2023.

M. Scott suggested committee members review the rural and agricultural system policies. Major changes include the addition of an agricultural system section, the implementation of provincial agricultural system policies, and the on-farm diversified uses policies which are now in line with provincial policies. He advised that next steps would be for the Committee to submit any comments and he can answer any questions regarding specific parcels of land.

Discussion ensued with regards to any potential greenbelt adjustments and settlement area boundary expansions.

5. Information Items

A) Gates Open 2022: Final Your Flavour

Report #2023-EDT-1 of the Commissioner of Planning and Economic Development – Gates Open 2022: Find Your Flavour was provided as Attachment #3 to the Agenda and received.

B) Best Practices for On-Farm Diversified Use

Report #2023-EDT-3 of the Commissioner of Planning and Economic Development – Best Practices for On-Farm Diversified Use was provided as Attachment #4 to the Agenda and received.

S. Jibb advised that the report is an overview of research completed by the University of Guelph around best practices that municipalities can implement to support on-farm diversified uses in their municipalities.

6. Other Business

There was no other business to be considered.

7. Date of Next Meeting

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, March 21, 2023 starting at 7:30 PM.

8. Adjournment

Moved by B. Winter, Seconded by K. Kemp,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 8:38 PM

Respectfully submitted,

Z. Cohoon, Chair, Durham Agricultural Advisory
Committee

K. Smith, 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 ENVIRONMENT AND CLIMATE ADVISORY COMMITTEE

February 16, 2023

A regular meeting of the Durham Environment and Climate Advisory Committee was held on Thursday, February 16, 2023 in Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 7:03 PM. Electronic participation was permitted for this meeting.

1. Introduction of the new Planning and Economic Development Committee Representatives

This item was deferred until the March 23, 2023 DECAC meeting.

2. Roll Call

Present: G. Carpentier, Scugog, Chair
S. Clearwater, Whitby
J. Cuthbertson, Clarington, First Vice-Chair
R. Dickinson, Brock
B. Foxton, Uxbridge
G. Layton, Oshawa, Second Vice-Chair attended the meeting at 7:54 PM
K. Lui, Member at Large
K. Murray, Member at Large attended the meeting at 7:14 PM
M. Nasir, Ajax
S. Panchal, Youth Member
***all members of the committee participated electronically**

Absent: A. Abu-Rayash, Member at Large
O. Chaudhry, Pickering
Councillor Shahid
D. Stathopoulos, Member at Large
B. Shipp, Member at Large

Staff

Present: N. Halim, Policy Advisor, CAO's Office
R. Inacio, Systems Support Specialist, Corporate Services – IT
A. Luqman, Senior Planner, Planning & Economic Development Department
S. Ciani, Committee Clerk, Corporate Services – Legislative Services

3. Approval of Agenda

Moved by S. Clearwater, Seconded by K. Lui,
That the agenda for the February 16, 2023 Durham Environment and
Climate Advisory Committee (DECAC) meeting, be approved.

CARRIED

4. Declarations of Interest

There were no declarations of interest.

5. Adoption of Minutes

Moved by M. Nasir, Seconded by J. Cuthbertson,
That the minutes of the Durham Environmental Advisory Committee
meeting held on Thursday, January 19, 2023, be adopted.

CARRIED AS AMENDED
(See Following Motion)

S. Clearwater asked that the January 19, 2023 DECAC minutes be amended on page 5 under Item 8. B) Investing in the Future of Ontario's Greenbelt: A Conservation Finance Blueprint for Southern Ontario, Smart Prosperity Institute, December 2022, to add a third paragraph that states: "The conclusion, however, was that since "direct investing in natural assets is a relatively new concept in Canada", ... "connecting investment in nature to discreet, measurable economic value remains a challenge at the project level which can increase the uncertainty and risk of pursuing conservation finance risks". Another "challenge when seeking to advance conservation finance" is that parks, conservation areas and other natural areas will be expected to generate significant revenues from fees, levies and permits for accessing these areas." (Referenced on Page 21). Therefore, this is not being considered as an option to raise funds to finance conservation projects at this time (Referenced on Page 69)".

Discussion ensued regarding amending minutes. Staff advised that minutes are prepared without note or comment as per the Municipal Act and advised of the procedure to amend the minutes.

Moved by S. Clearwater, Seconded by K. Lui,
That page 5 of the January 19, 2023 minutes, under Item 8. B) Investing in the Future of Ontario's Greenbelt: A Conservation Finance Blueprint for Southern Ontario, Smart Prosperity Institute, December 2022, be amended to add a third paragraph as follows:

"The conclusion, however, was that since "direct investing in natural assets is a relatively new concept in Canada", ... "connecting investment in nature to discreet, measurable economic value remains a challenge at the project level which can increase the uncertainty and risk of pursuing conservation finance risks". Another "challenge when seeking to advance conservation finance" is that parks, conservation areas and other natural areas will be expected to generate significant revenues from fees, levies and permits for accessing these areas." (Referenced on Page 21). Therefore, this is not being considered as an option to raise funds to finance conservation projects at this time (Referenced on Page 69)".

CARRIED

6. Delegation

A) Trevor McCaw and Darryl McCaw, Co-Founders, Renewal Squared

Trevor McCaw and Darryl McCaw appeared before the Committee regarding Renewal Squared.

Highlights from the presentation included:

- The Team
- Textiles/Clothing Recycling is a Real Problem
- Community Based Collections Can Solve the Problem
 - Renewal Squared Can Work with Durham to Make This Happen
 - The Problem is Getting Worse and Not Going Away
- Success Close to Home – Case Study
- Renewal Squared Textile Collection Trailers

T. McCaw responded to questions from the Committee regarding how Renewal Squared earns its revenue by diverting the collected clothing back into the community; how the collection bin locations are chosen, and whether collection bins would be placed in rural communities; whether they work with the local communities or not-for-profit organizations where there may already be a collection bin present; increasing the education and social media presence of Renewal Squared; and how many collection bins are currently in the community.

T. McCaw advised that he would provide the committee with their contact information so that committee members could share that information with their affiliate local environmental groups.

7. Presentation

A) Building Energy Benchmarking and Disclosure Program, Nayel Halim, Durham Sustainability Office

Nayel Halim, Policy Advisor, Durham Sustainability Office provided a PowerPoint presentation regarding building an energy benchmarking and disclosure program.

Highlights from the presentation included:

- Durham's Commitment to Climate Action
- Durham's Low Carbon Pathway
 - Reduce, Improve, and Switch
- What is Building Energy Benchmarking
- Why is it Important?
- Benchmarking Programs in North America
- The Ontario Benchmarking Landscape
- Energy Benchmarking Program Objectives
 - Increase Compliance

- Encourage Voluntary Benchmarking
- What is the Program Aiming to do?
- Who Could Participate in the Program?
- Takeaways
- Value of a Benchmarking Program
- How Will the Program Work for Commercial Participants?
- Benchmarking Program Implementation & Features
- Begins with a Building Challenge
- Setup Account and Get Data Uploaded
- Demonstrate Community Leadership
- Date Request for the Building Challenge
- Ontario Benchmarking Help Centre

N. Halim responded to questions from the Committee regarding whether apartment owners would need to submit the paperwork themselves or would they need to hire a consultant to complete the paperwork; the information collected through the energy benchmarking program being used for planning purposes; and whether it could help determine whether certain growth or planning approvals are given.

Discussion ensued regarding whether there is an opportunity to consider energy benchmarking as a category for the Durham Environment and Climate Change Committee (DECAC) Environmental Achievement awards and acknowledge the building managers who perform the best.

8. Items for Discussion

A) Update on Presentation of 2022 Workplan to the Planning & Economic Development Committee

A. Luqman thanked G. Carpentier for presenting the DEAC's 2022 Workplan to the Planning & Economic Development Committee on February 7, 2023 as it was deferred from the January 10, 2023 Planning & Economic Development Committee due to technical difficulties.

B) Spring Pollinator Seed Distribution Project Update and Call for Volunteers

A. Luqman advised that she has started the procurement process with respect to the seeds/materials and asked if anyone from the Committee was interested in volunteering. She advised that she will try to procure more seeds this year as they ran out very quickly last year.

A. Luqman advised that she would email the Committee the dates and times of the Works Compost Give-Away events throughout the Region of Durham which begin in late April and continue into late May. She also advised that this would be a good opportunity for high school students to obtain their required 40 hours of volunteering through this project.

9. For Information

- A) Pathways to Living Cities: A Framework to Help Practitioners Advance Equitable, Abundant, and Thriving Green Infrastructure in Cities Across Canada, Green Communities Canada, and the University of Toronto
-

A copy of Pathways to Living Cities: A framework to help practitioners advance equitable, abundant, and thriving green Infrastructure in cities across Canada, Green Communities Canada, and the University of Toronto, was received.

Discussion ensued regarding the following statement referenced on page 10, "Canada is warming at twice the global average", and what the reasons for that could be.

- B) Commissioner's Report #2023-COW-1: Request for Funding from the Central Lake Ontario Conservation Authority for the Acquisition of Land Adjacent to the Long Sault Conservation Area in the Municipality of Clarington
-

A copy of Report #2023-COW-1 of the Commissioner of Finance and the Commissioner Planning & Economic Development was received.

- C) Information Report #2023-INFO-05: 2022 Source Water Protection Annual Report
-

A copy of Report #2023-INFO-05 of the Commissioner of Works was received.

S. Clearwater raised concerns regarding the number of significant drinking water threats (SDWTs) identified in the following three annual reports and how they managed to resolve most of them:

- 1) Credit Valley – Toronto and Region – Central Lake Ontario Source Protection Region (14 SDWTs, all resolved)
- 2) South Georgian Bay Lake Simcoe Source Protection Region (85 SDWTs, increased to 102, 75 resolved)
- 3) Trent Conservation Coalition Source Protection Region (207 SDWT's, increased to 212, all resolved)

S. Clearwater advised that she would follow-up with staff to see if there is an explanation on how they addressed the SDWTs, and specifically how they managed to get the Trent Conservation Coalition Source Protection Region SDWTs to 0 from 212, and report back to the Committee.

- D) Information Report #2023-INFO-09: Implementation of the Federal Single-Use Plastics Prohibition Regulation
-

A copy of Report #2023-INFO-09 of the Commissioner of Works was received.

E) Minutes of the January 17th, 2023 Durham Agricultural Advisory Committee (DAAC) Meeting

A copy of the January 17, 2023 Durham Agricultural Advisory Committee (DAAC) meeting minutes was received.

Moved by S. Clearwater, Seconded by K. Murray,
That Information Items 9. A) to E) inclusive, be received for information.
CARRIED

10. Other Business

A) Appointment of New Members to DECAC

A. Luqman clarified the appointment process for the formation of the new DECAC (including the appointments made by the local area municipalities), and that a report recommending all members would be presented to the Planning & Economic Development Committee and subsequently Council for approval.

11. Date of Next Meeting

The next regular meeting of the Durham Environment and Climate Advisory Committee will be held on Thursday, March 23, 2023, starting at 7:00 PM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

12. Adjournment

Moved by S. Clearwater, Seconded by K. Murray,
That the meeting be adjourned.
CARRIED

The meeting adjourned at 8:15 PM

G. Carpentier, Chair, Durham Environment
and Climate Advisory Committee

S. Ciani, Committee Clerk