



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

March 27, 2020

Information Reports

2020-INFO-24 Commissioner of Finance – re: Confirmation of the Region’s Triple “A” Credit Rating Moody’s Investors Service

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Early Release Reports

2020-COW-*** Commissioner of Planning and Economic Development – re: Decision Meeting Report. Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., 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, File: OPA 2019-003

Early release reports will be considered at the April 15, 2020 Committee of the Whole meeting

Staff Correspondence

1. **Memorandum from Elaine Baxter-Trahair, CAO and Susan Siopis, Commissioner of Works** – re: In the Works publication regarding COVID-19, Issue #1
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Durham Municipalities Correspondence

1. **Town of Whitby** – re: Resolution passed at their Council meeting held on March 9, 2020, regarding Public Works Department Report, PW 06-20, Lynde Creek Master Drainage Plan Update 2019 “Working Draft”

2. **Township of Brock** – re: Cancellation Notice for April 6, 2020, Statutory Public Meetings
3. **City of Pickering** – re: Cancellation Notice for April 6, 2020 Statutory Public Meetings
4. **Town of Ajax** – re: Resolution passed at their Council meeting held on March 17, 2020, adopting By-law No. 6-2020 to adopt Official Plan Amendment No. 48
5. **City of Pickering** – re: Resolution passed at their Council meeting held on March 18, 2020, endorsing the correspondence from AMO regarding COVID-19 Update
6. **Town of Whitby**- re: Cancellation Notice – Community Open House Town-Wide Urban Flooding Study Municipal Class Environmental Assessment planned for Thursday, March 19, 2020 has been cancelled for precautionary reasons related to the COVID-19 pandemic
7. **City of Pickering** – re: Resolution passed at their Council meeting held on March 18, 2020, regarding the Municipal Comprehensive Review of the Durham Regional Official Plan: Environment and Greenlands System Discussion Paper

Other Municipalities Correspondence/Resolutions

1. **Town of Essex** – re: Correspondence to the Honourable Minister Greg Rickford, Ministry of Energy, Northern Development and Mines, respectfully requesting that “time of use” billing be suspended during these unprecedented times with thousands of Ontarians unable to work due to the COVID-19 pandemic
2. **City of Sault Ste. Marie** – re: Resolution passed at their Council meeting held on March 9, 2020, regarding support for Conservation Authorities in Ontario

Miscellaneous Correspondence

1. **Lake Simcoe Region Conservation Authority Media Release** – re: Effective immediately, All Conservation Areas are Closed to the Public

Advisory Committee Minutes

1. Durham Agricultural Advisory Committee (DAAC) minutes – **March 10, 2020**
2. Durham Environmental Advisory Committee (DEAC) minutes – **March 12, 2020**

Members of Council – Please advise the Regional Clerk at clerks@durham.ca, if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk

is advised by Wednesday noon the week prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

Notice regarding collection, use and disclosure of personal information:

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The Regional Municipality of Durham Report

To: Finance and Administration Committee
From: Commissioner of Finance
Report: #2020-INFO-24
Date: March 27, 2020

Subject:

Confirmation of the Region's Triple "A" Credit Rating Moody's Investors Service

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 The purpose of this report is to inform the Finance and Administration Committee and Regional Council of Moody's Investors Service's confirmation of the Region's Triple "A" Credit Rating.

2. Background

2.1 On January 27, 2020, staff of the Region's Finance Department met with representatives of Moody's Investors Service (Moody's) to review the credit fundamentals of the Regional Municipality of Durham and their impact on the Region's Triple "A" credit rating.

2.2 Based upon their recent review, Moody's affirmed the Region's Triple "A" credit rating with stable outlook in a report released on February 20, 2020. According to Moody's, Durham's Triple "A" credit profile continues to reflect Durham's strong population growth and economic diversity, low debt levels and exceptional liquidity, positive operating results and conservative fiscal management. Durham Region is one of eight municipalities in Canada currently maintaining a Triple "A" credit rating with stable outlook by Moody's.

3. Highlights of Durham's Major Credit Strengths as Identified by Moody's

- 3.1 According to Moody's, Durham's relatively low debt levels and robust liquidity profile provide financial flexibility to accommodate the challenges of an expanding capital program and address unforeseen expenditures.

"The region maintains considerable financial flexibility from substantial levels of liquidity from reserves and a debt burden that remains low relative to peers."

"Durham also benefits from a substantial liquidity cushion from high levels of cash and investments, which allow it to meet the challenges of a significant capital forecast."

"We anticipate that the region's liquidity profile will remain very strong as positive operating results support high liquidity levels."

- 3.2 Regional Council's commitment to long-term financial planning, financial policies and strategic studies for major program areas is recognized by Moody's as exemplary business practice, consistently yielding favorable operating results, with affordable property tax and user rate increases.

"Durham's strong operating results are supported by stable operations, conservative fiscal management practices, and predictable property taxes and user fees."

The region's forward looking financial planning for operating and capital plans allows it to identify and address anticipated pressures early on."

"Durham displays strong governance and management characteristics, similar to other highly rated municipalities in Ontario. The region utilizes multi-year operating and capital planning, including 10-year capital plans which are updated annually."

"Management adheres to conservative investment and debt policies, limiting the regional municipality's exposure to market-related risks and ensuring relatively smooth and predictable debt service costs."

"These financial management measures are also supported by comprehensive, transparent and timely financial reporting that is typical of governments in advanced industrial countries."

- 3.3 Moody's provides caution with respect to Durham's credit profile, which is pressured by population growth, elevated infrastructure spending to accommodate that growth and provincial funding changes that may lead to higher expenditures.

"A sustained loss of fiscal discipline leading to a significant increase in debt above projected levels, or a weakening of operating results, leading to operating and cash financing deficits and a decline in liquidity, would put downward pressure on the region's rating."

4. Conclusion

- 4.1 Maintaining this Triple "A" credit rating is an important achievement for the Region. This accreditation reflects Regional Council's position on upholding key ratings factors as determined by Moody's, including very strong financial management, very strong budgetary performance and low and manageable debt burden.

The Region's exemplary fiscal results are achieved and maintained through Regional Council's long-standing commitment to long-term financial planning. The disciplined approach to long-term financial planning are guided by the principles of fiscal sustainability, financial flexibility and taxpayer affordability.

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance



The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: #2020-INFO-25
Date: March 27, 2020

Subject:

Economic Update – Updated Risks and Uncertainty as of March 25th, 2020

Recommendation:

Receive for information.

Report:

1. Purpose

1.1 The Regional Finance Department monitors economic conditions on an ongoing basis and prepares periodic summary reports to Regional Council. The economy is undergoing a time of significant uncertainty with economic conditions and policies changing on a daily basis. The following summarizes the changes that have occurred over the period of March 19 – 25, 2020.

2. Federal Government

2.1 On Tuesday March 24th, the federal government reconvened a special sitting of parliament to consider the \$82 billion COVID-19 Economic Response Plan. The plan includes \$27 billion in direct financial assistance and \$55 billion in tax relief. The stimulus package was approved in the House of Commons on Wednesday March 25th and will proceed to the Senate for final approval.

2.2 The federal government announced, on Friday March 20th, a plan that will support businesses to rapidly scale up production or re-tool their manufacturing lines to develop products made in Canada that will help in the fight against COVID-19. This includes support for Canadian companies working on large scale research and development projects aimed at combating COVID-19, as well as refocusing existing industrial and innovation programs to prioritize COVID-19 projects.

2.3 On March 23rd, the federal government announced an additional investment of \$192 million toward developing and producing vaccines for COVID-19. In addition to the research funding, the government announced \$30 million toward an ad campaign to advise Canadians on how to prevent the spread of COVID-19.

2.4 The Canadian government announced last week that the Canada-U.S border would close down for all non-essential travel. This order officially came into effect at midnight on Friday March 23rd. The border remains open to essential travel, which includes the transportation of goods and travel for work.

3. Ontario Government

3.1 On March 23rd, the Government of Ontario announced a directive to shut down the workplaces of all non-essential businesses in the province for 14 days. The directive relates to physical workplaces only as businesses are encouraged to continue operations online or via teleworking. The directive took effect at 11:59pm on Tuesday March 24th.

3.2 The provincial government has posted a list of businesses considered “essential” that will remain open throughout the shutdown. The list includes, but is not limited to grocery stores and pharmacies, telecommunications and IT infrastructure service providers, and businesses that support power generation, natural gas distribution and clean drinking water.

3.3 Also, on March 23rd, the provincial government announced \$200 million in funding to municipalities and social services organizations, such as shelters, food banks, emergency services, charities and non-profits, to help deliver services, hire additional staff, and promote social distancing for the safety of clients and staff. Funds will be distributed to communities through Ontario’s Municipal Service Managers.

3.4 On March 24th, the provincial government announced a 45-day reduction in hydro rates as a means of offsetting the increased hydro usage associated with working from home, self-isolating, or being laid off. The rates will be held at the current off-peak overnight and weekend charge of 10.1 cents per kilowatt hour. It is estimated that this program will cost the province \$162 million.

3.5 On the legislative side, the provincial government passed two new bills aimed at assisting municipalities, employees, and supply chains during the COVID-19 crises. The new pieces of legislation include:

- *The Employment Standards Amendment Act (Infectious Disease Emergencies), 2020*, which provides job-protected leave for employees who are in isolation or quarantine due to COVID-19, or those who need to be away from work to care for children because of school or day care closures or to care for other relatives. The legislation will also make it clear employees cannot be required to show sick notes if they need to take the leave.
- *The Municipal Emergency Act, 2020* which will ensure that for the near future, the delivery of goods to Ontario's businesses and consumers are not impacted by municipal noise by-laws. The legislation also gives municipalities the ability to fully conduct Council, local board and committee meetings electronically.

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- 3.6 The Province of Ontario also launched “Ontario Together”, on March 21st, which is a website designed to help businesses work with the province on securing necessary medical equipment and supplies.

4. Canadian Economy

- 4.1 As the world continues to grapple with the devastating effects of COVID-19, commercial bank economists are releasing some preliminary projections on how the associated business disruptions and social distancing measures will impact domestic output and employment.
- 4.2 Annualized GDP estimates for 2020 vary from a low of -3.3 per cent to a high of -1.0 per cent. The current consensus is that the Canadian economy will see a decline in economic output in 2020.
- 4.3 On a quarterly basis, GDP estimates for Q1 range from a high of -1.2 per cent to a low of -2.5 per cent. Commercial bank economists are expecting the biggest impact to be felt during Q2, where estimates range from a high of -10.0 per cent to a low of -24.0 per cent. Most projections assume a major rebound in the second half of the year, but it will not be enough to overcome the significant disruptions occurring in the short term.
- 4.4 The labour market impacts of COVID-19 are also expected to be significant. The federal government announced that employment insurance claims, for the week of March 16-20, reached 500,000, representing 2.5 per cent of the labour force.
- 4.5 As of the February 2020 labour force survey, the Canadian unemployment rate is sitting at 5.6 per cent. Estimates from Canada’s major commercial banks are projecting the number to rise to nearly 10 per cent by Q3 2020.
- 4.6 According to the February 2020 labour force survey, the three-month moving average unemployment rate for the Oshawa Census Metropolitan Area is 7.0 per cent (seasonally adjusted).
- 4.7 Falling oil prices are also putting pressure on the Canadian economy. The price of Western Canadian Select oil continues to trade below \$10 per barrel. This is significant in that, according to press articles, the operating costs for Canada’s largest oil producer, Canadian Natural Resources Ltd, are roughly \$10 per barrel. This means that every barrel produced is coming at a loss.
- 4.8 Slumping oil prices continue to put pressure on the Canadian dollar as it continues to sell at roughly \$0.69 in U.S dollar terms.

5. Canadian Monetary Policy

- 5.1 The Bank of Canada has not made any further changes to the key overnight interest rate as it remains at 0.75 per cent. Expectations are that the Bank will lower the rate another 50 basis points at, or before, the next meeting on April 15th. Canada now has the highest key interest rate among the G7 group of nations.

5.2 On March 24th, the Bank of Canada announced a new Provincial Money Market Purchase program. The Bank will purchase up to 40 per cent of each offering of directly issued provincial money market securities, including treasury bills and short-term promissory notes of all Canadian provinces. The program is intended to support the liquidity and efficiency of provincial government funding markets.

6. United States Economy

6.1 In the United States, the Federal Reserve announced that there would be no limit to the quantitative easing measures being conducted. The Fed had originally placed a cap of \$500 billion on the purchase of U.S Treasuries and \$200 billion on the purchase of mortgage backed securities. The Fed will now buy “the amounts needed to support smooth market functioning and effective transmission of monetary policy to broader financial conditions and the economy”.

6.2 This announcement comes after the President of the St. Louis Federal Reserve predicted unemployment could hit 30 per cent in Q2 2020. He also predicted that American GDP could decline by 50 per cent within the same time period. Estimates from Morgan Stanley, one of the biggest investment banks in the U.S, project GDP to decline by 30 per cent in Q2 and unemployment to reach 13 per cent.

6.3 The United States also passed a reported \$2 trillion economic stimulus package to help support families and businesses during the COVID-19 crises. The package includes measures such as immediately providing cheques in the amount of \$2,400 to married couples, and \$500 per child, as well as \$350 billion for small businesses to help cover their payroll, \$240 billion in healthcare relief, and \$75 billion in aid to hospitals.

6.4 In response to the stimulus package, equity markets rose sharply in the United States and across the globe. The Dow Jones Industrial Average rose 11 per cent on March 24th, marking the largest single day rise since 1933. The Toronto Stock Exchange also rose 12 per cent, which is the largest single day rise since 1977.

7. Global Economy

7.1 On March 19th, the Bank of England cut its key interest rate another 15 basis points to 0.1 per cent. In addition to the rate cut, the bank also announced it would be increasing its bond buying program by £200 billion.

7.2 On March 23rd, the Australian Government passed an AUD\$84 billion federal stimulus package. The package includes up to \$100,000 each for small businesses to retain staff on payroll, up to \$250,000 in unsecured loans for businesses, and increased benefits for welfare recipients.

- 7.3 Also, on March 23rd, Germany announced its own €750 billion stimulus package to combat the impacts of COVID-19, which represents approximately 10 per cent of German GDP. The package includes a €100 billion loan to German state development bank, €100 billion for the Economic Stabilization Fund's recapitalization program, and a new €156 billion supplementary budget.
- 7.4 In terms of economic production, the Eurozone Purchasing Managers Index (PMI), released on March 24th, indicate record lows for manufacturing and service activity across Europe. Germany and United Kingdom saw manufacturing PMI fall to seven-year lows, while service activity fell to new all-time lows. France saw total PMI of both manufacturing and service output fall to twenty-two year lows, while total PMI for the entire Eurozone (including Spain and Italy) also fell to new all-time lows. The PMI is a monthly survey of supply chain managers and is used to identify trends in manufacturing and service activity.
- 7.5 In China, economic activity is beginning to resume as Bloomberg Economics estimates that 85 per cent of economic activity has returned. According to the Chinese Ministry of Commerce, almost 70 per cent of key export and import firms have resumed work, with production capacity above 70 per cent.
- 7.6 Economic activity has not yet resumed in Hubei Province where COVID-19 was first detected. The two-month lock down of Hubei Province was lifted at midnight on Tuesday March 24th, however the City of Wuhan remains in lockdown until April 8th.

8. Conclusions

- 8.1 The economy is experiencing increasing volatility with uncertainty around the spread of COVID-19. Economic conditions are changing on a daily basis as policy makers continue to navigate this uncharted territory.
- 8.2 The Regional Finance Department will continue to monitor economic conditions and provide timely updates 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: Committee of the Whole
From: Commissioner of Planning and Economic Development
Report: #2020-COW-**
Date: April 15, 2020

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., 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, File: OPA 2019-003.

Recommendation:

That the Committee of the Whole recommends to Regional Council:

- A) That Amendment #178 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 #2020-COW-**; 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 persons or public bodies who requested notification of this decision.
-

Report:**1. Purpose**

- 1.1 On July 10, 2019, Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a 0.39 ha (0.98 acre) parcel of land containing an existing farm dwelling, from a 22 ha (55 acre) agricultural parcel.

2. Site Location/Description

- 2.1 The subject site is located on the south side of Regional Road 20, west of Middle Road, just northeast of the Hamlet of Haydon. The parcel is municipally known as 8800 Middle Road, Part of Lot 13, Concession 8, in the Municipality of Clarington (refer to Attachment #1).
- 2.2 The agricultural parcel is primarily flat and rectangular in shape and contains an existing dwelling. A woodlot and hydro corridor are located on the proposed retained property. A stream and a woodlot are located just west of the proposed severance.
- 2.3 The applicant is a private farm corporation which owns a total of seven farm properties that encompasses over 207 hectares, or 511 acres of agricultural land.
- 2.4 The uses surrounding the subject site include:
- a. North – Regional Road 20, woodlands, wetlands and agricultural lands;
 - b. East – Middle Road, agricultural lands, woodlands and wetlands;
 - c. South – agricultural lands; and
 - d. West – agricultural lands, woodlands and wetlands.

3. Background

- 3.1 A Planning Justification Report prepared by Clark Consulting Services has been submitted in support of the application. The Planning Justification Report concluded that the proposed amendment complies with the Provincial Policy Statement (PPS), the Greenbelt Plan, the Oak Ridges Moraine Plan, and the Regional Official Plan. The report also concluded the proposed severance will comply with Minimum Distance Separation (MDS) requirements. The Site Phase One Environmental Site Assessment completed by GHD identified no environmental concerns on the subject site.

4. Provincial Plans

- 4.1 The PPS, the Greenbelt Plan and the Oak Ridges Moraine Conservation Plan permit lot creation in prime agricultural areas for a residence surplus to a farming operation as a result of a farm consolidation, provided that the planning authority ensures that no new residential dwellings are permitted on the retained farm parcel to be created by the severance.
- 4.2 The PPS and the Greenbelt Plan also require the creation of lots to comply with MDS requirements.

5. Durham Regional Official Plan

- 5.1 The subject site is located within the limits of the Oak Ridges Moraine Conservation Plan (ORMCP) and is designated as “Countryside Area” and “Prime Agriculture” on Schedule ‘B’ – Map ‘B3’ of the Regional Official Plan. Severance applications for agricultural uses may be considered in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 5.2 The Regional Official Plan requires agricultural parcels to have a minimum lot area of 40 hectares. The purpose of this policy is to ensure that agricultural lands remain viable for farming operations. This application is requesting to sever a 0.4 hectare parcel from a 22 hectare parcel. The existing farm parcel is smaller than the typical farm parcel size.
- 5.3 The subject site has been farmed for over 50 years and was formally acquired in 2017. The farming of this property supports the Werry Farms Ltd. dairy operation.
- 5.4 The subject site will continue to be used as active agricultural land, just as it was prior to this application, as the proposed severance does not encompass any active farmland. As the parcel’s use will not be altered in any way through this application, this parcel will continue to be a viable farm parcel.
- 5.5 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 farm operations;
 - c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004;

- d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling; and
- e. No further severances shall be permitted from the acquired farm parcel.

6. Planning Analysis

- 6.1 Werrcroft Farms Ltd. owns a total of seven farm properties in the Municipality of Clarington and the City of Oshawa (refer to Attachment #2). Three properties contain six existing dwellings. The owners live in one house, four of the houses are occupied by family or tenants and one is vacant. The residence on the subject site is currently rented by a tenant having no ties to the farming operation. The proposed retained agricultural parcel is of a size that will remain viable for farming.
- 6.2 The dwelling located on the subject site was built in 1970's. The proposed amendment complies with the provisions of the PPS, the Greenbelt Plan, the Oak Ridges Moraine Plan, and the ROP. The proposed severed parcel will be limited in size to accommodate the surplus farm dwelling and the existing private well and septic systems.
- 6.3 The proposed severed parcel complies with MDS requirements. The subject site has been rezoned to prohibit the development of a new residential dwelling on the proposed retained agricultural parcel. Any further severances and/or new residential dwellings on the retained farm parcel will be prohibited in accordance with Provincial and Regional policies.

7. Public Meeting and Submissions

- 7.1 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 site, and a public meeting was held on September 3, 2019. Commissioner's Report #2019-P-32 provides information on the application.
- 7.2 The Region did not receive any written submissions from the public concerning the application.

8. Consultation

- 8.1 On October 31, 2019, the Council of the Municipality of Clarington adopted a resolution supporting the approval of the application to amend the ROP and the related Area Municipal Official Plan Amendment and Zoning By-law Amendment

applications. The proposed Zoning By-law Amendment prohibits the development of a residential dwelling on the retained agricultural parcel.

- 8.2 The Central Lake Ontario Conservation Authority, the Regional Health Department, the Durham Agricultural Advisory Committee and the Regional Works Department have no concerns with the approval of the amendment application.

9. Notice of Meeting

- 9.1 Written notification of the meeting time and location of the Committee of the Whole meeting was sent to all that requested notification, in accordance with Regional Council procedure.
- 9.2 The recommendation of the Committee of the Whole is scheduled to be considered by Regional Council on April 29, 2020. 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 Local Planning Appeal Tribunal (LPAT).

10. Conclusion

- 10.1 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan, the Oak Ridges Moraine Plan and the ROP. It has been demonstrated that the dwelling is surplus to the needs of the farming operation. The proposed Zoning By-law Amendment will set restrictions to prohibit any further severance and/or a new dwelling to be constructed and the proposal maintains the intent of the ROP in protecting agricultural lands for agricultural purposes. Accordingly, it is recommended that Amendment #178 to the ROP, as shown in Attachment #3, be adopted.

11. Attachments

Attachment #1: Location Sketch

Attachment #2: Werrcroft Farms Ltd. Agricultural Land Holdings

Attachment #3: Amendment #178 to the Regional Official Plan

Respectfully submitted,

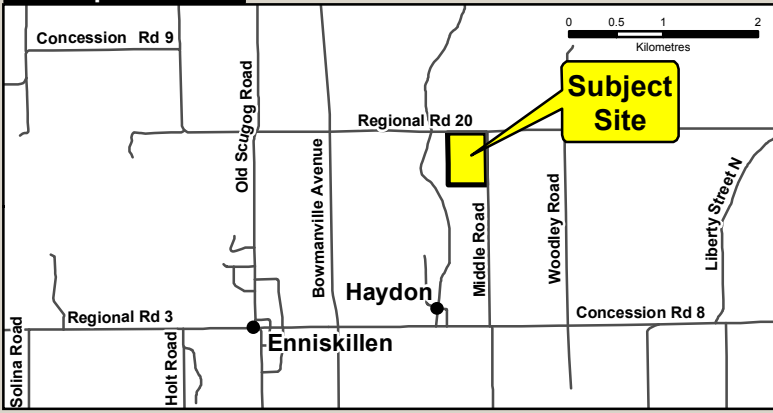
Original signed by

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

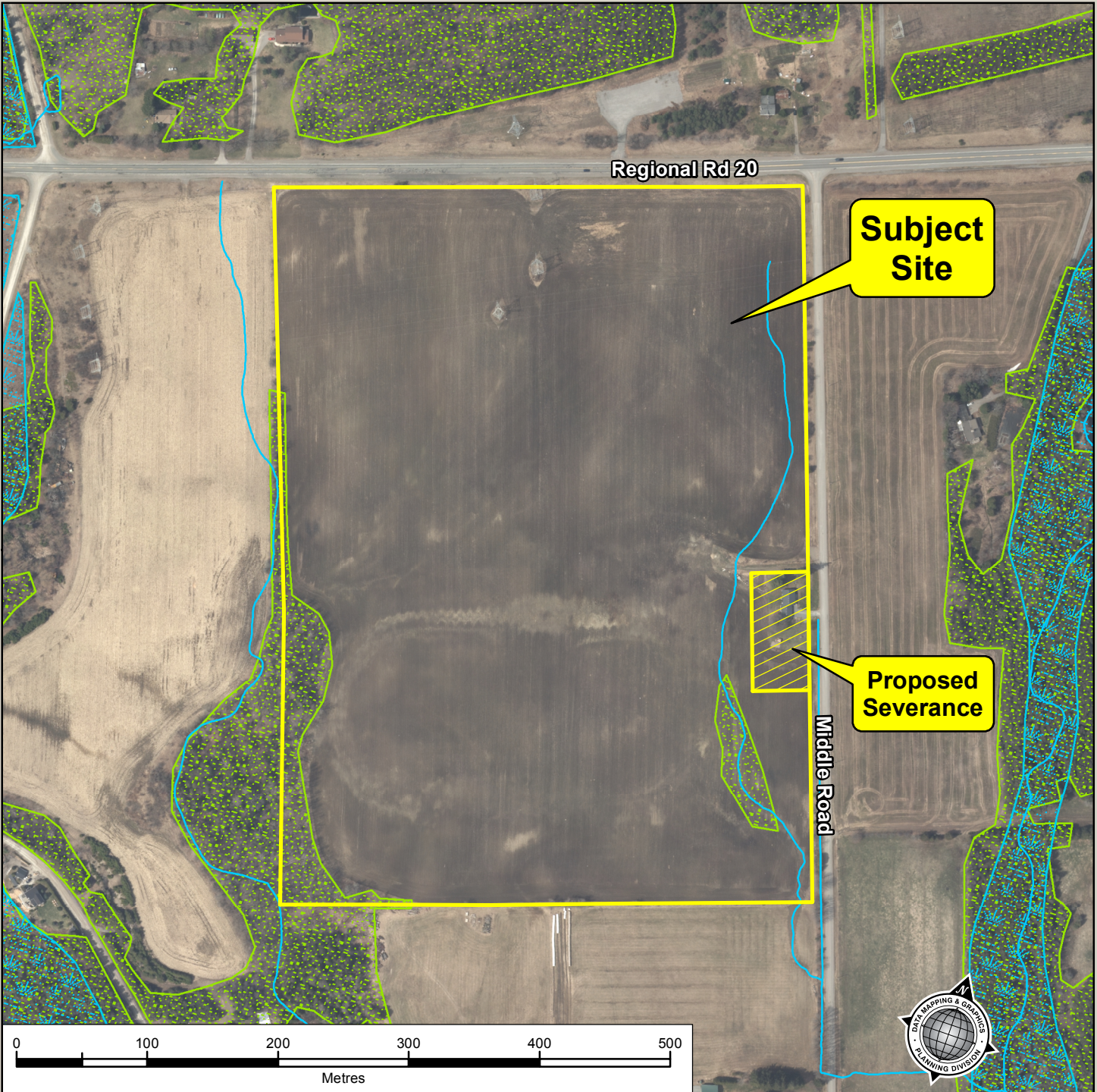
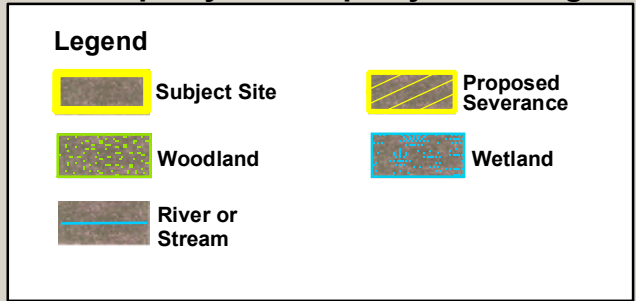
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



Attachment #1
Commissioner's Report: #2020-COW_**
File: OPA 2019-003
Municipality: Municipality of Clarington



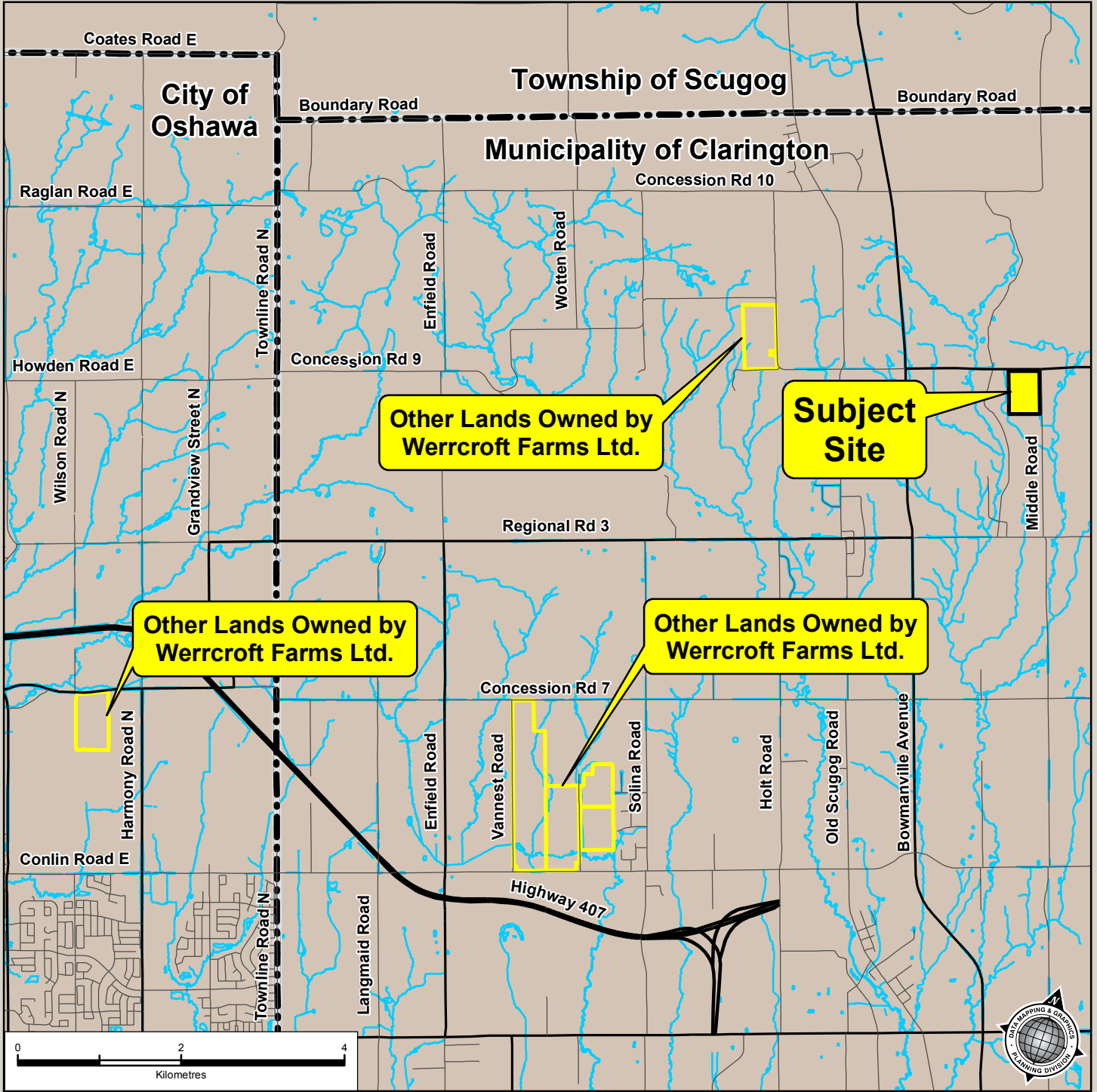
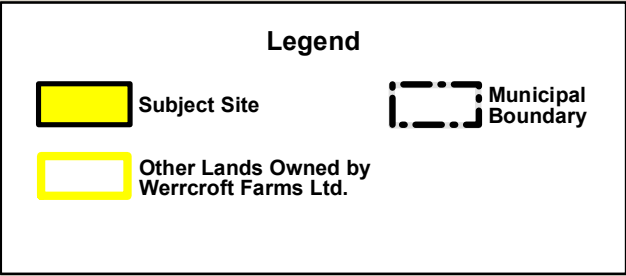
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Municipal Context



Attachment #2
Commissioner's Report: #2020-COW-**
File: OPA 2019-003
Municipality: Municipality of Clarington



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Amendment 178 to the Regional Official Plan

- Purpose and Effect:** The purpose of this Amendment is to permit the severance of a residential dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels on lands designated “Countryside Area” and “Prime Agriculture,” in the Municipality of Clarington and to permit the retained farm parcel to be less than 40 hectares in size.
- Location:** The subject site is located on the on the south side of Regional Road 20 west of Middle Road. The parcel is municipally known as 8800 Middle Road, Part of Lot 13, Concession 8, in the Municipality of Clarington.
- Basis:** The subject site has been consolidated with 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 to the Durham Regional Official Plan, the Greenbelt Plan, the Oak Ridges Moraine Plan and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
- Amendment:** The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:
- “9A.3.2 xx) A surplus dwelling is severed from the 21.6 hectare parcel identified as Assessment No. 18-17-010-150-08900 located in Part of Lot 13, Concession 8, in the Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances, the construction of any dwelling on the retained parcel.”*
- Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to the 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.



IN THE WORKS

The official newsletter for Works Department staff

| Special COVID-19 Issue #1



A message from
CAO Elaine Baxter-Trahair and
Susan Siopis, Commissioner of Works

Whether you are working out of a Plant, Depot, Waste Management facility, Headquarters, a remote facility or teleworking from home, we want to take this opportunity to thank everyone for your continued dedication to maintaining our services and operations across the Region. We have confidence in your ability to deliver the services that impact the everyday lives of the residents and businesses in the Region. We know this is a challenging time. The jobs we do are important – much of what we do has been deemed essential in the Province's recent announcement from March 23. We are making a difference in the lives of residents who rely on our services.

We will continue to ensure measures are in place to protect those staff working in locations around the Region. This situation is extremely fast-paced, and we are working hard to make decisions and communicate them as quickly as possible. If you are unsure of anything, or just need to talk, please connect with your supervisor.

Stay Informed

All employee-related updates are posted on the Insider at DurhamInsider.ca. For the most up-to-date public information about COVID-19 in Durham Region, refer to durham.ca/NovelCoronavirus. Impacts related to Regional programs and services can be found at durham.ca/ServiceChanges. Special COVID-19 related messages can also be found on information boards at many of your work sites. Contact your supervisor to find out if you have an information board at your location.



Safety Recommendations

To reduce the spread of germs, including COVID-19 and the flu we recommend:

- Frequent and thorough handwashing with soap and water for 20 seconds or use of hand sanitizer when hands are not visibly dirty.
- Whenever possible, practice social distancing. This means keeping at least two metres (six feet) between you and other people.
- Coughing or sneezing into your sleeve or elbow and encouraging others to follow these directions to cover their cough or sneeze.
- Washing your hands after handling nose and throat secretions (e.g., after throwing out used facial tissues).
- Avoid touching your face. Clean hands before touching eyes, nose or mouth.
- Cleaning and disinfecting surfaces, especially those that are high touch areas.
- If you are ill, stay at home and isolate yourself from others.
- Avoid close contact with anyone showing symptoms of respiratory illness such as coughing and sneezing.
- If you are ill and must visit a health care provider, call ahead or tell them right away when you arrive that you have a respiratory illness and wear a mask while waiting to be seen.

We are open to staff's suggestions on how to better achieve social distancing as we continue to balance the needs of the community and protect the health and safety of our staff. Please discuss your suggestions with your supervisor.

Coping with COVID-19 anxiety

The current COVID-19 outbreak has quickly become a source of worry for many people. It is normal to experience increased stress in the face of anything that threatens the well-being of ourselves and our loved ones. **Family Services Employee Assistance Program (FSEAP)** has identified some strategies and resources for coping during this challenging time. Please visit the **Insider** at DurhamInsider.ca for more information on the FSEAP.



**The Regional Municipality
of Durham**

Office of the Regional Chair

605 ROSSLAND ROAD EAST
PO BOX 623
WHITBY, ON L1N 6A3
CANADA

905-668-7711
1-800-372-1102
john.henry@durham.ca

durham.ca

John Henry
Regional Chair and CEO

March 26, 2020

Mr. R. Walton
Regional Clerk / Director of Legislative Services
Corporate Services Department
Regional Municipality of Durham
605 Rossland Road East, 1st Floor
Whitby, ON L1N 6A3

Dear Mr. Walton:

Re: Calling of a Special Regional Council Meeting
(File: C00-00)

In accordance with Section 8.3 of the Council Rules of Procedure, I hereby request that a special meeting of Regional Council be held on Wednesday, April 8, 2020 at 9:30 AM in the Council Chambers at Regional Headquarters, 605 Rossland Road East, Whitby, and via electronic participation, in accordance with recent legislation.

The Special Council meeting is for the express purpose of considering a report on two motions proposed to amend the Delegated Authority by-law passed at the March 25, 2020 Regional Council meeting.

The Regional Headquarters building is closed to the public and no delegations will be heard. We encourage members to participate remotely if possible.

Sincerely,

Original signed by

John Henry
Regional Chair and CEO

3/13/20 04:28

C.S. - LEGISLATIVE SERVICES

Town of Whitby
575 Rossland Road East
Whitby, ON L1N 2M8
905.430.4300
whitby.ca



Original
To: CIP
Copy
To: SS ✓
NT ✓
C.C. S.C.G. File
Take Appr. Action

March 13, 2020

Re: Public Works Department Report, PW 06-20
Lynde Creek Master Drainage Plan Update 2019 "Working Draft"

Please be advised that at a meeting held on March 9, 2020, the Council of the Town of Whitby adopted the following as Resolution # 36-20:

1. That Report PW 06-20 on the "Working Draft" of the Class Environmental Assessment (EA) Lynde Creek Master Drainage Plan Update (LCMDPU) 2019, be received for information;
2. That Staff further develop implementation plans and costs associated with the recommendations for inclusion into future work plans, DC Studies and budgets for Council's consideration;
3. That Staff refine, as appropriate, finalize and file on Public Record the LCMDPU following receipt and inclusion of the updated Durham Region Climate Change Model which is expected to be released in March 2020;
4. That the "Working Draft" be made available for agency and stakeholder use until such time the Final Report is completed and successfully filed in accordance with the Municipal Class EA process; and,
5. That a copy of this report be forwarded to the Central Lake Ontario Conservation Authority (CLOCA) and Region of Durham.

Should you require further information, please do not hesitate to contact the Public Works Department at 905.430.4307.


Kevin Narraway
Manager of Legislative Services/Deputy Clerk

Attach: PW 06-20

Copy: S. Beale, Commissioner of Public Works Department – beales@whitby.ca

Central Lake Ontario Conservation Authority – mail@cloca.com
Ralph Walton, Regional Clerk, Region of Durham - clerks@durham.ca

CIP
BB ✓

C.C. S.C.C. File
Take by



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

Cancellation Notice for April 6, 2020 Statutory Public Meetings

In following with the public protocols being put in place surrounding COVID-19, please be advised that Public Meetings at the Township of Brock have been cancelled until further notice. Therefore, the April 6, 2020 Statutory Public Meetings regarding the following two planning files has been cancelled:

- Cannabis Production and Processing in the Township of Brock (Project No: 01-2020-PL)
- Damar Farms, Severance of a Surplus Farm Dwelling (Project No: 2-2020-PL, File No: 2-2020-RA)

Public notice will be properly given as per the *Planning Act* when meetings are rescheduled.

Should you have any questions or concerns, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink that reads "Debbie Vandenakker".

Debbie Vandenakker, PMP
Planner
Corporation of the Township of Brock
1 Cameron Street East, Box 10
Cannington, Ontario, L0E 1E0
705-432-2355
dvandenakker@townshipofbrock.ca

Notice of Cancellation of April 6, 2020 Public Meeting

Further to the notice you received dated March 11, 2020, please be advised that the April 6th Planning & Development Committee Meeting has been cancelled.

The City is following the rapidly evolving COVID-19 situation and reviewing steps to minimize the risk to its community and employees. Following the Province's declaration of a State of Emergency, the City has cancelled all regularly scheduled Committee and Council meetings for the month of April, and will only meet for critical business should the need arise. To that effect, the April 6th Planning & Development Committee Meeting has been cancelled.

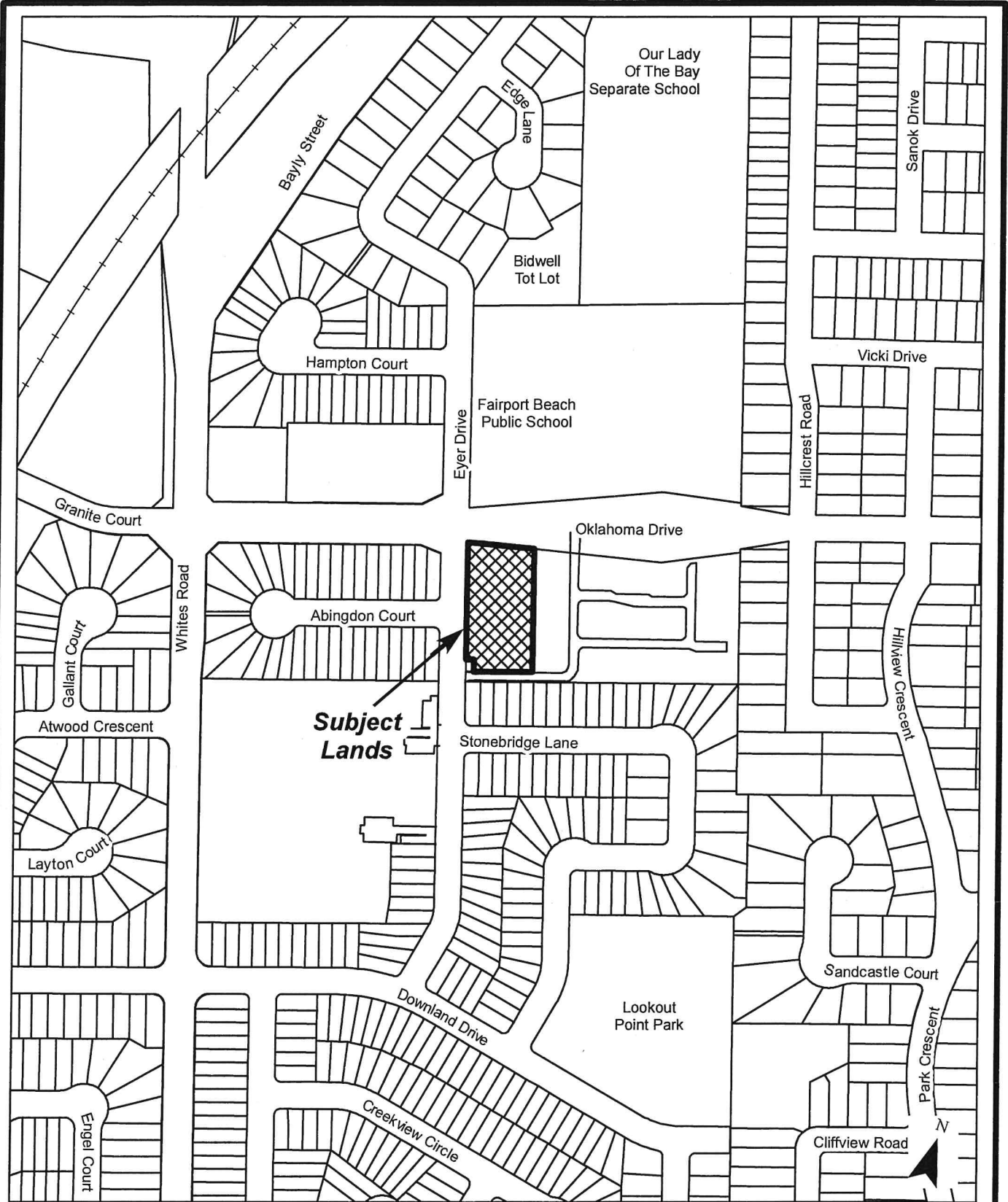
A notice will be circulated advising of the new date for the Public Meeting for the following proposal once this date has been determined:

File Type & Number	Official Plan Amendment OPA 19-004/P Zoning By-law Amendment Application A 14/19 Draft Plan of Subdivision SP-2019-04 Draft Plan of Condominium CP-2019-05
Owner/Applicant	Katanna Oklahoma LP
Property Location	Southeast corner of Oklahoma Drive and Eyer Drive, municipally known as 755 Oklahoma Drive (see attached Location Map)
Proposal	The applicant is proposing to amend the City's Official Plan and rezone the subject lands to permit a residential common element condominium development consisting of a total of 27 townhouse units accessed through an internal private road from Eyer Drive.
City Development Contact	Name: Cody Morrison Position/Title: Planner II Tel: 905.420.4660, extension 2913 Fax: 905.420.7648 Email: cmorrison@pickering.ca
Date of this Notice	March 24, 2020

J:\Documents\Development\ID-3100 Official Plan Amendments (OPA Applications)\2019\OPA 19-004P, A 14-19, SP 2019-04 & CP 2019-05 - Katanna Oklahoma LP\Letters\Stat Public Meeting Notice\Public Meeting Notice_Cancellation - FINAL.docx

Thank you for your understanding as we work together as a community in these rapidly changes circumstances.

City Clerk



City of
PICKERING
 City Development
 Department

Location Map	
File: OPA 19-004/P, A 14/19, SP-2019-04 & CP-2019-04	
Applicant: Katanna Oklahoma LP	
Property Description: Lot 28, Range 3, B.F.C., Now Pt of Part 1, 40R-2401 (755 Oklahoma Drive)	
Date: Mar. 16, 2020	SCALE: 1:4,000
<small>© The Corporation of the City of Pickering Produced (in part) under license from: © Queens Printer, Ontario Ministry of Natural Resources. All rights reserved. © Her Majesty the Queen in Right of Canada, Department of Natural Resources. All rights reserved. © Teranet Enterprises Inc. and its suppliers all rights reserved.; © Municipal Property Assessment Corporation and its suppliers all rights reserved.</small>	
THIS IS NOT A PLAN OF SURVEY.	



STATUTORY NOTICE PLANNING ACT

NOTICE OF THE PASSING OF AN OFFICIAL PLAN AMENDMENT BY THE CORPORATION OF THE TOWN OF AJAX

TAKE NOTICE that the Council of the Corporation of the Town of Ajax passed By-law No. 6-2020 on the 17th day of March, 2020 to adopt Official Plan Amendment No. 48.

The By-law implements Amendment No. 48 to the Town of Ajax Official Plan so as to re-designate the portion of the subject lands from its current Low Density Residential designation to a Medium Density Residential designation, to re-designate the portion of the subject lands from its current Low Density Residential and Medium Density Residential designations to Open Space, to establish an area specific exception to permit back-to-back townhouses on lands designated Medium Density Residential, and to permit single-use residential on lands designated Neighbourhood Centre. This is to facilitate a plan of subdivision that provides for 35 lane townhouse units (Blocks 1-6), a 2.79 ha (6.89 ac) medium-density block for approximately 175 condominium townhouse units (Block 7), a 0.44 ha (1.09 ac) future condominium block (Block 8), a 0.33 ha (0.82 ac) park block (Block 9), a 0.27 ha (0.66 ac) future residential/motor vehicle service station block (Block 10), road widenings (Blocks 11-12), a public road, and a public lane.

The lands subject to this amendment are located between Lord Drive, Bayly Street East, Porte Road, and Salem Road South, municipally known as 459, 467, and 473 Porte Road, and 202, 214, 230, 240 and 2950 Bayly Street East. The subject lands are legally described as Part of Lots 1, 2, and 3 on Registered Plan 386, in the Town of Ajax, Regional Municipality of Durham

The Plan Amendment and background materials are available for inspection, during regular office hours, at the Town of Ajax Clerk's Department, 65 Harwood Avenue South, Ajax, Ontario.

The proposed Official Plan Amendment is exempt from approval by the Regional Municipality of Durham and the decision of Council is final if a notice of appeal is not received on or before the last day of filing a notice of appeal. **The last day for filing a notice of appeal is 14th day of April, 2020** and the Notice of Appeal must:

- be filed with the Clerk of the Town of Ajax:
- set out the specific part of the proposed Official Plan Amendment to which the appeal applies and set out the reasons for the appeal; and
- be accompanied by a \$300.00 fee made payable to the "Minister of Finance"
- be accompanied by a \$530.00 fee made payable to the "Town of Ajax"

Only individuals, corporations or public bodies may appeal a decision of the municipality to the Local Planning Appeal Tribunal. A notice of appeal may not be made by an unincorporated association or group. However, a notice of appeal may be made in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submission to the council or, in the opinion of the Local Planning Appeal Tribunal, there are reasonable grounds to add the person or public body as a party.

The subject lands are also subject to Zoning By-Amendment Z5/18 and a draft plan of Subdivision Application S-A-2018-02 which have been adopted by Council to implement the proposed development.

Dated at the Town of Ajax, this 25th day of March, 2020

Alexander Harras, Deputy Clerk
The Corporation of the Town of Ajax
65 Harwood Avenue South
Ajax, Ontario
L1S 2H9

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 6-2020

A By-law to adopt Amendment No. 48 to the Official Plan for the Town of Ajax.

WHEREAS, the area subject to this amendment is located at 459, 467, and 473 Porte Road, and 202, 214, 230, 240 and 2950 Bayly Street East, legally described as Part of Lots 1, 2, and 3 on Registered Plan 386, as identified on Schedule "A" to this By-law;

AND WHEREAS, the Regional Municipality of Durham Act and the *Planning Act*, as amended, authorize the Town of Ajax to pass by-laws for the adoption or repeal of the Official Plan and amendments thereto;

AND WHEREAS, a Statutory Public Meeting was held pursuant to the *Planning Act* to hear submissions respecting the proposed Amendment No. 48 to the Town of Ajax Official Plan;

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

That Amendment No. 48 to the Official Plan of the Town of Ajax, is hereby approved.

That this by-law shall come into force and take effect from and after the final passing hereof.

READ a first and second time this
Seventeenth day of March 2020.

READ a third time and passed this
Seventeenth day of March 2020.



Mayor



Deputy Clerk

Amendment No. 48 to the Town of Ajax Official Plan

1. Purpose

The purpose of this amendment is to re-designate the portion of the subject lands from its current Low Density Residential designation to a Medium Density Residential designation, to re-designate the portion of the subject lands from its current Low Density Residential and Medium Density Residential designations to Open Space, to establish an area specific exception to permit back-to-back townhouses on lands designated Medium Density Residential, and to permit single-use residential on lands designated Neighbourhood Centre. This is to facilitate a plan of subdivision that provides for 327 residential units in a variety of townhouse unit types and a future 6-storey retirement residence, and a future motor vehicle gas bar.

2. Location

The lands subject to this amendment are located between Lord Drive, Bayly Street East, Porte Road, and Salem Road South, municipally known as 459, 467, and 473 Porte Road, and 202, 214, 230, 240 and 2950 Bayly Street East. The subject lands are legally described as Part of Lots 1, 2, and 3 on Registered Plan 386, in the Town of Ajax, Regional Municipality of Durham, as shown on Schedule 'A' attached hereto.

3. Basis

The subject lands are designated Low Density Residential, Medium Density Residential, and Neighbourhood Centre on Schedule 'A-1' and are subject to Area Specific Policy 6.3 as identified on Schedule 'G' within the Town of Ajax Official Plan. Lands adjacent to Porte Road are designated Low Density Residential and lands adjacent to Bayly Street East are designated Neighbourhood Centre. The balance of the subject lands are designated Medium Density Residential.

The lands within the Area Specific Policy, which are generally bounded Kingston Road, Audley Road, Lake Ontario and Pickering Beach Road/Salem Road//Hwy 401/Harwood Avenue South (formerly known as the A3 Planning Area), provides direction regarding schools; the development of lands designated Medium Density Residential; stormwater management; relocation of an existing tributary of Lynde Creek; and site specific standards relating to non-residential uses. The subject lands are not affected by Area Specific Policy 6.3.

The proposed development of the subject lands under Draft Plan of Subdivision Application S-A-2018-02 consists of numerous blocks for the development of street townhouses, a residential condominium consisting of various townhouse dwelling unit types, a neighbourhood park, and two future developments blocks; one of which is envisioned to consist of a seniors' citizens apartment and the other as a motor vehicle gas bar. The subdivision could consist of 327 residential units. Through this development, a portion of Porte Road adjacent to the west side of the subject lands would be stopped-up and closed south of Lord Drive and developed into a linear park. The Draft Plan of Subdivision Application S-A-2018-02 has been approved by Council.

The amendment meets the review criteria for amendments to the Official Plan under Section 7.2.2 of the Town of Ajax (Town) Official Plan by conforming to municipal goals and objectives of the Official Plan; contributing to the overall urban structure of the Town; being compatible with adjacent land uses; and being supported by infrastructure to service the development.

Studies and Reports that were completed to support this amendment were:

- Archeological Assessment
(prepared This Land Archaeology Inc.)
- Environmental Impact Review
(prepared by Groundwater Environmental Management Services Inc.)
- Functional Servicing and Stormwater Management Report
(prepared by Sabourin Kimble & Associates Ltd.)

- Noise and Vibration Impact Feasibility Study
(prepared by J.E. Coulter Associates Limited)
- Phase One Environmental Site Assessment
(prepared by Soil Engineers Ltd.)
- Planning Rationale Report
(prepared by GHD)
- Traffic Impact Study
(prepared by GHD)
- Tree Preservation and Tree Replacement Report
(prepared by Cosburn Giberson Landscape Architects)

4. Actual Amendment

Section 6 – Area Specific Policies is hereby amended by adding the following section, which reads as follows:

6.31 Lands generally bounded by the south side of Lord Drive, the west side of Salem Road South, lands designated Open Space (former Porte Road), and Bayly Street East:

- a) Notwithstanding Section 3.1.4 (Medium Density Residential Designation), lands designated Medium Density Residential shall permit back-to-back townhouses.
- b) Notwithstanding Section 3.2.3.11 (Neighbourhood Centre Designation) lands designated Neighbourhood Centre shall permit single-use residential apartment building.
- 3) That Area Specific Policy 6.3 shall not apply.

Schedule G (Lands Subject to Area Specific Policies) is hereby amended as follows and as illustrated on Schedule 'B' attached hereto:

- a) Adding a new Area Specific Policy Section 6.31.

Schedule A-1 (Land Use) is hereby amended as follows and as illustrated on Schedule 'C' attached hereto:

- a) Re-designate a portion of the lands designated 'Low Density Residential' to 'Medium Density Residential'.
- b) Re-designate a portion of the lands designated 'Low Density Residential' and 'Medium Density Residential' to 'Open Space'.
- c) Designate the stopped-up and closed portion of Porte Road to 'Open Space'.

Schedule B (Environment) is hereby amended as follows and as illustrated on Schedule 'D' attached hereto:

- a) Adding a Parkette symbol located southeast and adjacent to the current intersection of Porte Road and Lord Drive and delineate the 'Open Space'.
- b) Delineating the 'Open Space' on the stopped-up and closed portion of Porte Road.

5. Implementation

The provisions set forth in the Town of Ajax Official Plan, regarding the implementation of the Plan, shall apply to this Amendment.

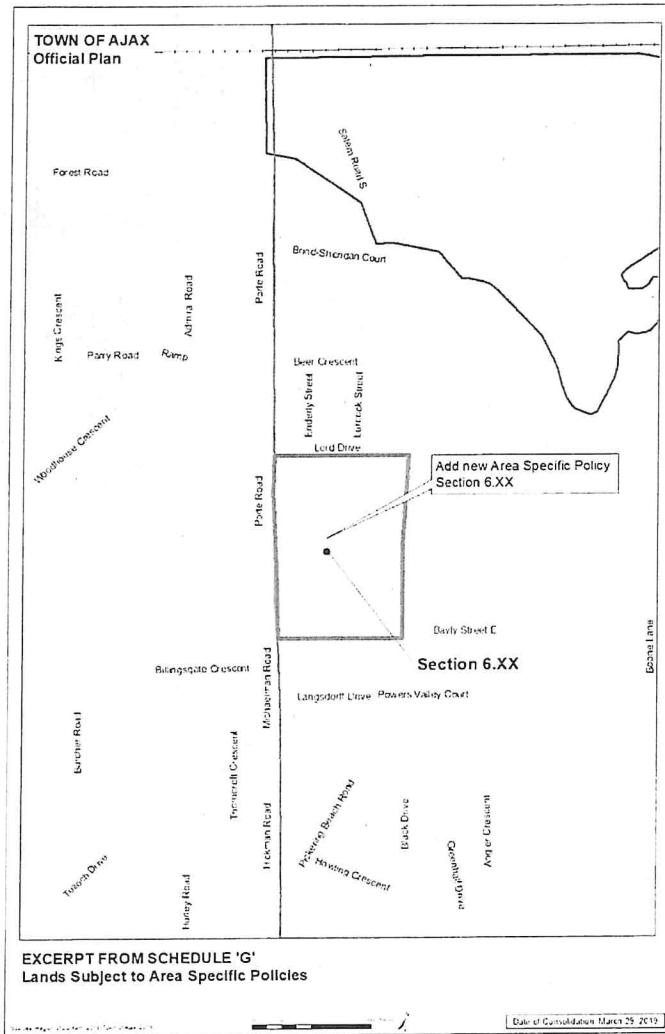
6. Interpretation

The provisions set forth in the Ajax Official Plan that are not otherwise in conflict with this Amendment shall continue to apply.

Schedule 'A'
Lands Affected by Amendment No. 48
To The Town of Ajax Official Plan

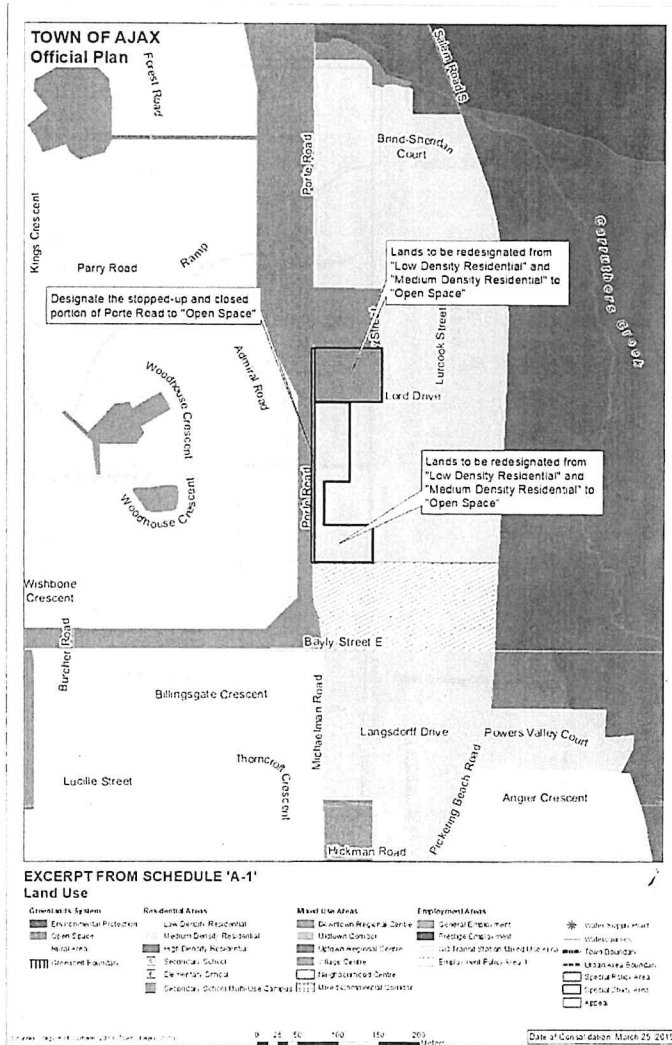


Schedule 'B'
To Amendment No. 48
To The Town of Ajax Official Plan



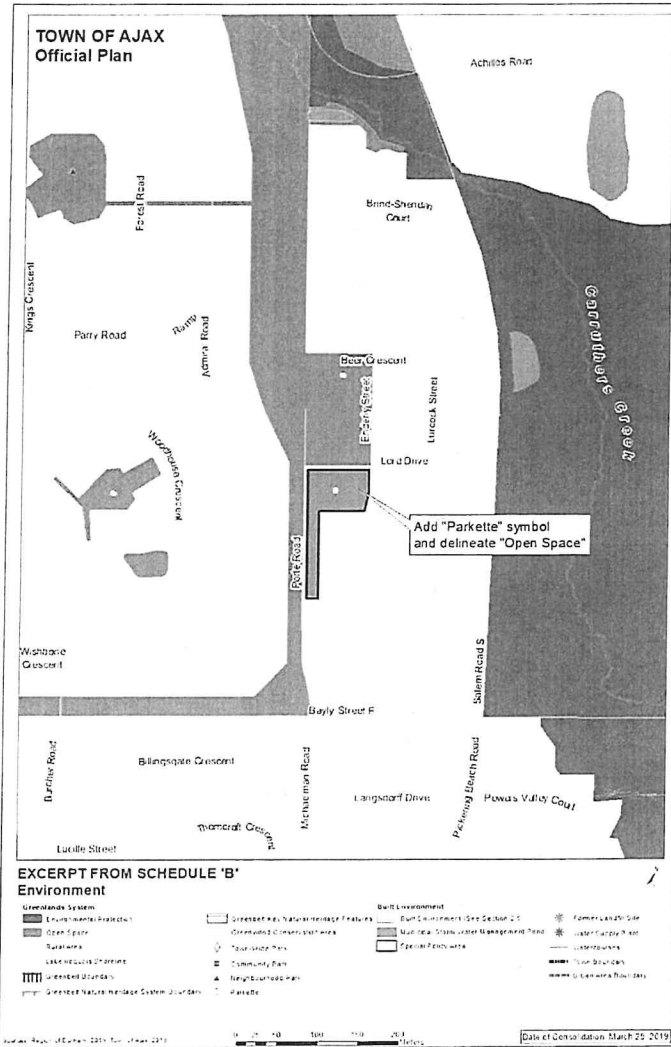
TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'G'- Lands Subject to Area Specific Policies

Schedule 'C'
To Amendment No. 48
To The Town of Ajax Official Plan



TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'A-1'- LAND USE

Schedule 'D'
To Amendment No. 48
To The Town of Ajax Official Plan



TOWN OF AJAX OFFICIAL PLAN EXCERPT
SCHEDULE 'B'- LAND USE

NOTICE OF DECISION

With respect to a Draft Plan of Subdivision S-A-2018-02
Subsection 51(37) of the Planning Act

Date of Notice: Wednesday March 25, 2020
File No.: Draft Plan of Subdivision Application S-A-2018-02
Applicant: Bayley Salem Developments Limited (Fieldgate Homes)
Location: 459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East
Area Municipality: Town of Ajax

The Director of Planning and Development Services for the Town of Ajax has decided to approve the subject application (Draft Plan of Subdivision Application S-A-2018-02).

Purpose of the Application

The purpose of the application is to permit the development of 35 lane townhouse units (Blocks 1-6), a 2.79 ha (6.89 ac) medium-density block for approximately 175 condominium townhouse units (Block 7), a 0.44 ha (1.09 ac) future condominium block (Block 8), a 0.33 ha (0.82 ac) park block (Block 9), a 0.27 ha (0.66 ac) future residential/motor vehicle service station block (Block 10), road widenings (Blocks 11-12), a public road, and a public lane on vacant lands generally bounded by Lord Drive, Salem Road South Bayly Street East and Porte Road, municipally known as 459, 467, and 473 Porte Road; and 202, 214, 230, 240 and 2950 Bayly Street East.

When and How to File A Notice of Appeal

An appeal must be received by the Town of Ajax Legislative and Information Services no later than Tuesday April 14, 2020 in order to forward the appeal to the Local Planning Appeal Tribunal (LPAT). The form to file an appeal, along with additional information can be obtained at <https://elto.gov.on.ca/tribunals/lpat/about-lpat/>. The appeal must be addressed to the Director of Planning and Development Services, Town of Ajax. The appeal must:

- 1) set out the reasons for the appeal; and
- 2) be accompanied by the Local Planning Appeal Tribunal (LPAT) fee of \$300.00, in the form of a cheque payable to the Minister of Finance, Province of Ontario.
- 3) be accompanied by the Town of Ajax fee of \$530.00, in the form of a cheque payable to the Town of Ajax.

Who Can File A Notice of Appeal

Only individuals, corporations or public bodies may appeal the decision of the Director of Planning and Development Services or any condition(s) of draft approval, to the Local Planning Appeal Tribunal (LPAT). An appeal may

not be filed by an unincorporated association or group. However, an appeal may be filed in the name of an individual who is a member of such an association or group.

No person or public body shall be added as a party to the hearing of the appeal of the decision of the approval authority, including the lapsing provisions or the conditions, unless the person or public body, before the decision of the approval authority, made oral submissions at a public meeting or written submissions to the council, or made a written request to be notified of changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

You will be entitled to receive notice of any changes to the conditions of approval of the proposed plan of subdivision if you have made a written request to be notified of changes to the conditions.

No person or public body shall be added as a party to the hearing of an appeal regarding any changes to the conditions of approval unless the person or public body, before the approval authority made its decision, made oral submissions at a public meeting or written

submissions to the approval authority, or made a written request to be notified of the changes to the conditions or, in the Local Planning Appeal Tribunal's opinion, there are reasonable grounds to add the person or public body as a party.

When the Application is Deemed Draft Approved

If the Director of Planning and Development Services does not receive a notice of appeal in respect of the decision, within 20 days of the giving of notice, the application is deemed draft approved on the day after the last day of appeal. Only the applicant or a public body may appeal any of the conditions of draft approval prior to final plan approval, by filing a notice of appeal with the Director of Planning and Development Services.

Related Planning Act Application

The subject lands are also subject of applications under the Act for an amendment to the Town of Ajax Official Plan having file number OPA18-A3 and an amendment to the Town of Ajax Zoning By-law 95-2003, as amended, having file number Z5/18.

Obtaining Additional Information

Additional information is available for public inspection during office hours at the Town of Ajax Planning and Development Services, or by calling Bruno Scopacasa at (905) 619-2529 extension 3204 or (905) 686-0360 (facsimile).

Mailing Address for Filing A Notice of Appeal

Town of Ajax
Legislative and Information Services
65 Harwood Avenue South
Ajax, ON L1S 2H9

Attention: Geoff Romanowski, CPT, MCIP, RPP
Acting Director of Planning and
Development Services

Attachments:

1. Decision
2. Conditions of Draft Approval
3. Draft Plan of Subdivision
4. Council Resolution

DECISION

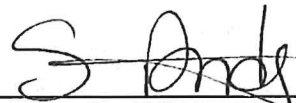
With Respect to A Draft Plan of Subdivision
Subsection 51(31) of the Planning Act

The Director of Planning and Development Services for the Town of Ajax has decided to grant draft approval to draft plan of subdivision S-A-2018-02 in the Town of Ajax, subject to the conditions attached.

If the Director does not receive a notice of appeal regarding this decision within 20 days of the last day of giving notice, the application is deemed draft approved on the day after the last day of appeal.

March 25, 2020

Date



Stev Andis, MCIP, RPP
Acting Manager of Planning

CONDITIONS OF DRAFT APPROVAL

**Draft Plan of Subdivision S-A-2018-02
Bayley Salem Developments Limited (Fieldgate Homes)
459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East
Registered Plan 386 Part of Lots 1, 2 and 3**

All of the following conditions of draft approval shall be satisfied prior to the final registration of Plan of Subdivision S-A-2018-02 as indicated:

The Regional Municipality of Durham

1. The Owner shall prepare the final plan on the basis of the approved draft plan of subdivision, prepared by GHD, identified as Project No. 11139971, revised and dated September 25, 2019, which illustrates 35 lane townhouse units, a medium-density block for 175 townhouse units, a high-density residential block for a 6-storey condominium building with 118 units, a park block, a gas bar/carwash/ convenience commercial block, 2 road widening blocks, and roads;
2. The Owner shall name road allowances included in this draft plan to the satisfaction of the Regional Municipality of Durham and the Town of Ajax;
3. The Owner shall submit plans showing the proposed phasing to the Regional Municipality of Durham and the Town of Ajax for review and approval if this subdivision is to be developed by more than one registration;
4. The Owner shall convey to the Region of Durham sufficient road allowance widening to provide a minimum of 24.3 metres measured from the centerline of the right-of-way to the north street line across the Bayly Street frontage;
5. The Owner shall convey to the Region of Durham a 15 metre x 15 metre sight triangle at the north-west quadrant of Bayly Street and Salem Road;
6. The Owner shall convey to the Region of Durham a 15 metre x 10 metre sight triangle at the north-east quadrant of Bayly Street and Porte Road;
7. The Owner shall grant to the Regional Municipality of Durham, any easements required to provide Regional services for this development. The easements shall be in locations and of such widths as determined by the Regional Municipality of Durham;
8. Prior to final approval, the Owner is required to submit a Record of Site Condition (RSC) to the Ministry of Environment, Conservation and Parks (MECP). This RSC must be to the satisfaction of the Region, including an Acknowledgment of Receipt of the RSC by the MECP;
9. The Owner shall agree in the Town of Ajax's subdivision agreement to implement the recommendations of the "Noise & Vibration Impact Feasibility Study (Revised)," prepared by J. E. Coulter Associates Ltd., revised and dated September 30, 2019, which specifies noise attenuation measures for the development. The measures shall be included in the subdivision agreement and must also contain a full and complete reference to the noise

report (i.e. author, title, date and any revisions/addenda) and shall include any required warning clauses identified in the acoustic report. The Owner shall provide the Region with a copy of the area municipality's Subdivision Agreement containing such provisions prior to final approval of the Plan.

10. The Owner shall submit a letter of clearance from the Ministry of Heritage, Sport, Tourism and Culture Industries to the Region of Durham for the "Stage 1 and 2 Archaeological Assessment," prepared by This Land Archaeology Inc., dated October 11, 2017. No grading or other soil disturbance shall take place on the subject site prior to a letter of clearance from the Ministry of Tourism, Culture and Sport.
11. The Owner shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this Plan that are required to service this Plan. In addition, the Owner shall provide for the extension of sanitary sewer and water supply facilities within the limits of the Plan which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Regional Municipality of Durham. All arrangements, financial and otherwise, for said extensions are to be made to the satisfaction of the Regional Municipality of Durham, and are to be completed prior to final approval of this Plan;
12. Prior to entering into a subdivision agreement, the Regional Municipality of Durham shall be satisfied that adequate water pollution control plant and water supply plant capacities are available to the proposed subdivision;
13. The Owner shall satisfy all requirements, financial and otherwise, of the Regional Municipality of Durham. This shall include, among other matters, the execution of a subdivision agreement between the Owner and the Region concerning the provision and installation of sanitary sewers, water supply, roads and other Regional services.

Town of Ajax

14. The Owner shall satisfy all requirements, financial and otherwise, to the Town of Ajax. This shall include, among other matters, the execution of a subdivision agreement between the Owner and the Town of Ajax concerning the provisions and installation of municipal roads, services, drainage, and other local services and matters including the following:

Reports/Studies

- i. The Owner shall provide the following revised technical reports, prior to final approval, to the satisfaction of the Town of Ajax, the Regional Municipality of Durham and the Toronto and Region Conservation Authority:
 - a. Arborist Report, Tree Preservation and Tree Replacement Report;
 - b. Archeological Assessment;
 - c. Environmental Impact Study;
 - d. Functional Servicing and Stormwater Management Report;
 - e. Geotechnical Report;
 - f. Noise Impact Assessment;
 - g. Phase One and Phase Two Environmental Site Assessment;
 - h. Record of Site Condition;

- i. Traffic Impact Study;
 - j. Traffic Management Plan; and
 - k. Traffic Management Implementation Plan;
- ii. The Owner shall provide, prior to final approval, a detailed Stormwater Management and Servicing Design Report to the satisfaction of the Town of Ajax that must address, but not limited to, the following issues:
 - a. Overland Flow;
 - b. Water Quality and Quantity Control;
 - c. Major and Minor Flow Routes;
 - d. Erosion and Sediment Controls; and
 - e. Water Budget Analysis;
- iii. The Owner agrees to be responsible for any required amendments or further revisions to submitted reports and studies to the satisfaction of the Town of Ajax and The Regional Municipality of Durham. If a report or study requires any amendments or further revisions, the Owner agrees to provide these amendments or revisions prior to the execution of the subdivision agreement with the Town of Ajax;
- iv. The Owner agrees to implement all the recommendations in all required reports/studies to the satisfaction of the Town of Ajax and The Regional Municipality of Durham;
- v. Prior to registration, the Owner agrees to submit a Stage 1 and 2 Archaeological Assessment, prepared by This Land Archaeology Inc., dated October 11, 2017, to the Ministry of Tourism, Culture and Sport (MTCS) for approval. The Owner agrees to obtain a clearance letter from the MTCS, and provide a copy to the Town of Ajax, indicating that all cultural heritage resource requirements at the subject lands site has been met;
- vi. Prior to registration, the Owner agrees to submit a Phase Two Environmental Site Assessment (ESA) and a Record of Site Condition (RSC) to the Ministry of Environment, Conservation and Parks (MECP). The ESA and the RSC must be to the satisfaction of the Region of Durham. The Owner agrees to obtain an Acknowledgment of Receipt of the RSC by the MECP and provide a copy to the Region of Durham and Town of Ajax;
- vii. The Owner shall agree in the Town of Ajax Subdivision Agreement to implement the recommendations of the report, entitled "Noise & Vibration Impact Feasibility Study", prepared by J.E. Coulter Associates Limited, dated September 30, 2019, and any revisions thereon, which specifies noise attenuation measures for the development. The measures shall be included in the subdivision agreement and must also contain a full and complete reference to the noise report (i.e. author, title, date and any revisions/addenda) and shall include any required warning clauses identified in the acoustic report;
- viii. Prior to registration, the Owner shall agree that the Plan may be red-line revised, if necessary, to accommodate the requirements of all the approved final reports/studies as may be approved by the Town of Ajax and/or The Regional Municipality of Durham;

- ix. The Owner shall retain a qualified professional engineer to verify to the satisfaction of the Town of Ajax and the Regional Municipality of Durham that the soil of the site is in compliance with the MOE's "Guidelines for Use at Contaminated Sites in Ontario". A Record of Site Condition acknowledged, and if necessary, audited by MOE may be required to be submitted to the satisfaction of the Town of Ajax prior to registration and/or any site alteration;

Roads/Sidewalks/Services

- x. The Owner shall construct all necessary municipal services to the satisfaction of the Town prior to registration of Plan;
- xi. The Owner shall employ a Professional Engineer to design and certify the construction of all roads, sidewalks, stormwater management facilities and services to the satisfaction of the Town of Ajax;
- xii. The Owner shall, at its sole cost, construct all roads, sidewalks, stormwater management facilities and services internal to the subdivision in all phases of development to the satisfaction of the Town of Ajax;
- xiii. The Owner shall provide the Town of Ajax, detailed engineering drawings in accordance with the Town of Ajax Engineering Design Criteria and Standard Drawings, to the satisfaction of the Town of Ajax, prior to the preparation of a development agreement. In the event that a development agreement is not executed within two (2) calendar years from the date of approval of grading plans for all lots, blocks, right-of-ways, park block, landscape blocks, and detailed engineering drawings, the Owner shall be required to resubmit the aforementioned plans and drawings to the Town of Ajax for review and approval prior to the execution of a development agreement;
- xiv. The Owner agrees to provide a stormwater management solution for the lands, which satisfies current stormwater management criteria of the Town of Ajax, Toronto and Region Conservation Authority and Ministry of the Environment, Conservation and Parks;
- xv. The Owner agrees that the required on-site stormwater management controls and infiltration works be provided as per the approved Functional Servicing Report;
- xvi. The Owner agrees to provide a construction management plan, which addresses among other matters, site access, construction traffic, parking for construction trades, material delivery and storage, staging, mud, dust and noise controls, to the satisfaction of the Town of Ajax, prior to the issuance of the first building permit;
- xvii. The Owner agrees to install adequate Light-Emitting Diode (LED) street lighting, throughout the Plan as per section (I) of the Town of Ajax Engineering Design Criteria and Standard Drawings;
- xviii. The Owner agrees at its sole cost, to appropriately grade and service Block 9 (Park Block) to the satisfaction of the Town of Ajax. This shall include the provision of sanitary sewer, water service, and electrical connections. Light stubs shall be

provided to the boundaries of the park block. The grading and servicing for the park block must be shown through the detailed engineering submissions for the applicable phase;

- xix. The Owner shall include in all purchase and sale agreements and in sales pavilions for homes sold within this development that a park shall be located and constructed on Block 9 (Park Block) and on the portion of the stopped-up and closed Porte Road right-of-way;
- xx. The Owner agrees to, at its sole cost, to restore the Lord Drive, Porte Road, Salem Road and Bayly Street right-of-way pavement disturbed by construction from curb-to-curb to HL8 full depth of asphalt. This will include, but are not limited to, asphalt surface restoration (year 2) consisting of grinding down 40 mm of base asphalt and installing HL3 asphalt the full width of the roadway, from curb-to-curb;
- xxi. The Owner agrees to, at its sole cost, to remove all existing access driveways to the subject property from Bayly Street, Salem Road South, Lord Drive and Porte Road and restore the boulevards/right-of-way to Town of Ajax standards and to the satisfaction of the Town of Ajax;
- xxii. The Owner shall construct, Street 'A' to a full 18.5 metre urban cross-section, including all municipal services in accordance with the Town of Ajax's Design Criteria and Standard Drawings, and to the satisfaction of the Town of Ajax. The Owner shall be solely responsible for all associated costs of construction of Street 'A'. Street 'A' shall be constructed to base course asphalt prior to issuance of any building permits along Street 'A';
- xxiii. The Owner agrees to reconstruct and/or restore Porte Road, from the stopped-up and closed portion of Porte Road to the north side of the traffic islands near Bayly Street, in keeping with a full 20 metre urban cross-section, with a minimum of 10 metres of pavement width, including if required, the extension/adjustment of municipal services as a result of the urbanization. Porte Road shall be constructed to base course asphalt prior to issuance of any building permits. The Owner shall be solely responsible for all cost of said works;
- xxiv. The Owner agrees to construct, at its sole cost, the following concrete sidewalks to the satisfaction of the Town of Ajax:
 - a. a 1.8 metre sidewalk on the both sides of Street 'A';
 - b. a 1.8 metre sidewalk on the east side of Porte Road south of Street 'A';
 - c. a 1.8 metre sidewalk on the north side of Porte Road that abuts the future closed portion of Porte Road, between Block 1 and the Achilles Road Greenbelt, which connects to the existing trail located within the Achilles Road Greenbelt;
 - d. a 1.5 metre sidewalk on the west side of Blocks 1, 2 and 3;
 - e. a 1.5 metre sidewalk on the south side of Block 9; and
 - f. alternatives to the above may be considered by the Town through the review of detailed engineering/landscape plans;
- xxv. The Owner shall submit a detailed plan, noting all services/hydrant locations to the Town of Ajax for approval;

- xxvi. The Owner agrees to provide fire hydrants in conformity with the requirements of the Ontario Building Code and Region of Durham;
- xxvii. The Owner agrees to provide a water supply for firefighting purposes that is accessible and operational prior to the first building permit issuance in any phase and subsequently be operational at all times;
- xxviii. The Owner agrees to maintain, in all phases of development at all times, two remote means of ingress/egress;
- xxix. The Owner agrees to maintain access routes for fire department vehicles to new buildings, construction trailers and material storage areas at all times during construction;
- xxx. Prior to the execution of a subdivision agreement, the Owner shall provide a composite Utility Coordination Plan (UCP) that allows for the safe installation of all utilities, including the separation between utilities, that is approved by all utility agencies, and to the satisfaction of the Town of Ajax;
- xxxi. The Owner agrees to ensure that all streets are constructed in accordance with the composite Utility Coordination Plan (UCP) that is approved by all utility agencies;
- xxxii. The Owner shall provide for the extension of such municipal services which are external to, as well as within the limits of the plan in order to service this plan. In addition, the Owner shall provide for the future extension of storm facilities and services within the limits of this plan which are required to service future developments. These services and facilities must be sized to accommodate future developments. All arrangements financial and otherwise, for said services, are to be to the satisfaction of the Town of Ajax and are to be completed prior to registration of this plan. Such municipal services are to be designed and constructed according to the standards and requirements of the Town of Ajax and The Regional Municipality of Durham;

Required Payments

- xxxiii. The Owner shall pay a Stormwater Maintenance Fee, as per the Town of Ajax's "General Fees and Charges By-law", as amended, payable prior to the registration of the subdivision;
- xxxiv. The Owner shall, prior to registration of the Plan, pay the Final Approval Subdivision Clearance Fee, as per the Town of Ajax's "Planning Act Fees and Charges By-law", as amended;
- xxxv. The Owner shall provide the Town of Ajax with cash-in-lieu of parkland dedication in compliance with the provisions of the Planning Act, R.S.O. 1990 c. P.13 and the Town of Ajax parkland dedication policy payable prior to the execution of a subdivision agreement;

- xxxvi. The Owner agrees that any and all outstanding taxes related to the subject lands, in arrears with the Town of Ajax, be paid prior to the execution of a subdivision agreement;

Reserves/Easements/Conveyances

- xxxvii. The Owner agrees to provide and convey to the Town of Ajax, at no cost and free of encumbrance, Block 9 (Park Block) at the time of the first phase of registration of the Plan;
- xxxviii. The Owner shall grant such easement(s) and/or block(s) as may be required for utilities, inspection, drainage, servicing purposes, emergency access or any other purpose to the appropriate authorities or agencies. The easements shall be in locations and widths as deemed appropriate by the applicable authority or agency and free and clear of any encumbrances;
- xxxix. The Owner shall dedicate the road allowances and daylighting triangles indicated on the Plan as public highway to the Town of Ajax and shall name all streets in accordance with the Town of Ajax policy;
- xl. The Owner agrees to provide and convey to the Town of Ajax, at no cost and free of encumbrance, 0.3 metre reserves, within the limits of the Plan, in the following locations:
- a. Block 7 and Block 10: full extent of blocks frontage onto Salem Road South;
 - b. Block 7: full extent of the blocks frontage onto Lord Drive; and
 - c. Block 8: full extent of the blocks frontage onto Porte Road;

Design/Landscaping

- xli. Prior to the execution of a subdivision agreement, the Owner shall provide a Tree Inventory and Tree Preservation Plan, to the satisfaction of the Town of Ajax;
- xlii. The Owner shall implement, at its sole cost, all the recommendations of the Tree Preservation Plan, to the satisfaction of the Town of Ajax;
- xliii. The Owner agrees to provide tree compensation, in the form of tree planting on private property and/or cash payment in accordance to the Town of Ajax's Tree Replacement Program, to the satisfaction of the Town of Ajax. The Owner agrees that the planting of street trees on public right-of-ways shall not be allocated towards tree compensation;
- xliv. The Owner shall prepare, prior to the execution of a subdivision agreement, a Street Tree Planting Plan to the satisfaction of the Town of Ajax, which shall address the boulevard edges/landscape, buffers/internal medians and landscape strips to the satisfaction of the Town of Ajax;
- xlv. The Owner shall provide all corner and exterior lot fencing for the residential component of the development. The location of corner lot and exterior lot fencing shall be shown on landscape and engineering submissions and shall be in accordance with the Town of Ajax Fence By-law 125-2006, as amended, and Zoning

By-law 95-2003, as amended, unless otherwise stipulated by the "Noise & Vibration Impact Feasibility Study", prepared by J.E. Coulter Associates Limited. All corner lot fencing designs shall be approved by the Town of Ajax Landscape Architect and the Control Architect;

- xlvi. Prior to offering any model for sale to the public for the subject development, the Builder agrees to comply with the Town of Ajax's Architectural Control requirements by submitting plans to the Town-approved Control Architect for approval;

Traffic

- xlvii. Prior to the execution of a subdivision agreement, the Owner shall provide a Traffic Management Plan (TMP), a Traffic Management Implementation Plan (TMIP), and a Utility Coordination Plan (UCP), to the satisfaction of the Town of Ajax;
- xlviii. The Owner agrees that all traffic control devices, traffic calming, pavement markings, street signs and LED street lighting shall be installed, at its sole cost, prior to first occupancy. The decision to provide for traffic calming shall be at the sole discretion of the Town of Ajax. LED street lighting shall be provided in accordance with Section (I) of the Town of Ajax Engineering Design Criteria;
- xlix. The Owner agrees that the siting of individual units on the detail engineering submission shall reflect a "paired driveway" orientation, where probable, in order to maximize potential for on-street parking to the satisfaction of the Town of Ajax;

Other

- i. The Owner shall submit plans, for review and approval, showing any proposed phasing of development to the Town of Ajax for review and approval, if this Plan is to be developed by more than one phase;
- ii. Prior to the initiation of any works on the subject lands the Owner shall complete a Sediment and Erosion Control Plan and Construction Management Plan to the satisfaction of the Town of Ajax. The location of any temporary roads for construction access will be provided and maintained by the Owner. All parking, storage or stockpiling required for construction and trades shall be provided wholly on-site and not on public streets or lands to be developed for parks, open space, or stormwater management purposes for the duration of construction;
- lii. The Owner agrees to provide a municipal street address for each dwelling unit. The street number must be affixed to the wall of the dwelling that is associated with the front lot line, as defined by the Town of Ajax Zoning By-law 95-2003 or as determined by the Town of Ajax Fire Prevention Services;
- liii. The Owner shall agree in the Town of Ajax Subdivision Agreement to implement the recommendations of the report, entitled "Noise & Vibration Impact Feasibility Study", prepared by J.E. Coulter Associates Limited, dated September 30, 2019, and any revisions thereon, which specifies noise attenuation measures for the development. The measures shall be included in the subdivision agreement and must also contain a full and complete reference to the noise report (i.e. author, title, date and any

- revisions/addenda) and shall include any required warning clauses identified in the acoustic report;
- liv. The Owner shall install air conditioning units in the following locations:
 - a. Blocks 1 to 6: In a yard facing a public lane, on a balcony/terrace or within an interior side yard (excluding an interior side yard that abuts a park block);
 - b. Blocks 7:
 - (i) Dual Frontage Townhouse Unit: In a yard facing a public lane, on a balcony/terrace or within an interior side yard (excluding an interior side yard that abuts an open space block);
 - (ii) Back-to-Back Townhouse Unit: On a balcony/terrace or within an interior side yard (between townhouse blocks);
 - (iii) Stacked Townhouse Unit: On a balcony/terrace or within an interior side yard (between townhouse blocks);
 - (iv) Shallow Townhouse Unit with Rear Yard: In the rear yard or within an interior side yard (between townhouse blocks);
 - c. The location of air conditioning unit within a yard fronting onto a public road with a right-of-way greater than 9.2 metres in width and an open space block is prohibited;
 - lv. All dwelling units that are not required to have central air conditioning installed under the "Noise & Vibration Impact Feasibility Study", prepared by J.E. Coulter Associates Limited, dated September 30, 2019, and any revisions thereon, shall be equipped with the appropriate sized conduit and associated access panel(s) to allow for the future installation of an air conditioning unit in accordance with the location indicated in condition liii. and in compliance with By-law 95-2003, as amended;
 - lvi. All air conditioning units shall be installed and sized appropriately and to the manufacturer's specifications to ensure that all required air conditioning units function in an efficient manner and do not require future modifications;
 - lvii. The Owner agrees to ensure that all stairs leading to and/or from a dwelling unit shall be offset a minimum of 0.15 metres (6 inches) from a right-of-way. Stairs leading to and from a dwelling unit shall not encroach into a right-of-way;
 - lviii. The Owner shall obtain zoning approval for the land uses shown on the approved draft plan in accordance with the provisions of the Planning Act, prior to registration of the plan;
 - lix. The Owner agrees to provide the Town of Ajax access over the subject lands for the purpose of constructing a multi-use trail within the Bayly Street East right-of-way;
 - lx. The Owner acknowledges that if proposed waste collection program/facilities do not meet the Durham Region standard(s) for waste collection on private property, waste collection by Durham Region will not be provided to this development. Therefore, waste collection must be provided through private collection at the Owner's expense. The private collection of waste must be clearly stated within all purchase and sale agreements and within the applicable development agreement; and

- ixi. That the Owner agree to enter into discussions with the Town of Ajax regarding a park construction agreement that would address, among other matters, the funding, design, construction (including, but not limited to, removal of asphalt, relocation or installation of services and utilities, grading, top soiling, seeding, secondary emergency access etc.), and remediation of the future park land located on the stopped-up and closed portion of Porte Road and/or the park block located on the Plan (Blocks 9).

Canada Post

15. The Owner/Developer agrees to include in all offers of purchase and sale, a statement that advises the prospective purchaser that mail delivery will be from a designated Community Mailbox;
16. The Owner/Developer will be responsible for notifying the purchaser of the exact Community Mailbox locations prior to the closing of any unit sale;
17. The Owner/Developer will consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on the appropriate servicing plans;
18. The Owner/Developer will provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
 - a. An appropriately sized sidewalk section (concrete pad) as per municipal and Canada Post standards;
 - b. Any required walkway across the boulevard, as per municipal standards; and
 - c. Any required curb depressions for wheelchair access as per municipal and Canada Post standards;
19. The Owner/Developer further agrees to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations;

Communications Service Provider

20. The Owner is hereby advised that prior to commencing any work within the Plan, the Owner must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the Owner is hereby advised that the Owner may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for such connection to and/or extension of the existing communication/telecommunication infrastructure, the Owner shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e., 911 Emergency Services);

21. Prior to registration of the Plan of Subdivision, the Developer/Owner will, at its sole cost, grant all necessary easements and maintenance agreements required by those CRTC-licensed telephone companies and broadcasting distribution companies intending to serve the subdivision (collectively, the "Communications Service Providers"). Immediately following registration of the Plan of Subdivision, the Developer/Owner will cause these documents to be registered on title;
22. Prior to registration of the Plan of Subdivision, the Developer/Owner will, with consultation with the applicable utilities and Communications Service Providers, prepare an overall utility distribution plan that shows the locations of all utility infrastructure for the subdivision, as well as the timing and phasing of installation;

Durham District School Board

23. The Owner agrees to post the standard Durham District School Board approved "Notice to Parents" in all sales representation centres;

Enbridge Gas Distribution Inc.

24. The Owner shall prepare a composite utility plan that allows for the safe installation of all utilities, including required separation between utilities;
25. The Owner shall construct all road allowances in accordance with composite utility plans previously submitted and approved by all utilities;
26. The Owner shall grade all road allowances to as close to final elevation as possible, provide necessary field survey information and all approved municipal road cross sections, identifying all utility locations prior to the installation of the gas piping;
27. It is understood and the Owner agrees that the natural gas distribution system will be installed within the proposed road allowance(s);
28. The Owner agrees that if the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phase construction, all costs are the responsibility of the Owner;
29. The Owner agrees that in the event easement(s) are required to service this development and any future adjacent developments, the Owner will provide the easement(s) to Enbridge Gas Distribution at no cost;
30. The Owner agrees that in the event a pressure reducing regulator station is required, the applicant is to provide a 3 metre by 3 metre exclusive use location that cannot project into the municipal road allowance. The final size and location of the regulator station will be confirmed by Enbridge Gas Distribution's Customer Connections department;

Elexicon Energy

31. The Owner shall make satisfactory arrangements with Elexicon Energy for the provision of permanent and/or temporary electrical services to this Plan;

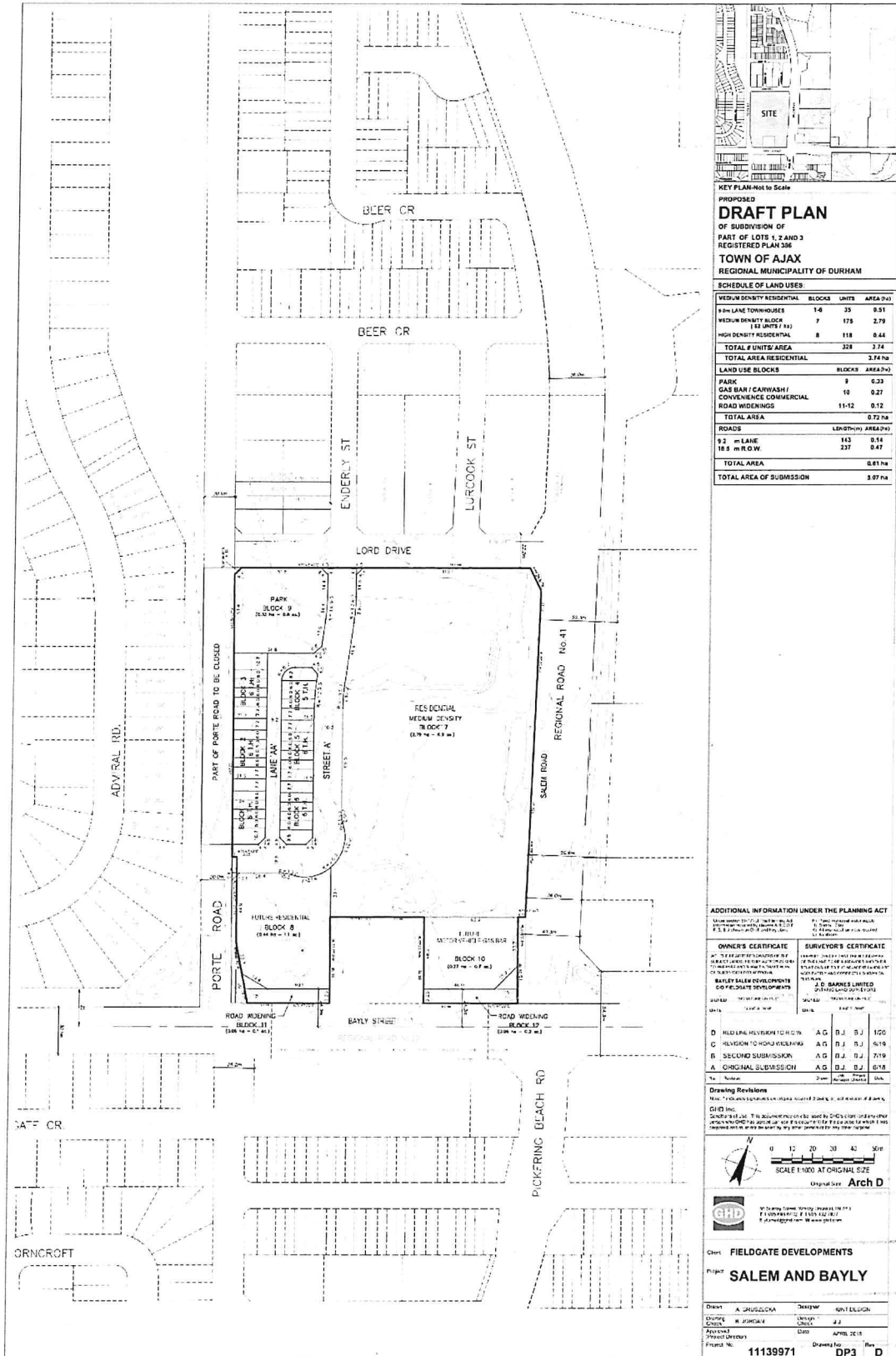
32. The Owner shall provide accommodation on site for Elexicon's transformer(s) - outdoor padmount in a 4 metre x 6 metre clear area that is accessible by heavy vehicles;
33. The Owner agrees to install, at its sole cost, a high voltage concrete encased ducted loop underground cable system from the designated supply point(s) at Porte Road and Bayly Street East to a transformer location(s) on the property;
34. A directional bored underground road crossing will be required. The Owner agrees to complete this work and cover all costs associated with this requirement;
35. Elexicon's existing distribution facilities located on Porte Road and Bayly Street East may have to be replaced at the Owners sole cost to accommodate the proposed development;
36. The Owner agrees to enter into a Servicing Agreement with Elexicon in order to obtain servicing for this site;
37. The electrical installation(s) from the public road allowance up to the service entrance and all metering arrangements must comply with Elexicon's requirements and specifications and may also be subject to the requirements of the Electrical Safety Authority;
38. The Owner agrees to grant to Elexicon a standard occupation easement, registered on title, for blanket easement; and
39. Where cranes or material handling equipment or workers must work in proximity to existing overhead wires, where there is risk of contact or coming within the limits of approach, the Owner shall pay all costs for the temporary relocation, burial, or other protection of the wires, or whatever other action is deemed necessary by Elexicon to provide for worker safety and the security of the electrical system.

NOTES TO DRAFT APPROVAL

1. As the Owner of the proposed subdivision, it is your responsibility to satisfy all conditions of draft approval in an expeditious manner. The conditions of draft approval will be reviewed periodically and may be amended at any time prior to final approval. The *Planning Act, R.S.O. 1990 c. P.13* provides that draft approval may be withdrawn at any time prior to final approval.
2. Prior to final approval of this Plan for registration, the Director of Planning and Development Services for the Town of Ajax shall be advised in writing by:
 - The Regional Municipality of Durham, how Conditions 1 to 13 have been satisfied;
 - Town of Ajax, how Condition 14 (inclusive) has been satisfied;
 - Canada Post Corporation, how Conditions 15 to 19 (inclusive) have been satisfied;
 - Communication Service Provider (i.e. Bell Canada Inc., Rogers Cable Communications Inc. etc.), how Conditions 20 to 22 have been satisfied;

- Durham District School Board, how Condition 23 has been satisfied;
 - Enbridge Gas Distribution, how Conditions 24 to 30 have been satisfied; and
 - Elexicon Energy, how Condition 31 to 39 have been satisfied;
3. All Plans of Subdivision must be registered in the Land Titles System within the Regional Municipality of Durham.
 4. This Draft Approval shall lapse six (6) years from the date that Draft Approval has been granted if the above-noted conditions have not been fulfilled, or if it has not been extended by the Town of Ajax.

DRAFT PLAN OF SUBDIVISION



KEY PLAN-Not to Scale

PROPOSED DRAFT PLAN
OF SUBDIVISION OF
PART OF LOTS 1, 2 AND 3
REGISTERED PLAN 536
TOWN OF AJAX
REGIONAL MUNICIPALITY OF DURHAM

SCHEDULE OF LAND USES

LAND USE	BLOCKS	UNITS	AREA (ha)
LOW DENSITY RESIDENTIAL	14	35	0.91
MEDIUM DENSITY BLOCK (153 UNITS)	7	175	2.79
HIGH DENSITY RESIDENTIAL	8	118	0.44
TOTAL # UNITS/AREA		328	3.74 ha
TOTAL AREA RESIDENTIAL			3.74 ha

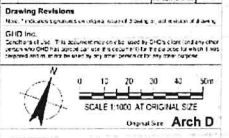
LAND USE BLOCKS	BLOCKS	AREA (ha)
PARK	9	0.23
CAFÉ BAR / CARWASH / CONVENIENCE COMMERCIAL	10	0.27
ROAD WIDENINGS	11-12	0.12
TOTAL AREA		0.72 ha

ROADS	LENGTH (m)	AREA (ha)
9.2 m LANE	143	0.14
18.8 m R.O.W.	237	0.47
TOTAL AREA		0.61 ha
TOTAL AREA OF SUBMISSION		5.07 ha

ADDITIONAL INFORMATION UNDER THE PLANNING ACT

OWNER'S CERTIFICATE	SURVEYOR'S CERTIFICATE
<p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p> <p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p> <p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p>	<p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p> <p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p> <p>APPROVED BY THE TOWN OF AJAX PLANNING DEPARTMENT ON APRIL 15, 2019.</p>

NO.	REVISION	DATE	BY	APP. BY	
D	FIELDGATE DEVELOPMENTS TO CHANGES	A.G.	D.J.	B.J.	1/20
C	REVISION TO HIGHWAY WIDENING	A.G.	D.J.	B.J.	5/18
B	SECOND SUBMISSION	A.G.	D.J.	B.J.	7/19
A	ORIGINAL SUBMISSION	A.G.	D.J.	B.J.	6/18



GHD

Client: **FIELDGATE DEVELOPMENTS**

Project: **SALEM AND BAYLY**

Drawn: A. GUSZCZAK	Checked: R. J. J. J.	Approved: R. J. J. J.
Checked: R. J. J. J.	Drawn: R. J. J. J.	Checked: R. J. J. J.
Approved: R. J. J. J.	Date: APRIL 15, 2019	Project No: 11139971
Project No: 11139971	Drawings No: DP3	Sheet: D

COUNCIL RESOLUTION



**Extract of the Minutes of Council
March 17, 2020**

The following is a recommendation from the March 2, 2020 Community Affairs & Planning Committee meeting ratified by Council of the Town of Ajax at its Special Meeting of Council held on March 17, 2020.

- 4.1 **Official Plan Amendment Application OPA18-A3
Zoning By-law Amendment Application Z5/18
Draft Plan of Subdivision Application S-A-2018-02
Site Plan Application SP15/18
Bayley Salem Developments Limited
459, 467, and 473 Porte Road
202, 214, 230, 240 and 2950 Bayly Street East**

Moved by: S. Collier
Seconded by: M. Crawford

1. That Official Plan Amendment OPA18-A3, as provided within Attachment 1 to this report, submitted by Bayley Salem Developments Limited, be approved and that staff be authorized to forward the amendment to Council for its consideration at a future Council meeting;
2. That Draft Zoning By-law Amendment Z5/18, submitted by Bayley Salem Developments Limited, as provided within Attachment 2 to this report, be received for information, and that staff be authorized to prepare and forward the implementing zoning by-law to Council for its consideration at a future Council meeting, once Site Plan Application SP15/18 has been finalized;
3. That Draft Plan of Subdivision Application S-A-2018-02, submitted by Bayley Salem Developments Limited, be endorsed and that staff be authorized to grant draft approval of the plan of subdivision, subject to the proposed conditions of draft approval, as provided within Attachment 3 to this report; and
4. That Council endorse that any tree compensation contribution for the proposed development be allocated towards the future construction of the linear park over the future stopped-up and closed portion of Porte Road.

CARRIED

C.S. - LEGISLATIVE SERVICES

Original
To: CIP
Copy
To: BB
T.F
C.C. S.C.C. File
Take Appr. Action

Alexander Harras, D-Clerk

Sent By Email

March 23, 2020

Association of Municipalities of Ontario, President

amopresident@amo.on.ca

Subject: Re: Correspondence from AMO regarding COVID-19 Update
File: A-1400-001-20

The Council of the Corporation of the City of Pickering considered the above matter at a meeting held on March 18, 2020 and adopted the following resolution:

1. That Correspondence from AMO, dated March 17, 2020, regarding AMO COVID-19 Update: Emergency Management and Civil Protection Act Invoked be received and endorsed; and,
2. That a copy of this resolution be sent to the Premier of Ontario, Pickering Uxbridge MPP, the Honourable Peter Bethlenfalvy and Durham Region Council.

A copy of the original correspondence is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660 extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: The Hon. Doug Ford, Premier of Ontario
The Hon. Peter Bethlenfalvy, MPP, Pickering—Uxbridge
Ralph Walton, Regional Clerk, The Regional Municipality of Durham

Chief Administrative Officer

Subject:

RE: AMO COVID-19 Update: Emergency Management and Civil Protection Act Invoked

From: AMO Communications

Sent: Tuesday, March 17, 2020 10:05 AM

Subject: AMO COVID-19 Update: Emergency Management and Civil Protection Act Invoked

AMO Policy Update not displaying correctly? [View the online version](#)
Add Communicate@amo.on.ca to your safe list



POLICY UPDATE

March 17, 2020

AMO COVID-19 Update: *Emergency Management and Civil Protection Act Invoked*

Ontario communities are facing unprecedented challenges as a result of COVID-19. Municipal councils and municipal public servants will play a key role in responding to the crisis, managing in difficult times, and providing leadership to restore economic activity and prosperity when the crisis ends.

This morning, Premier Ford announced that Ontario is making an order declaring an emergency under Section 7.0.1 (1) of the *Emergency Management and Civil Protection Act*.

The Government has taken this important step so that it has every power possible to contain COVID-19 and protect the health and well-being of Ontarians.

As a result of this declaration and its associated orders, certain establishments are legally required to close immediately, including:

- all facilities providing indoor recreational programs
- all public libraries
- all private schools as defined in the *Education Act*
- all licensed childcare centres
- all bars and restaurants, except to the extent that such facilities provide takeout food and delivery
- all theatres including those offering live performances of music, dance, and other art forms, as well as cinemas that show movies, and

- concert venues.

Further, all organized public events of over fifty people are prohibited, including parades and events and communal services within places of worship.

These orders will remain in place until March 31, 2020, at which point they will be reassessed and considered for extension, unless they are terminated earlier.

The Premier's announcement also included an emergency relief package including measures to support the health care system.

AMO has been keeping you up to date on to the coronavirus since January by connecting you to Government of Ontario information and developments. We will endeavour to ensure you continue to have the best available information.

AMO staff are now working from home to keep them safe and to support social distancing measures that will slow the spread of COVID-19. Our operations and policy work continue uninterrupted and all key functions and transactional abilities remain in place.

At meetings with Health Minister Christine Elliott and Municipal Affairs and Housing Minister Steve Clark, AMO President Jamie McGarvey offered AMO's assistance to support the government's COVID-19 efforts in any way it can.

AMO has also raised a number of issues with the Province, including the need for measures to ensure councils can continue to make key decisions if in-person council meetings are cancelled, and the need to address regulated and time-sensitive processes that will be affected by delays and disruptions resulting from municipal office closures and other social distancing measures.

We will continue to update AMO's COVID-19 webpage to keep you informed.

Over the past week, OSUM, FONOM, and NOMA cancelled their spring 2020 conferences in response to guidance from government on gatherings. As of today, gatherings of 50 or more people are banned under emergency measures.

At this time, planning for the AMO conference in August continues. If it proceeds as planned, lessons learned from the COVID-19 pandemic will be a key topic of learning and discussion.

Your best source of information about COVID-19 continues to be the provincial government and federal government websites. There you will find information on how best to protect yourself and others, facts about the virus, as well as steps taken, recommendations and requirements pertaining to the COVID-19 emergency.

We will keep you informed.

*Disclaimer: The Association of Municipalities of Ontario (AMO) is unable to provide any warranty regarding the accuracy or completeness of third-party submissions. Distribution of these items does not imply an endorsement of the views, information or services mentioned.

Public Notice

Cancellation Notice

Community Open House Town-Wide Urban Flooding Study Municipal Class Environmental Assessment

Date: Thursday, March 19, 2020

Time: 6pm to 8pm

Location: Town of Whitby – Council Chambers, 575 Rossland Road East, Whitby

The Community Open House (COH) originally planned for Thursday, March 19, 2020 has been cancelled for precautionary reasons related to the COVID-19 pandemic. However, your input is still very important to us.

Your comments and study information can be provided in one of 3 alternative methods:

- Online at www.whitby.ca under [Current Studies](#)
- If requested, an information package can be distributed through email or mailed/delivered to your home.
- Contacting the Project Team by phone (see contact information below).

The information package includes: the purpose and scope of the study, the project setting, alternatives, evaluation framework and process, and the preliminary preferred alternatives. The commenting period will be open until April 10, 2020

If you have comments, require further information, or would like to be added to the project mailing list, please contact the following individuals:

Antony Manoharan, P.Eng.

Program Manager, Water Resources

Town of Whitby

3000 Garden Street, Unit 100B

Whitby, Ontario L1R 2G6

Telephone: 905.430.4925

Email: manoharana@whitby.ca

Tom Mahood, P.Eng.

Project Manager

Jacobs Engineering

72 Victoria Street South, Suite 300

Kitchener, Ontario N2G 4Y9

Telephone: 519.579.3500 x73241

Email: Tom.Mahood@jacobs.com

Public Notice



All personal information included in a submission – such as name, address, telephone number, and property location – is collected, maintained, and disclosed by the Ministry of the Environment, Conservation and Parks for transparency and consultation. The information is collected under the authority of the Environmental Assessment Act or is collected and maintained to create a record that is available to the general public, as described in Section 37 of the Freedom of Information and Protection of Privacy Act. Personal information you submit will become part of a public record that is available to the general public unless you request that your personal information remain confidential. For more information, please contact the Ministry of the Environment, Conservation and Parks' Freedom of Information and Privacy Coordinator at 416.327.1434.

This Notice was issued on March 26, 2020.

Town-wide Urban Flooding Study

Municipal Class Environmental Assessment

The Town of Whitby (the Town) has initiated a Town-wide Urban Flooding Study to evaluate its urban storm sewer and overland flow network’s existing capacity, and to determine flood-vulnerable areas during severe rainfall. The study area encompasses the entire Town, as the key map shows. The assessment will include recommendations for hydraulic capacity improvements that are needed to meet the Town’s design standards, as well as recommendations for future Town flood mitigation projects.

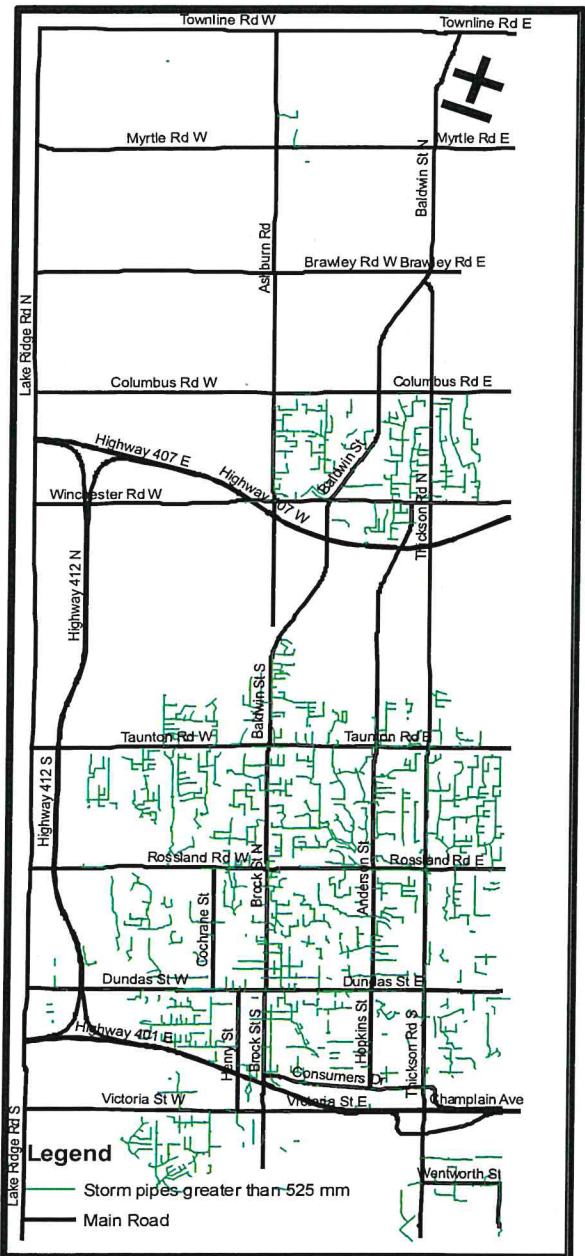
The assessment is being carried out in accordance with the planning and design process for “Schedule B” projects, as outlined in the Municipal Engineers Association’s Municipal Class Environmental Assessment (EA) document (2000, as amended in 2007, 2011, and 2015). This process will complete Phases 1 and 2 of the Class EA process.

Alternative Solutions

Alternative solutions are feasible ways of solving an identified problem within the existing environment to select a preferred solution. Alternative solutions identified to improve the hydraulic capacity of the existing urban storm sewer and overland flow network’s existing capacity are outlined below.

Alternative No. 1: Do-Nothing

The identification of alternative solutions includes consideration for a “do-nothing” scenario (such as baseline condition against which alternative solutions are evaluated). This alternative would see the urban storm sewer and overland flow network maintain existing capacity, and flood-vulnerable areas will remain during severe rainfall.



Alternative No. 2: Additional Inlet Control Devices

This alternative would control stormwater flow into storm sewers. Inlet Control Devices (ICDs) and catch basins restrict stormwater from major systems (such as roads, ditches) getting into the minor systems (such as pipes). ICDs are specifically designed to limit flow into storm sewers during peak flow events and storing the excess aboveground, reducing surcharges in the storm sewer pipes that may lead to flooding.

Alternative No. 3: Enlarged Pipes

This alternative would capture stormwater in large-diameter, interconnected storm sewer pipes. Water is released through an outlet pipe designed to reduce peak water flows during severe rainfall.

Alternative No. 4: Low Impact Development/Green Infrastructure

This alternative includes green infrastructure to capture, reduce or slow down stormwater before it reaches the sewer system and can include the beneficial use of rain water (such as incorporating natural vegetation surfaces into streets and land feature, replacing existing non-porous material with porous pavement, and capturing stormwater underground).

Alternative No. 5: Additional Pipe Storage

This alternative would capture stormwater from surrounding areas in a series of underground pipes. Stored water is then released through an outlet pipe or diversion designed to reduce peak stormwater flows to storm sewers.

Alternative No. 6: Lot/Source Control

This alternative would include the implementation of lot controls, such as downspout disconnection to reduce infiltration and inflow to the sewers (for example, downspout disconnection programs), on-lot infiltration of stormwater or reduction of impervious areas (for example, driveways) to promote infiltration.

Alternative No. 7: Stormwater Management Ponds

This alternative includes a stormwater pond to collect stormwater that runs over impermeable surfaces, such as parking lots and roads.

Evaluation of Alternatives

Alternative solutions were evaluated using criteria from four main objective categories including the technical, natural, social, and economic environments.

Preferred Alternative

The Study identified a combination of enlarged pipelines, inline storage and inlet capacity modifications as the preferred solution. Modelling indicates, with the implementation of these alternative solutions, 91 percent of maintenance holes (nodes) will not experience flooding under a 100-Year Design Storm scenario.

**Town of Whitby
Schedule B Municipal
Class Environmental Assessment**

Town-wide Urban Flooding Study

Public Consultation

Comment Sheet

Please take a few minutes to complete this comment sheet. Your contribution will assist the study team to collect background information and develop alternative solutions.

- 1) The Town of Whitby has undertaken a Town-wide Urban Flooding Study to evaluate the storm sewer and overland flow network's existing capacity, and to determine flood-vulnerable areas during severe rainfall. Do you have any comments, questions, or concerns with the defined purpose of this study?

No Yes (If so, please comment:)

- 2) This project will be following the process outlined for Schedule B Class Environmental Assessment studies. This process was presented in the Public Information Centre. Do you have any questions, comments, or concerns about the Environmental Assessment process?

No Yes (If so, please comment:)

- 3) The Town-wide Urban Flooding Study determined a number of areas that experience stormwater pipe capacity constraints and flooding and put forward alternatives to improve capacity and reduce flooding. Do you have any questions, comments, or concerns about these findings?

No Yes (If so, please comment:)

- 4) Have you experienced basement flooding on your property?

No Yes (If so, please complete the following:

When (year, month)

How deep was the water in your basement?

Did the water come through the windows? (Y/N)

Did water seep in from the basement floor? (Y/N)

Did water come up the basement floor drain? (Y/N)

Did water run down the basement walls? (Y/N)

5) Do you have any additional comments or information you feel would be helpful to the project team?

No Yes (If so, please comment:)

Your completed Comment Sheet will be included in the Class Environmental Assessment report, which will be made public at the completion of this study. **Please check the box if you wish to have your comments included anonymously.**

Name:	_____		
Address:	Street _____		Apt. No. _____
	City _____	Province _____	Postal Code _____
	Email: _____		
I would like to be placed on a mailing list to receive future notifications regarding this project. Please indicate: <input type="checkbox"/> Yes <input type="checkbox"/> No			

Please complete a comment sheet and email to Antony Manoharan or Tom Mahood by April 10, 2020 at:

Antony Manoharan, P.Eng.
Water Resources Engineer, Program Manager
Town of Whitby
575 Rossland Road East
Whitby, Ontario L1N 2M8
Telephone: 905.430.4925
Email: manoharana@whitby.ca

Tom Mahood, P.Eng.
Project Manager
Jacobs Engineering
72 Victoria Street South, Suite 300
Kitchener, Ontario N2G 4Y9
Telephone: 519.579.3500 x73241
Email: Tom.Mahood@jacobs.com

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Afreen Raza

From: Perera, Rumali <RPerera@pickering.ca>
Sent: March 23, 2020 2:41 PM
To: Brian Bridgeman
Cc: Clerks
Subject: Council Resolution: The Municipal Comprehensive Review of the Durham Regional Official Plan
Attachments: 8.1 Council Resolution The Municipal Comprehensive Review of the Durham Regional Official Plan.pdf

Good Afternoon,

Please find attached a resolution adopted at the City of Pickering Council meeting held on March 18, 2020, regarding the Municipal Comprehensive Review of the Durham Regional Official Plan.

Thank you,

Rumali Perera
(Acting) Committee Coordinator | Legislative Services
905.420.4660 ext. 2047 | 1.866.683.2760
rperera@pickering.ca



Your City. Right Now. pickering.ca



2.5 - LEGISLATIVE SERVICES	
	CIP
	BB
	TF

Sent By Email

March 23, 2020

Brian Bridgeman
Commissioner, Planning & Economic Development
The Regional Municipality of Durham
brian.bridgeman@durham.ca

Subject: Director, City Development & CBO, Report PLN 04-20
The Municipal Comprehensive Review of the Durham Regional Official Plan:
Environment and Greenlands System Discussion Paper, September 2019
File: A-1400-001-20

The Council of The Corporation of the City of Pickering considered the above matter at a meeting held on March 18, 2020 and adopted the following resolution:

1.
 - a) That the goals for the Environment and Greenlands System in the current Regional Official Plan are still relevant and appropriate;
 - b) That the policy framework where the natural environment and agricultural lands intersect be clarified; and,
 - c) That the Regional Official Plan incorporate a climate change lens recognizing the impact climate change may have on the natural environment and infrastructure;
2.
 - a) That policies be introduced in the Regional Official Plan that promote greater collaboration with conservation authorities respecting the investigation and implementation of mechanisms for the control of invasive species and pests throughout the Region; and,
 - b) That policies be introduced in the Regional Official Plan that promote education programs that help to create an awareness of invasive species and pests present in the Region;
3. That policies that address the matter of excess soil/soil conservation be included in the Regional Official Plan in order that existing drainage patterns are maintained, sedimentation and erosion is mitigated, disturbance of landform

characteristics are minimized, groundwater, watercourses and natural heritage features are protected, infrastructure is safeguarded, quality of soils is tested to ensure that human health and the environment is protected, and the impact of fill hauling on residents is mitigated;

4. That, if the Region adds policies in its Official Plan to restrict or limit the land application of septage (which is waste material removed from portable toilets, sewage holding tanks and septic systems), it is not clear what mechanism the Region would have to enforce such policies;
5. That policies regarding ecosystem compensation and valuation be included in the Regional Official Plan in order to address the socio-economic benefits and loss associated with natural heritage and hydrologic features and their functions due to development impacts;
6.
 - a) That the Region consider requesting the Province to make resources available to Indigenous Peoples to facilitate the sharing of Traditional Ecological Knowledge; and,
 - b) That the Region, through a coordinated consultation with the Indigenous communities within the Region, endeavour to provide guidance to local area municipalities in terms of who, and how, these communities can appropriately be consulted;
7.
 - a) That, in the future, the Region provide financial support for the LEAF program (backyard tree planting program), and others as appropriate; and,
 - b) That the Region continue and expand its support for environmental stewardship through financial resource contributions, and by including policy in the Regional Official Plan that encourages participation with local area municipalities, conservation authorities and others as appropriate;
8. That the Region continue to use the “Major Open Space” designation on non-prime agricultural lands, in the new Regional Official Plan;
9.
 - a) That, since each “Waterfront Places” location within Durham is unique, the designation and delineation of Waterfront Places be dealt with as a local planning matter, similar to the approach for Local Centres; and,
 - b) That the Waterfront Places symbols be removed from the Regional Official Plan, and that local municipalities be provided with greater discretion regarding the identification of areas for growth, and the distribution and density of development within their municipalities;

-
10.
 - a) That an Open Space Linkages designation continue to be identified in the Regional Official Plan for the Rouge-Duffins Wildlife Corridor in Pickering, as it represents an east-west corridor for flora and fauna, as well as the location for trails for the movement of people;
 - b) That the Region include policies that address the preparation of a “Rouge-Duffins Wildlife Corridor Management Plan” and establishes funding for ongoing maintenance and restoration of the Rouge-Duffins Wildlife Corridor in the Regional Official Plan; and,
 - c) That the Waterfront Link north of the Pickering Nuclear Generating Station continue to be identified in the Regional Official Plan in recognition of its importance as an east-west corridor for flora and fauna, as well as for the movement of people;
 11.
 - a) That policies be included in the Regional Official Plan that establish separate tree canopy targets for urban and rural areas, following the identification of the current baseline; and,
 - b) That the implementation of Regional Road tree planting be assumed by the Region to demonstrate their partnership in improving the tree canopy;
 12. That if the Region decides to include targets for other natural heritage and hydrologic features in addition to woodlands in the Regional Official Plan, they consult with the conservation authorities and other appropriate experts;
 13. That the Region leave it to the local area municipalities to include the more detailed policies prescribing minimum vegetation protection zones in their official plans;
 14.
 - a) That the Region adopt an “overlay” approach to identifying where key natural heritage and key hydrologic features form a component of the Natural Heritage System at the regional level;
 - b) That appropriate policy language be included to allow for adjustments to the overlay where it is deemed appropriate by lower-tier municipalities in consultation with their conservation authorities through various means, such as site specific environmental impact studies, without the need for amendments to the Regional Official Plan; and,
 - c) That the Region have an upper-tier level Natural Heritage System that primarily reflects the Provincial Natural Heritage System, and encourage

area municipalities to maintain their own established natural heritage systems;

15.
 - a) That, in considering policies and/or mapping related to wildland fire hazards, the Region identify areas of potential for hazardous forest types for wildland fire as a screening tool to inform development decisions, as well as for awareness and education; and,
 - b) That the Region consider including wildland fire hazard policies in the Regional Official Plan in order to apply a consistent approach to mitigation as well as appropriate mitigation measures;
16. That the Region keep the current policies in the Regional Official Plan that provide guidance on the conveyance of land for natural heritage conservation as they adequately address the matter;
17. That the Region consider implementing policies that provide additional detail regarding the requirements for an Environmental Impact Study (EIS) that include, but are not limited to, the requirement that an EIS describe:
 - the mitigation, improvement and restoration measures to be used to address the environmental conditions to ensure that the proposed development or site alteration will have no adverse impacts on the natural heritage system or its related ecological functions;
 - the location and extent of the environmental features and functions that should be preserved; and,
 - the recommendations for appropriate buffers between the area of development or site alteration;
18. That the Region consider enhancing its definition of “sensitive uses” and including more detailed assessment information within the Regional Official Plan;
19.
 - a) That the Region recognize the following additional sectors as being impacted by climate change: fisheries; finance and insurance; infrastructure; mental health; vulnerable populations; organizational risk management and emergency preparedness; summer recreation; and urban tree canopy health;

- b) That the Region understand that the City's vision for climate change and adaptation for Durham is a holistic approach based on a framework for sustainability, wherein policies about climate change should address the following objectives: healthy environment; healthy economy; healthy society; responsible development; and responsible consumption;
- c) That the Region consider implementing policies that address the changing climate and methods, techniques and best practices for adaptation, mitigation and resiliency in the Regional Official Plan;
- d) That the Region introduce a policy in the Regional Official Plan identifying the advocacy role that it can play in adapting to climate change in collaboration with all levels of government and a wide variety of stakeholders; and,
- e) That the Region recognize the Rouge National Urban Park and its management objectives in the Regional Official Plan.

A copy of Report PLN 04-20 is attached for your reference.

Should you require further information, please do not hesitate to contact the undersigned at 905.420.4660 extension 2019.

Yours truly



Susan Cassel
City Clerk

SC:rp
Enclosure

Copy: Ralph Walton, Regional Clerk, The Regional Municipality of Durham

Director, City Development & CBO
Chief Administrative Officer

From: Kyle Bentley
Director, City Development & CBO

Subject: The Municipal Comprehensive Review of the Durham Regional Official Plan:
Environment and Greenlands System Discussion Paper, September 2019
File: A-2100-020

Recommendation:

1. a) That the goals for the Environment and Greenlands System in the current Regional Official Plan are still relevant and appropriate;
- b) That the policy framework where the natural environment and agricultural lands intersect be clarified; and
- c) That the Regional Official Plan incorporate a climate change lens recognizing the impact climate change may have on the natural environment and infrastructure.
2. a) That policies be introduced in the Regional Official Plan that promote greater collaboration with conservation authorities respecting the investigation and implementation of mechanisms for the control of invasive species and pests throughout the Region; and
- b) That policies be introduced in the Regional Official Plan that promote education programs that help to create an awareness of invasive species and pests present in the Region.
3. That policies that address the matter of excess soil/soil conservation be included in the Regional Official Plan in order that existing drainage patterns are maintained, sedimentation and erosion is mitigated, disturbance of landform characteristics are minimized, groundwater, watercourses and natural heritage features are protected, infrastructure is safeguarded, quality of soils is tested to ensure that human health and the environment is protected, and the impact of fill hauling on residents is mitigated.
4. That, if the Region adds policies in its Official Plan to restrict or limit the land application of septage (which is waste material removed from portable toilets, sewage holding tanks and septic systems), it is not clear what mechanism the Region would have to enforce such policies.
5. That policies regarding ecosystem compensation and valuation be included in the Regional Official Plan in order to address the socio-economic benefits and loss associated with natural heritage and hydrologic features and their functions due to development impacts.

6. a) That the Region consider requesting the Province to make resources available to Indigenous Peoples to facilitate the sharing of Traditional Ecological Knowledge; and
b) That the Region, through a coordinated consultation with the Indigenous communities within the Region, endeavour to provide guidance to local area municipalities in terms of who, and how, these communities can appropriately be consulted.
7. a) That, in the future, the Region provide financial support for the LEAF program (backyard tree planting program), and others as appropriate; and
b) That the Region continue and expand its support for environmental stewardship through financial resource contributions, and by including policy in the Regional Official Plan that encourages participation with local area municipalities, conservation authorities and others as appropriate.
8. That the Region continue to use the “Major Open Space” designation on non-prime agricultural lands, in the new Regional Official Plan.
9. a) That, since each “Waterfront Places” location within Durham is unique, the designation and delineation of Waterfront Places be dealt with as a local planning matter, similar to the approach for Local Centres; and
b) That the Waterfront Places symbols be removed from the Regional Official Plan, and that local municipalities be provided with greater discretion regarding the identification of areas for growth, and the distribution and density of development within their municipalities.
10. a) That an Open Space Linkages designation continue to be identified in the Regional Official Plan for the Rouge-Duffins Wildlife Corridor in Pickering, as it represents an east-west corridor for flora and fauna, as well as the location for trails for the movement of people;
b) That the Region include policies that address the preparation of a “Rouge-Duffins Wildlife Corridor Management Plan” and establishes funding for ongoing maintenance and restoration of the Rouge-Duffins Wildlife Corridor in the Regional Official Plan; and
c) That the Waterfront Link north of the Pickering Nuclear Generating Station continue to be identified in the Regional Official Plan in recognition of its importance as an east-west corridor for flora and fauna, as well as for the movement of people.
11. a) That policies be included in the Regional Official Plan that establish separate tree canopy targets for urban and rural areas, following the identification of the current baseline; and
b) That the implementation of Regional Road tree planting be assumed by the Region to demonstrate their partnership in improving the tree canopy.
12. That if the Region decides to include targets for other natural heritage and hydrologic features in addition to woodlands in the Regional Official Plan, they consult with the conservation authorities and other appropriate experts.

13. That the Region leave it to the local area municipalities to include the more detailed policies prescribing minimum vegetation protection zones in their official plans.
14. a) That the Region adopt an “overlay” approach to identifying where key natural heritage and key hydrologic features form a component of the Natural Heritage System at the regional level;
 - b) That appropriate policy language be included to allow for adjustments to the overlay where it is deemed appropriate by lower-tier municipalities in consultation with their conservation authorities through various means, such as site specific environmental impact studies, without the need for amendments to the Regional Official Plan; and
 - c) That the Region have an upper-tier level Natural Heritage System that primarily reflects the Provincial Natural Heritage System, and encourage area municipalities to maintain their own established natural heritage systems.
15. a) That, in considering policies and/or mapping related to wildland fire hazards, the Region identify areas of potential for hazardous forest types for wildland fire as a screening tool to inform development decisions, as well as for awareness and education; and
 - b) That the Region consider including wildland fire hazard policies in the Regional Official Plan in order to apply a consistent approach to mitigation as well as appropriate mitigation measures.
16. That the Region keep the current policies in the Regional Official Plan that provide guidance on the conveyance of land for natural heritage conservation as they adequately address the matter.
17. That the Region consider implementing policies that provide additional detail regarding the requirements for an Environmental Impact Study (EIS) that include, but are not limited to, the requirement that an EIS describe:
 - the mitigation, improvement and restoration measures to be used to address the environmental conditions to ensure that the proposed development or site alteration will have no adverse impacts on the natural heritage system or its related ecological functions;
 - the location and extent of the environmental features and functions that should be preserved; and
 - the recommendations for appropriate buffers between the area of development or site alteration.
18. That the Region consider enhancing its definition of “sensitive uses” and including more detailed assessment information within the Regional Official Plan.
19. (a) That the Region recognize the following additional sectors as being impacted by climate change: fisheries; finance and insurance; infrastructure; mental health; vulnerable populations; organizational risk management and emergency preparedness; summer recreation; and urban tree canopy health;

- (b) That the Region understand that the City’s vision for climate change and adaptation for Durham is a holistic approach based on a framework for sustainability, wherein policies about climate change should address the following objectives: healthy environment; healthy economy; healthy society; responsible development; and responsible consumption;
- (c) That the Region consider implementing policies that address the changing climate and methods, techniques and best practices for adaptation, mitigation and resiliency in the Regional Official Plan;
- (d) That the Region introduce a policy in the Regional Official Plan identifying the advocacy role that it can play in adapting to climate change in collaboration with all levels of government and a wide variety of stakeholders; and
- (e) That the Region recognize the Rouge National Urban Park and its management objectives in the Regional Official Plan.

Executive Summary: On September 3, 2019, the Regional Municipality of Durham released the Environment and Greenlands System Discussion Paper, the fourth in a series of discussion papers being released as part of Envision Durham, The Municipal Comprehensive Review of the Durham Regional Official Plan. The Region has requested comments on the Environment and Greenlands System Discussion Paper. City staff recommend that the comments in this report on the Environment and Greenlands System Discussion Paper be endorsed as the City comments.

Financial Implications: The recommendations of this report do not present any financial implications to the City of Pickering.

Discussion:

1. Purpose

The purpose of this report is to obtain Council’s approval of staff’s comments on the Region of Durham’s Environment and Greenlands System Discussion Paper. Appendix I contains the comments and recommendations on the Discussion Paper.

2. “Envision Durham” – The Municipal Comprehensive Review of the Durham Regional Official Plan

An Official Plan provides a vision for the future orderly development of a municipality through a set of policies and maps. The *Planning Act*, which is provincial legislation governing land use planning in Ontario, requires that a municipality regularly review and update its Official Plan. With this in mind, the Region is reviewing the Durham Regional Official Plan. Once the Region has completed its Official Plan review, the City will be in a position to review the Pickering Official Plan.

The first stage of the Region's Official Plan Review (ROP) focuses on public engagement, and includes the preparation of a series of discussion papers. These discussion papers address the following major areas: agriculture and rural systems; climate change and sustainability; growth management; the environment; transportation; and housing (see Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan, Attachment #1).

3. The Environment and Greenlands System Discussion Paper

This discussion paper provides an overview of Durham's Environment and Greenlands System, explains the current ROP policy framework and identifies provincial policy requirements and trends since the last ROP review and identifies preliminary approaches and questions for discussion and feedback.

Through this exercise, the Region will review its Environment and Greenlands System policies and implement the Provincial Policy Statement and Provincial Plans by (among other matters):

- Updating goals and objectives for these subject areas, if necessary.
- Updating definitions (and associated policies) to reflect revised provincial policy.
- Broadening goals and policies to:
 - Further support the identification and protection of natural heritage systems.
 - Protect water resource systems and key hydrologic areas, in addition to key hydrologic features.
 - Implement Source Protection Plans, the Lake Simcoe Protection Plan, and other relevant provincial policy and legislation.
 - Enhance watershed planning requirements.
 - Strengthen policies restricting development in areas that are subject to natural hazards and consider the impacts of climate change on natural hazards in accordance with provincial policy.
 - Add further detail regarding vegetation protection zones, if determined to be appropriate.
 - Incorporate policy support for the preparation of cultural plans and archaeological management plans, where appropriate.
 - Consider updated waste management policies and legislation including the implications of development and land use patterns on waste generation, management and diversion.
 - Reference provincial guidance where appropriate.
- Incorporate policy considerations to account for: enhanced Indigenous engagement requirements (particularly around the cultural heritage landscape and archaeological resources); green infrastructure; and wildland fire hazards.
- Review policies and technical documents related to land securement, environmental impact studies, and land use compatibility, including site contamination, noise, and light pollution.
- Review "Tourist Activity/Recreational Nodes", "Open Space Linkages", and "Waterfront Links" that form part of the existing Greenlands System.

The Region will also seek to make changes to its Land Use Schedules (mapping) in the ROP with a view to:

- Update natural features and water resources mapping to reflect currently available data and include additional mapping for source protection and water resources.
- Refine, where necessary, the Greenlands System to reflect Provincial Agricultural and Natural Heritage Systems mapping.
- Establish a Regional Natural Heritage System.
- Refine or redefine the Major Open Space Areas designation.
- Consider whether to include supplemental mapping identifying Watershed Plan Areas.

The Environment and Greenlands System Discussion Paper can be found online at:

<https://www.durham.ca/en/regional-government/resources/Documents/Council/Reports/2019-Committee-Reports/Planning-Economic-Development/2019-P-36---Attachment-1-Environment--Greenlands-System-Discussion-Paper.pdf>

4. Staff Comments

The Paper poses 19 questions for discussion. City Development staff has undertaken a detailed review of the Environment and Greenlands System Discussion Paper (see Appendix I), and the response to questions form the recommendations of this Report.

Appendix

Appendix I Staff Review of the Environment and Greenlands System Discussion Paper

Attachment:

1. Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan
-

Prepared By:

Original Signed By

Margaret Kish, MCIP, RPP
Principal Planner, Policy

Original Signed by
C. Rose for

Déan Jacobs, MCIP, RPP
Manager, Policy & Geomatics

MK:ld

Approved/Endorsed By:

Original Signed By

Catherine Rose, MCIP, RPP
Chief Planner

Original Signed By

Kyle Bentley, P. Eng.
Director, City Development & CBO

Recommended for the consideration
of Pickering City Council

Original Signed By

Tony Prevedel, P.Eng.
Chief Administrative Officer

**Staff Review of the Environment and
Greenlands System Discussion Paper**

Staff Review of the Environment and Greenlands System Discussion Paper

1.0 Background

On September 3, 2019, the Region, as part of the second stage (“Discuss”) of their public engagement program, released the Environment and Greenlands System Discussion Paper (the Paper), the fourth in a series of discussions papers to be released as part of “Envision Durham” the Municipal Comprehensive Review (MCR).

The Paper provides an overview of the Regional Official Plan (ROP) policy framework and many of the environmental issues and requirements affecting the Greenlands System that the Region must consider.

1.1 Questions for Consideration

The following questions are posed throughout the Paper to generate discussion and feedback:

1. Are the current goals for the Environment and Greenlands System still relevant/appropriate?
2. How can the ROP be revised to further help address the issue of invasive species?
3. How can the Region best effectively support local implementation of excess soil policies?
4. Should the Region include policies in the ROP restricting or limiting the land application of septage?
5. Should policies regarding ecosystem compensation and valuation be included in the ROP through Envision Durham? If so, are there examples of best practices?
6. How can the ROP support the consideration of Traditional Ecological Knowledge in land-use decisions?
7. How can the ROP better support environmental stewardship efforts in Durham? What are other examples of best practices?
8. Are there additional factors the Region should take into account when re-considering the Major Open Space Areas designation?
9. Do you feel that a separate Tourist Activity/Recreational Node designation is necessary in the ROP? If so, do you feel the policies should be enhanced or revised?
10. Should Open Space Linkages and Waterfront Links continue to be identified in the ROP? If so, what additional areas should be identified and how could the policies associated with these areas be enhanced?
11. How can the Region best support the protection and enhancement of significant woodlands in Durham?
12. Should there be targets included in the ROP for other natural heritage and hydrologic features in addition to woodlands?
13. Should the Region include more detailed policies prescribing minimum vegetation protection zones (where they are not otherwise prescribed by provincial policy)?

14. Recognizing the two-tier municipal system, how should the Region best protect the natural heritage system, features, and areas in the ROP (Overlay, designation, level of detail)?
15. How should the ROP address the issue of wildland fire hazards?
16. What should the Region's role be in the protection of land for environmental purposes and how can the ROP provide further policy support for this?
17. Are there any additional considerations or best practices that the Region should be considering when updating the Region's EIS policies?
18. Are there any other land use compatibility issues the Region should be considering through Envision Durham?
19. Have we missed any trends that you feel should be reviewed and considered in the environment/Greenlands System context as part of Envision Durham?

The Paper does not present positions on potential changes that may be part of the ROP, and only provides information and poses questions for consideration. Regional staff will report to Regional Planning and Economic Development Committee on the results of the Discussion Papers in the next stages of the Envision Durham process.

The following sections provide a high level overview of the Paper, and provide answers to the questions posed with staff recommendations (highlighted in **bold**) on matters that should be addressed through Envision Durham.

2.0 Provincial Land Use Planning Policy Context

The Paper provides an outline of the Provincial Policy Statement, 2014 (PPS) and provincial plans that apply to Durham's Greenlands System (including the Oak Ridges Moraine Conservation Plan, 2017; the Greenbelt Plan, 2017; A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 (A Place to Grow); the Central Pickering Development Plan, 2006; and the Lake Simcoe Protection Plan, 2009). The PPS and these plans provide direction on identification and protection of natural heritage systems, addressing impacts to the natural environment, protection of water resources, climate change, invasive species, endangered species, waste reduction and resource recovery, consideration of traditional ecological knowledge and environmental stewardship. The Lake Simcoe Protection Plan area does not include any lands within the City of Pickering and therefore, is not addressed in this review.

Changes to the PPS and provincial plans since the last ROP update are to be addressed through this MCR.

2.1 Provincial Policy Statement, 2014

The PPS requires the wise use and management of resources and the protection of the health of the Great Lakes, natural heritage, water, agricultural, mineral and cultural heritage and archaeological resources for their economic, environmental, and social benefits. The PPS directs that natural features and areas and water resources shall be protected for the long term, and requires municipalities to identify natural heritage systems and water resource systems in official plans.

In July of 2019, the Province of Ontario released proposed revisions to the PPS for comment. Some of the potential changes related to the Environment and Greenlands System policies include:

- Strengthened requirements for effective engagement with Indigenous communities, including consideration of traditional knowledge in land use planning.
- Increased flexibility for municipalities to manage wetlands that are not identified as significant.
- Introduction of the requirement to evaluate the impacts of climate change in watershed planning, consistent with the requirements of A Place to Grow.
- Introduction of the requirement to prepare for the impacts of climate change in relation to natural hazards.
- Introduction of a policy in support of best practices in management of excess soil.
- Changes to cultural heritage definitions.

2.2 A Place to Grow

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 recognizes the value of protecting hydrologic and natural heritage features and areas. The plan contains policy guidance regarding watershed planning, the implementation of a Natural Heritage System and policy to support green infrastructure, water conservation, including water demand management, for the efficient use of water.

In 2018, the Province released a Growth Plan Natural Heritage System that identifies a natural heritage system beyond the Greenbelt Plan Area within the Greater Golden Horseshoe, outside of urban areas. The ROP will be updated through Envision Durham to conform with A Place to Grow.

2.3 Greenbelt Plan and Oak Ridges Moraine Conservation Plan

The Provincial Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological and hydrological features, areas and functions occurring on this landscape.

Land use activity on the Oak Ridges Moraine is governed by the *Oak Ridges Moraine Conservation Act*, and the Oak Ridges Moraine Conservation Plan (ORMCP). The ORMCP is an ecologically based plan that provides land use and resource management direction for the Oak Ridges Moraine. Key updates included the addition of policies for key hydrologic areas, as well as the introduction of policies and mapping pertaining to urban river valleys.

The current ROP implements the ORMCP (2002) and the Greenbelt Plan (2005) and will be updated through Envision Durham to conform with the 2017 plans. Key updates to these Provincial plans included the addition of policies for key hydrologic areas, as well as the introduction of policies and mapping pertaining to urban river valleys.

2.4 Water

Since 2003, the protection of water resources and systems has become a key provincial priority. The introduction of the *Clean Water Act, 2006*, Source Protection Plans, 2015, and related Assessment Reports, *The Great Lakes Protection Act, 2015*, and Strategy, and International agreements such as the Canada-US Great Lakes Water Quality Agreement and the Canada-Ontario Agreement respecting the Great Lakes Basin Ecosystem, will all be considered through Envision Durham to implement new, and strengthen existing, policies related to water resources as appropriate.

2.5 Endangered and Threatened Species

The 2014 PPS included new policies related to Species at Risk, including a definition of Habitat of Endangered Species and Threatened Species. These new policies will be addressed through Envision Durham.

2.6 Waste

The *Waste Free Ontario Act* received Royal Assent in 2016 and focuses on shifting the responsibility and costs of waste management to producers and manufacturers of packaging. This Act led to the creation of the Strategy for a Waste-Free Ontario: Building the Circular Economy.

The *Waste Free Ontario Act* enabled the *Resource Recovery and Circular Economy Act* which focuses on waste reduction and resource recovery. The first policy statement issued under the authority of the *Resource Recovery and Circular Economy Act* in April 2018 was the Food and Organic Waste Policy Statement. This policy statement provides policy direction related to waste reduction and resource recovery of food and organic waste, which is intended to help improve environmental outcomes, reduce greenhouse gas emissions and recover valuable nutrients, thus fostering a circular economy.

Through Envision Durham, the Region will consider whether it is appropriate to add policies to the ROP that reflect provincial policy related to waste reduction, waste diversion and resource recovery.

2.7 Environmental Protection Act

The *Environmental Protection Act* (EPA) establishes various pollution controls in the province as well as the definition of waste and waste disposal site. The ROP must be consistent with the policies established in the EPA.

2.8 Made in Ontario Environment Plan

The Made in Ontario Environment Plan, released for public consultation in November 2018, establishes how the Province will address climate change and greenhouse gases, water resources, reductions in waste, clean soil, and the protection of natural ecosystems among other environmental issues.

Through Envision Durham, the Region will monitor the consultation process and outcome, and implement policies brought forward by the plan as appropriate.

2.9 Provincial Guidance Documents

The Region will be considering several guidance documents that have been released by the Province in support of the implementation of the provincial plans including:

- Natural Heritage Reference Manual, 2005.
- Greenbelt Plan 2005 – Technical Definitions and Criteria for Key Natural Heritage Features in the Natural Heritage System of the Protected Countryside Area: Technical Paper 1, 2012.
- The Regional Natural Heritage System for the Growth Plan for the Greater Golden Horseshoe: Summary of Criteria and Methods, 2018.
- Wildland Fire Risk Assessment and Mitigation Reference Manual in Support of the PPS 2014, 2017.
- Management of Excess Soil: A Guide for Best Management Practices, 2016.
- Strategy for a Waste-Free Ontario: Building the Circular Economy, 2017.

3.0 Durham Regional Official Plan Structure

The ROP is based on a Regional Structure, which includes a continuous Greenlands System that is integrated with both the Urban and Rural Systems, to protect and connect the Oak Ridges Moraine, key natural heritage and hydrologic features, waterfronts, and to provide urban separators (lands that define and separate Lake Ontario based urban areas), and recreational opportunities. The Greenlands System supports environmental conservation, major recreational uses (including golf courses and ski hills), waterfronts and other rural and agricultural land uses.

Durham's Greenlands System includes the following land use designations: Major Open Space Areas; Oak Ridges Moraine Areas; Waterfront Areas; Tourist Activity/Recreational Nodes; Waterfront Places; Open Space Linkage; and Waterfront Links.

The ROP establishes broad land use goals and directions that support the environment and Greenlands System while striving to balance growth, conservation of resources and protection of the environment. The Greenlands System also contains agricultural and agriculture-related, and on-farm diversified uses which are to be protected as integral components of the system.

In response to Question 1, **staff is satisfied that the existing goals and directions in the ROP for the Environment and Greenlands System are appropriate and relevant. However, staff recommends that the Region clarify the policy framework where the natural environment and agricultural lands intersect, and that the ROP incorporate a climate change lens recognizing the impact it may have on the natural environment and infrastructure.**

4.0 Durham's Environmental Approach

A key goal of the environmental policies of the ROP is to “ensure the preservation, conservation and enhancement of the region’s natural environment for its valuable ecological functions and for the enjoyment of the region’s residents.” This goal provides the basis for policies that ensure that natural heritage features and areas are given “paramount consideration” in the planning and development of the region. In addition, when considering development applications, the ROP requires that the “cumulative impact” on the environment be considered.

The Region is the primary funder of the five conservation authorities within its jurisdiction and works in partnership with them, the area municipalities and others with a view to protecting and enhancing the natural environment, educating the public, and supporting approaches which improve sustainable planning and development practices. As a primary funder of the Region's conservation authorities, it enables the implementation of projects and initiatives that support environmental improvement.

Since 2003, several plans and strategies have been implemented by the Region, and others, to support the advancement of environmental initiatives. They include: The Durham Region Strategic Plan; From Vision to Action: Region of Durham Community Climate Change Local Action Plan; Durham Community Energy Plan; Toward Resilience: Durham Community Climate Adaptation Plan 2016. All of these plans and strategies will be considered through the Envision Durham study process.

4.1 Invasive Species

Since the last review of the ROP, the *Invasive Species Act, 2015* (the Act) has been passed and has had a significant effect on how invasive species are managed in Ontario. The Act sets out the rules to prevent and control the spread of invasive species throughout the province. The Act defines an invasive species as a species that is not native to Ontario and is harmful or can be harmful to the natural environment. This includes plants, animals, or micro-organisms. In addition, the Act classifies invasive species as either prohibited or restricted. Through Envision Durham, the Region will be considering incorporation of policies related to invasive species.

The Pickering Official Plan contains policies that support the planting of non-invasive tree species and vegetation in relation to the Urban Forest, as well as supporting actions to improve and restore the quality of Lake Ontario as it relates to the proliferation of invasive species. It is appropriate that the ROP be updated to include policies to address the issue of invasive species.

In response to Question 2, **staff recommends that policies be introduced in the ROP that promote greater collaboration with conservation authorities respecting the investigation and implementation of mechanisms for the control of invasive species and pests throughout the Region.**

This recommendation is consistent with Council's comments on the Climate Change and Sustainability Discussion Paper contained in Report PLN 21-19, dated October 7, 2019 and endorsed by Resolution #150/19.

In addition, **staff recommends that policies be introduced in the ROP that promote education programs that help to create an awareness of invasive species and pests present in the Region.**

4.2 Excess Soil and Soil Conservation

Excess soil is soil that has been excavated, typically during construction activities, and moved to another site because it cannot be reused on site. Currently, the ROP has no policies related to excess soil or soil conservation.

The Province released an Excess Soil Management Policy Framework and Regulatory Proposal and a document entitled Management of Excess Soil: A Guide for Best Management Practices. In addition, as part of the Made in Ontario Environment Plan, in May 2019, the Province released draft regulations regarding the rules for managing and transporting excess soil.

The Pickering Official Plan addresses excess topsoil in policy 10.3 (d), which states that the City shall encourage public and private practices that protect important key natural heritage features and landscapes in their natural state, including implementing soil erosion controls such as: Topsoil and Fill By-laws; construction practices which minimize the exposure of soil to the elements; and soil conserving agricultural practices.

In addition, the City of Pickering Council adopted Fill and Topsoil Disturbance By-law, (which is currently under review), regulates changes to properties that involve the removal or addition of fill or topsoil, or changes to the grading. Certain work involving the addition or removal of fill or topsoil may be subject to a Fill and Topsoil Disturbance Permit.

The permit process allows the City to review any potential issues that could arise when large scale changes to grade are proposed. These issues include erosion and sediment control, the protection of watercourses, professional engineering to establish appropriate grading and drainage, a review of trees and vegetation affected and many other factors to be considered.

In response to Question 3, **staff recommends that policies that address the matter of excess soil/soil conservation be included in the ROP in order that existing drainage patterns are maintained, sedimentation and erosion is mitigated, disturbance of landform characteristics are minimized, groundwater, watercourses and natural heritage features are protected, infrastructure is safeguarded, quality of soils is tested to ensure that human health and the environment is protected, and the impact of fill hauling on residents is mitigated.**

4.3 Septage

Septage is waste material removed from portable toilets, sewage holding tanks and septic systems. The Ministry of Environment, Conservation and Parks (MECP) currently regulates the transportation and land application/disposal of untreated septage through Environmental Compliance Approvals issued under the EPA, and through Ontario's General Waste Management Regulation under the EPA. In addition, the application of treated septage to agricultural land for crop benefit falls under the *Nutrient Management Act* and would be exempt from the approval requirements for land application/disposal under the EPA.

In early 2016, MECP was examining options for addressing environmental impacts and human health concerns associated with hauled sewage management, including its treatment, disposal and beneficial use. The ROP does not contain policies related to septage.

The Pickering Official Plan contains policies as part of a resource management strategy that promotes stewardship of resources for existing and future generations including encouraging individuals to make environmentally responsible choices. In addition, risk management strategies included in the Pickering Official Plan address the protection of people from environmentally hazardous conditions or locations that pose a danger to public safety, health or property. However, the Pickering Official Plan does not contain specific policies relating to the transportation and land application/disposal of untreated septage.

In response to Question 4, **since septage is currently regulated by the Province, if the Region adds policies in its Official Plan to restrict or limit the land application of septage, it is not clear what mechanism the Region would have to enforce such policies. Perhaps the preferred approach is liaising with the Province regarding revised locational circumstances.**

4.4 Ecosystem Compensation and Valuation

The “ecosystem services” approach to environmental planning recognizes the socio-economic benefits associated with natural heritage and hydrologic features and their functions. Over time, provincial land-use planning policy has placed a stronger focus on the protection and enhancement of natural features and natural heritage systems. More recently, the Toronto and Region Conservation Authority (TRCA) has established protocols and formulae for calculating the financial value of features, functions, or areas; and requiring such financial value to be secured and applied toward enhancing natural heritage systems elsewhere. The TRCA Guideline for Determining Ecosystem Compensation (the Guideline) is a thoroughly researched approach to ecosystem compensation. There is not widespread agreement on an accepted methodology for the valuation of ecosystem goods and services.

Council endorsed Resolution #68/19 (Report PLN 07-19, dated April 1, 2019) that, among other matters, authorizes staff to initiate an amendment to the Pickering Official Plan to introduce policies, on a city-wide basis, that address ecosystem loss and compensation due to development impacts, where all options for protection have been exhausted. In addition, Resolution #68/19 authorizes staff to develop a memorandum of understanding in consultation with Toronto and Region Conservation Authority regarding the administration and collection of the fees and technical guidance regarding the interpretation and calculation of compensation in terms of the Guideline. A draft memorandum of understanding is currently being prepared by staff in consultation with the TRCA.

In response to Question 5, **staff recommends that policies regarding ecosystem compensation and valuation be included in the ROP in order to address the socio-economic benefits and loss associated with natural heritage and hydrologic features and their functions.**

4.5 Traditional Ecological Knowledge

Traditional Ecological Knowledge (TEK) is knowledge unique to Indigenous Peoples about the natural environment and processes, built up through generations of living in close contact with nature and the land.

The value of TEK is already recognized and incorporated through Environmental Assessments under the *Environmental Assessment Act* and has been recognized through recent updates to the Provincial Policy Statement and Provincial Plans.

The City of Pickering has, through the development of Seaton, experienced first-hand the challenges of engaging with Indigenous Peoples that, at that time, lacked the human and financial resources to provide timely responses for requests for comments on planning and development application circulation.

In response to Question 6, **staff recommends that the Region consider requesting the Province to make resources available to Indigenous Peoples to facilitate the sharing of TEK. In addition, the Region should, through a coordinated consultation with the Indigenous communities within the Region, endeavour to provide guidance to local area municipalities in terms of who, and how, these communities can appropriately be consulted.**

4.6 Environmental Stewardship

The City of Pickering's award winning sustainability program is grounded in five broad sustainability objectives: Healthy Environment, Healthy Economy, Healthy Society, Responsible Development, and Responsible Consumption. The Sustainable Pickering program is also reflected in the City's Corporate Priorities, through Sustainable Placemaking.

In 2010, the City produced its first report on measuring sustainability, which included indicators and baseline measurements that were identified in consultation with staff, stakeholders and residents. Since then, new indicators reflecting the City's evolving sustainability objectives have been added resulting in a total of 52 indicators that are measured and reported on every four years, the most recent 2017 report can be viewed at pickering.ca/msr. These indicators reflect five categories and twenty-four areas of interest relating to environment, economy, society, development and consumption. A Year-in-Review is also produced to report the most recent progress and highlight the City's awards, accolades, programs and projects that support environmental stewardship. The 2018 Sustainable Pickering Year-In-Review document can be found at <https://www.pickering.ca/en/living/resources/2018-Sustainable-Year-in-Review.pdf>.

Some examples of more recent environmental stewardship initiatives that the City and its partners have undertaken include:

- Conversion of over 7,000 streetlights to LED, as well as City facility lighting retrofits. Veridian presented the City with a cheque for \$642,282 as part of the Save on Energy Rebate program. The City will also save \$690,000 per year in combined electricity and maintenance costs (Lighting – Largest Savings Award).
- Take Pride in Pickering Tree Planting (100 attendees planted 300 trees/450 shrubs and picked up litter).
- Dog Waste Diversion Program: 7 tonnes of dog waste was collected from City park dog waste diversion stations and converted into electricity, heat and nutrient dense fertilizer.

- Compost Giveaway: in partnership with the Region of Durham, 1,500 Pickering residents picked up free compost made from organics collected through the Region's curbside green bin and yard waste programs.
- Electric Vehicles and Charging Stations: the addition of five electric vehicles to the City's fleet and six charging stations which will contribute to improved air quality, cost savings, reduced maintenance and a reduction in greenhouse gas emissions.

It is the City's understanding that the Region is proposing to support a LEAF program (backyard tree planting program) in 2020 in partnership with area municipalities.

In response to Question 7, **staff recommends that the Region provide financial support for the LEAF program, and other programs as appropriate, and that the Region continue and expand its support for environmental stewardship through financial resource contributions, and by including policy that encourages participation with local area municipalities, conservation authorities and others as appropriate.**

4.7 Major Open Space Areas

Major Open Space Areas in the ROP support the ecological health of the region and protects environmentally sensitive areas and their ecological functions. The Major Open Space Areas designation includes lands containing natural heritage and hydrologic features and "rural lands", as defined by the province, and permits agricultural, agriculture-related, and on-farm diversified uses.

A large portion of the Region's Major Open Space Areas have been identified as Prime Agricultural Lands in the Province's recently released Agricultural System Mapping. The Province has indicated a preference for lands within the Rural Area, that are not considered to be Prime Agricultural lands, to be referred to as "rural lands". Through the MCR the Region will consider whether to move forward with a "Rural Lands" designation.

The "Natural Areas" designation in the Pickering Official Plan is, for the most part, consistent with the "Major Open Space" designation in the ROP in terms of geography and permissible uses. The Pickering Official Plan recognizes both "Prime Agricultural Areas" and "Natural Areas". "Natural Areas", although primarily focused on conservation, protection and restoration of the environment, includes permissions for agricultural uses. A change to the "Major Open Space" designation would present structural challenges to both the ROP and the Pickering Official Plan and make interpretation of mapping in both Plans more complex.

Council's comments on the Agricultural and Rural System Discussion Paper contained in Report PLN 13-19 dated May 6, 2019 recommends that the Region continue to use the "Major Open Space" designation on non-prime agricultural lands, in the new ROP.

In response to Question 8, **staff recommends that the Region continue to use the "Major Open Space" designation on non-prime agricultural lands, in the new ROP.**

4.8 Tourist Activity/Recreational Nodes and Waterfront Places

4.8.1 Tourist Activity/Recreational Nodes

The ROP designates “Tourist Activity/Recreational Nodes” along the waterfront areas of Lake Ontario, Lake Scugog and Lake Simcoe within the Region. Currently, the ROP does not designate any “Tourist Activity/Recreational Nodes” along the Lake Ontario waterfront areas within the City of Pickering. The ROP does, however, identify a “Waterfront Place” within the Frenchman’s Bay area.

4.8.2 Waterfront Places

Waterfront Places are intended to be developed as focal points along the Lake Ontario waterfront and may include residential, commercial, and recreational uses, as well as marinas, tourism establishments and cultural and community facilities. There are five Waterfront Places identified in the ROP, including one in Pickering at Frenchman’s Bay.

The ROP recognizes that each Waterfront Place has unique characteristics and permits development to occur at a scale appropriate for the area. The Growth Management Urban System Discussion Paper states that preliminary discussions with area municipal staff indicates a preference for continued flexibility to implement Waterfront Places, as opposed to delineating their boundaries in the ROP, and that not all Waterfront Places will continue to meet the definition of Strategic Growth Areas since some are nearing build out while others have limited intensification potential. Accordingly, the Region is asking if Waterfront Places should be specifically designated in the ROP.

Although Waterfront Places are symbolically designated within the Regional Official Plan, there is no common definition of what comprises a Waterfront Place or standard method of delineating their boundaries. Furthermore, there is no rationale for the density target and floor space index target contained in the ROP, and no requirement of the Province for the Region to detail such areas. While the plan provides a target density and FSI that can be applied where appropriate, this policy raises expectations that such targets will be applied to each area, not as an option, but as a requirement.

In addition, the criteria in section 8A.2.13 of the ROP for the Waterfront Places are not unique and could, and possibly should, be applied to any development that occurs along the waterfront.

In response to Question 9, staff recommends that, since each “Waterfront Places” location within Durham is unique, the designation and delineation of Waterfront Places be dealt with as a local planning matter, similar to the approach for Local Centres. As such, it is suggested that the Waterfront Places symbols be removed from the Regional Official Plan, and that local municipalities be provided with greater discretion regarding the identification of areas for growth, and the distribution and density of development within their municipalities.

4.9 Open Space Linkages and Waterfront Links

4.9.1 Open Space Linkages: Rouge-Duffins Corridor

The Rouge-Duffins Corridor in the City of Pickering, is identified as an “Open Space Linkage” in the ROP (ROP 10.3.2). “Open Space Linkages” are intended to provide additional connections within and between components of the Greenlands System Policies in the ROP. Further, policies in the Pickering Official Plan establish that these “Open Space Linkages”: a) shall consist of natural areas and features in order to provide for the migration of flora and fauna as well as the movement of pedestrians where appropriate; b) that uses within and adjacent to the linkages shall preserve and maintain the environmental features and functions of the linkages; c) that the location, features and policies with respect to such linkages shall be detailed in the area municipal official plan in consultation with the Ministry of Natural Resources and respective conservation authority; and that prior to the undertaking of c) above, appropriate development may proceed within these areas in accordance with this policy.

In accordance with ROP 10.3.2, the City’s Official Plan identifies the Rouge-Duffins Wildlife Corridor on Schedule III B, Resource Management: Key Natural Heritage Features and contains policies relating to the Rouge-Duffins Wildlife Corridor (POP 10.20). In particular, policy 10.20 (g) states that Council shall encourage the relevant Provincial Ministry, Toronto and Region Conservation Authority, Region of Durham, Hydro Ontario Networks Inc., and interested others to prepare a “Rouge-Duffins Wildlife Corridor Management Plan” and establish funding for ongoing maintenance and restoration of the Corridor.

In response to Question 10, staff recommends that an Open Space for the Rouge Duffins Wildlife Corridor continue to be identified in the ROP as the corridor provides an east-west link for flora and fauna, and a location for trails for the movement of people.

Additionally, in accordance with Pickering Official Plan policy 10.20 (g), staff recommends that the Region include policies that address the preparation of a “Rouge-Duffins Wildlife Corridor Management Plan” and establishment of funding for ongoing maintenance and restoration of the Rouge-Duffins Wildlife Corridor, in support of this east-west corridor for flora and fauna, as well as a location for trails for the movement of people.

4.9.2 Waterfront Link: Pickering Nuclear Generating Station

The ROP establishes that “Waterfront Link” is an area where access to the waterfront is not desirable or in the public interest. The ROP identifies a “Waterfront Link” along the northern boundary of the Pickering Nuclear Generating Station. This link recognizes its importance as an east-west corridor for flora and fauna, and is a location for the movement of people. There are no other policies associated with the designation “Waterfront Link” in the ROP.

Other policies in the ROP establish and promote the waterfronts of Lake Ontario, and other lakes, as “people places” with the exception of significant natural areas, which are to be protected in their natural states, and as a continuous system, penetrating and linking the urban and rural areas.

The Pickering Official Plan does not identify a similar area, or policy, related to the northern boundary of the Pickering Nuclear Generating Station. The Pickering Nuclear Generating Station is designated as a “Controlled Access Area” within the Pickering Official Plan.

Also in response to Question 10, **staff recommends that the Waterfront Link north of the Pickering Nuclear Generating Station continues to be identified in the ROP in recognition of its importance as an east-west corridor for flora and fauna, and the movement of people.**

4.10 Significant Woodlands and Forest Management Plans and Strategies

Urban trees and woodlands provide wildlife habitats, screening, noise reduction, dust traps, absorption of greenhouse gases, stormwater retention, and linkages to other wildlife areas. Urban forests are especially beneficial in reducing the urban heat island effect. Trees provide shade and stop the absorption of solar energy. This results in cooler surface and air temperatures. Trees also contribute to peace and tranquility, relief from stress, and aesthetic value.

The Pickering Official Plan contains policies regarding the importance of the urban forest in maintaining a healthy ecosystem, managing stormwater, providing wildlife habitat and community aesthetics, reducing the heat island effect and improving air quality.

The City’s commitment to the identification, preservation and/or enhancement of the urban and rural forest and tree canopy is demonstrated through various initiatives such as the City’s Tree Protection By-law, the Boulevard Tree Planting Program established in 2005, the Urban Forest Study prepared in 2011 in partnership with the Toronto and Region Conservation Authority and the Tree Inventory, Preservation, and Removal Compensation Requirements adopted by Council in 2017.

Currently the ROP establishes a target of 30 percent for woodland cover of the entire Region. Forest cover, covers approximately 26 percent of Durham Region. Information from the Ministry of Natural Resources and Forestry (MNRF) and Durham Region Planning and Economic Development Department shows that the overall forest coverage for the City of Pickering is 21.8 percent. This is the second highest overall forest coverage as compared to the other lakeshore municipalities within Durham Region. In addition, since the time of the last ROP review, forest cover has increased in all area municipalities in Durham.

The ROP currently has a policy promoting tree planting by establishing a tree planting program, in cooperation with area municipalities and other stakeholders. The City’s experience is that the local municipality is responsible for the tree planting on Regional Roads.

Staff notes that with rising land values and higher levels of intensification, the City’s urban tree canopy is disappearing, and most new development has little area for meaningful tree planting. In addition, the ability to obtain larger green park spaces in the intensification areas is becoming increasingly challenging.

In response to Question 11, **staff recommends that policies be included in the ROP that establish separate tree canopy targets for urban areas and rural areas, following the identification of the current baseline. Further, staff recommends that the implementation of Regional Road tree planting be assumed by the Region to demonstrate their partnership in improving the tree canopy.**

These recommendations is consistent with Council's comments on the Climate Change and Sustainability Discussion Paper contained in Report PLN 21-19, dated October 7, 2019 and endorsed by Resolution #150/19.

4.11 Other Natural Heritage and Hydrologic Features

There are no other natural heritage and hydrologic features and areas, other than significant woodlands, that have targets established in the ROP. In addition, the Pickering Official Plan also does not currently establish targets for these elements. In some instances watershed plans address the matter of specific targets for natural heritage and hydrologic features and areas. Implementing specific targets for various natural heritage and hydrologic features and areas could help drive stewardship programs across the Region.

In response to Question 12, **staff recommends that if the Region decides to include targets for other natural heritage and hydrologic features in addition to woodlands in the ROP, that they consult with the conservation authorities and other appropriate experts.**

4.12 Minimum Vegetation Protection Zone

A Vegetation Protection Zone (VPZ) is a vegetated buffer area surrounding a key natural heritage feature or a key hydrologic feature within which only those land uses permitted within the feature itself are permitted. Provincial policy prohibits development and site alteration in the Vegetation Protection Zone, unless the ecological function of the VPZ has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

The ROP identifies the general location of key natural heritage and/or hydrologic features and establishes policies that require appropriate setbacks to be determined through an Environmental Impact Study prepared in support of a development application and in consultation with the conservation authority. Area municipal official plans and zoning by-laws provide greater detail on individual features and their associated vegetation protection zones.

The Pickering Official Plan schedules identify the location of key natural heritage and key hydrologic features. Policies in the Pickering Official Plan establish minimum vegetation protection zones related to these key natural heritage and key hydrologic features. In addition, there are policies in the Pickering Official Plan that address the requirements of an environmental impact assessment as it relates to development proposals within and outside of the minimum vegetation protection zone. The results of the detailed environmental impact assessment may further refine the boundaries of the minimum vegetation protection zone.

In response to Question 13, **staff suggests that the Region leave it to the local area municipalities to include the more detailed policies prescribing minimum vegetation protection zones in their official plans.**

4.13 Natural Heritage System: Overlay or Designation?

The PPS requires the protection of natural features and areas for the long term. Natural Heritage Systems, which are made up of these natural features and areas, and linkages, that are intended to provide connectivity (at the regional or site level) and to support natural processes which are necessary to maintain biological and geological diversity, natural functions, viable populations of indigenous species, and ecosystems, must be identified and maintained or, where possible enhanced.

The Major Open Space System within the ROP establishes the framework for connectivity at the regional scale. Through Envision Durham, the Region will be updating its policies and mapping to reflect the updates to the Greenbelt Plan and A Place to Grow as they relate to natural heritage systems. The Region will also determine whether the Region should adopt an overlay approach or a separate land-use designation to protect the natural heritage system and key natural heritage and key hydrologic features and areas.

Policies of the Pickering Official Plan address the existing and future needs of the City's ecological systems. In particular these policies promote environmental stewardship and the protection, conservation and enhancement of the City's natural heritage features and functions. The Schedules in the Pickering Official Plan identify the Natural Heritage System and key natural heritage and key hydrologic features. Through the City's Official Plan Amendment 27 (OPA 27), it was decided to adopt an "overlay" as opposed to a "designate" approach. OPA 27 effectively replaced wording from "designate" to "identify" in relation to key natural heritage and key hydrological features in order to support the "overlay" approach. The "overlay" approach acknowledges the evolving nature of key natural heritage and key hydrologic features.

In response to Question 14, **staff recommends that the Region adopt an "overlay" approach to identifying where key natural heritage and key hydrologic features form a component of the Natural Heritage System at the regional level.**

Further, staff recommends that appropriate policy language should be included to allow for adjustments to the overlay where it is deemed appropriate by lower-tier municipalities in consultation with their conservation authorities through various means, such as site specific environmental impact studies, without the need for amendments to the ROP.

In addition, staff recommends that the Region should have an upper-tier level Natural Heritage System that primarily reflects the Provincial Natural Heritage System, and encourage area municipalities to maintain their own established natural heritage systems.

4.14 Wildland Fire Hazards

The PPS includes a new requirement that development be directed outside of areas considered unsafe, due to the presence of hazardous forest types for wildland fire, unless mitigation measures are implemented. Through Envision Durham, the Region will be adding policy to conform to the PPS.

The Pickering Official Plan contains risk management policies which emphasize the need to manage flood plains, areas prone to erosion and slope instability, contaminated soils, abandoned oil and gas wells, and noise, odour, and other emissions in a manner that protects people and property from potentially hazardous conditions and situations, while protecting environmental resources and systems. A key component of the City's approach is to direct development away from areas of natural or human-made hazards where there is an unacceptable risk to public health, safety or property. There are currently no specific policies, or mapping, in the Pickering Official Plan that address, or identify, areas of potential of hazardous forest types for wildland fire.

In considering policies and/or mapping and/or a requirement for consideration of forest fire hazards as part of the preparation of environmental impact studies, the Region should consider using the mapping of areas of potential of hazardous forest types for wildland fire as a screening tool for identification, awareness and education. This proposed screening tool could be used to help inform development decisions. In addition, the Region should consider including policies that would apply a consistent approach to mitigation and appropriate mitigation measures.

In response to Question 15, **staff recommends that in considering policies and/or mapping related to wildland fire hazards, the Region identify areas of potential for hazardous forest types for wildland fire to be used as a screening tool to inform development decisions as well as for awareness and education.**

Additionally, staff recommends that the Region consider including wildland fire hazard policies in the ROP in order to apply a consistent approach to mitigation as well as appropriate mitigation measures. This could be similar to the existing approach used for the protection of water resources from high risk land uses within a high aquifer vulnerable area in an Urban Area where a Contamination Management Plan may be required.

4.15 Environmental Protection

The long-term protection and conservation of natural heritage within the Region is supported through a range of tools such as, stewardship, and land acquisition by easement, donation or purchase. The ROP currently contains policies that provide guidance on who can acquire land and for what purpose they can acquire it (such as for conservation purposes, public agencies, utility providers etc.).

The Durham Region Land Acquisition Funding Policy for Conservation Authorities, established by Regional Council in 2007, provides both funding and guidance when acquiring lands for natural heritage conservation purposes.

The Pickering Official Plan contains policies that facilitate the conveyance of lands to public bodies or non-profit entities for natural heritage conservation.

In response to Question 16, **staff recommends that the Region keep the current policies in the ROP that provide guidance on the conveyance of land for natural heritage conservation as they adequately address the matter.**

4.16 Environmental Impact Study

An Environmental Impact Study (EIS) is a technical report prepared by an environmental expert in support of a development application or public infrastructure project. ROP policies establish the circumstances when an EIS is required and the scope of the contents of the report.

The Pickering Official Plan also addresses the requirement for and content of environmental reports.

In response to Question 17, **staff recommends that the Region consider implementing policies that provide additional detail regarding the requirements for an EIS that include, but are not limited to, the requirement that an EIS describe:**

- **the mitigation, improvement and restoration measures to be used to address the environmental conditions to ensure that the proposed development or site alteration will have no adverse impacts on the natural heritage system or its related ecological functions;**
- **the location and extent of the environmental features and functions that should be preserved; and**
- **the recommendations for appropriate buffers between the area of development or site alteration.**

4.17 Land Use Compatibility

Land use compatibility is a term that refers to minimizing adverse effects on a community that could be caused by industrial, transportation, or other land uses that may emit noise, odour and/or air pollution proximal to sensitive land uses. Sensitive land uses include residential, institutional, parkland and agricultural uses.

The ROP includes general policies regarding land use compatibility. Typically, land use compatibility is assessed through development applications using the Province's D-6 Compatibility between Industrial Facilities guidelines (D-6 Guidelines). The D-6 Guidelines classifies industrial uses based on factors such as: type of production, emissions and traffic, with an associated minimum separation distance from sensitive uses.

In response to Question 18, **staff recommends that the Region consider enhancing its definition of "sensitive uses" and including more detailed assessment information within the ROP.** This assessment information could be in the form of a guideline document or appendix to the ROP.

4.18 Climate Change

Climate Change is defined as a significant change in long-term weather patterns including a rise in temperature, wind patterns, and precipitation that occurs over time. These changes can result in impacts such as floods, droughts, and severe weather events that impact the region. The natural environment plays a critical role in climate change adaptation and mitigation.

4.18.1 Economic and Social Sectors Impacted by Climate Change

The Region's Climate Change and Sustainability Discussion Paper, May 2019 identifies seven economic and social sectors of where and how climate shifts impacts are being felt, as follows: Agriculture, Ecological Integrity, Forestry, Power Generation, Public Health, Tourism, and Transportation.

Staff have identified other sectors, or subsectors of the above, that are being affected by climate change: Fisheries, Finance and Insurance, Infrastructure, Mental Health, Vulnerable Populations, Organizational Risk Management and Emergency Preparedness, Summer Recreation, Urban Tree Canopy Health (a subset of ecological integrity). The details of these sectors are more fully described in Report PLN 21-19, dated October 7, 2019.

In response to Question 19, **staff recommends that the Region recognize the following additional sectors as being impacted by climate change: fisheries; finance and insurance; infrastructure; mental health; vulnerable populations; organizational risk management and emergency preparedness; summer recreation; and urban tree canopy health.**

4.18.2 Climate Change Objectives

The Envision Durham exercise provides an opportunity to explore various considerations, including:

- A lens for considering specific climate change adaptation and mitigation measures
- Provincial requirements that can be incorporated in the ROP; and
- Appropriate land use planning-related recommendations from Regionally-led climate change plans and reports

The City has been participating in various Regional climate change initiatives, including the preparation of The Durham Community Climate Adaptation Plan and the Durham Community Energy Plan. Additionally, through Amendment 23 to the Pickering Official Plan, the City included a number of policies addressing energy conservation, climate change, use of green technologies and renewable energy systems, the urban forest, designing for resiliency, heat islands, and climate adaptation.

Staff supports the concept of a climate changes lens for policy setting and decision making, and believe that mitigation measures should include both regulatory measures, and incentives that encourage eco-friendly practices.

The City's vision for climate change and adaptation for Durham is a holistic approach based on a framework for sustainability. Policies about climate change should address the following objectives: healthy environment; healthy economy; healthy society; responsible development; and responsible consumption. In addition, in consideration of policies related to climate change, the Region should consider methods, techniques and best practices for adaptation, mitigation and resiliency.

Also in response to Question 19, **staff recommends that the Region understand that the City's vision for climate change and adaptation for Durham is a holistic approach based on a framework for sustainability, wherein policies about climate change should address the following objectives: healthy environment; healthy economy; healthy society; responsible development; and responsible consumption.**

Further, staff recommends that the Region consider implementing policies that address the changing climate and methods, techniques and best practices for adaptation, mitigation and resiliency in the Regional Official Plan.

4.18.3 Climate Change Advocacy Role

The Region, together with its area municipalities, can play a key educational role in working with all facets of the development industry to stress the importance of improving overall water and energy efficiencies, resiliency of new buildings, the importance of recycling and re-using construction material. Additionally, the Region and area municipalities across the Province have a chance to influence the Province to continually improve Ontario Building Code standards with respect to climate change mitigation and adaptation. **Staff recommends that the Region introduce a policy in the ROP identifying the advocacy role that it can play in adapting to climate change in collaboration with all levels of government and a wide variety of stakeholders.**

These recommendations related to climate change are consistent with Council's comments on the Climate Change and Sustainability Discussion Paper contained in Report PLN 21-19, dated October 7, 2019 and endorsed by Resolution #150/19.

4.19 Rouge National Urban Park

Through the adoption of Official Plan Amendment 27 to the Pickering Official Plan, policies and mapping related to the Rouge National Urban Park were updated to conform to the Central Pickering Development Plan and federal land transfers to expand the Park, and to assist and cooperate with Parks Canada to further the objectives of the Rouge National Urban Park Management Plan.

Also in response to Question 19, **staff recommends that the Region recognize the Rouge National Urban Park and its management objectives in the new Regional Official Plan.**

This recommendation is consistent with Council's comments on the Agricultural and Rural System Discussion Paper contained in Report PLN 13-19, dated May 6, 2019 and endorsed by Resolution #94/19.

5.0 Conclusion

The above review provides a synopsis of the Region's Environment & Greenlands Discussion Paper, answers questions, and highlights staff recommendations for consideration through the MCR process.

Overview of the Region of Durham's Municipal Comprehensive Review of its Official Plan

1. Background

The *Planning Act* requires that municipal official plans be reviewed every five years to ensure that the plans have regard to matters of Provincial interest, are consistent with Provincial Policy Statement (PPS), and conform to Provincial Land Use Plans.

The current Durham Regional Official Plan (ROP) was approved in 1993 and has over 150 amendments to keep it up-to-date with changing provincial plans and policies. On May 2, 2018, Regional Council authorized staff to proceed with the Municipal Comprehensive Review (MCR) of the ROP titled "Envision Durham, 2041 Our Region, Our Plan, Our Future" (or "Envision Durham"). "Envision Durham" offers a strategic opportunity to create a completely new plan with an advanced planning vision for the Region to 2041.

1.1 What are the key components of the Region's MCR?

The MCR is structured around the following strategic planning themes:

- The Agriculture and Rural System (Discussion Paper released March 5, 2019; Pickering Council commented through Council Resolution #94/19, dated May 27, 2019);
- Climate Change and Sustainability (Discussion Paper released May 7, 2019; Pickering Council commented through Council Resolution #150/19, dated October 21, 2019);
- Growth Management (Urban System Discussion Paper released June 4, 2019; Pickering Council commented through Council Resolution #631/19, dated December 16, 2019);
- Environment and Greenlands System (subject of this Report; to be considered at the March 2, 2020 Planning & Development Committee and the March 23, 2020 Council meeting);
- Transportation System (released October 1, 2019; to be considered at the April 6, 2020 Planning & Development Committee, and April 27, 2020 Council meeting); and
- Housing (released December 3, 2019; under review).

1.2 The MCR and Public Engagement

The public engagement program and its timeline associated with the MCR consists of four stages: Discover (2019), Discuss (2019), Direct (2020), and Draft (2021-2022).

On February 5, 2019, the Region initiated the first stage ("Discover") of the "Envision Durham" public engagement program by launching the project website: durham.ca/Envision_Durham, as well as a public opinion survey, which closed on April 6, 2019. The Region also created an introductory video on the project, which can be viewed on the project website. In addition, the Region set up "pop-up" information kiosks in various locations, as part of their public engagement launch.

In accordance with the public engagement program, each stage of the project will be promoted through news releases, the project website, social media platforms, and public service announcements.



March 24, 2020

Honourable Minister Greg Rickford
Ministry of Energy, Northern Development and Mines
Whitney Block
Room 5630, 5th Floor
99 Wellesly Street West
Toronto, ON M7A 1W1
Email: greg.rickford@pc.ola.org

Re: Time of Use Billing

Dear Minister Rickford,

During these unprecedented times with thousands of Ontarians unable to work due to the COVID-19 pandemic, the financial difficulties facing families and municipalities is immense. On behalf of those who are and will be struggling to provide for their families, the Council of the Town of Essex discussed the cost of energy and specifically the "time of use" billing. With many families quarantined at home their energy costs will sky rocket, and with funds already scarce it will create a great hardship for them. With that in mind the Council of the Town of Essex passed the following resolution respectfully requesting that the electricity rates be adjusted to aid Ontarians at this time,

Moved by Councillor Verbeek
Seconded by Councillor Bondy

(SP20-03-010) That Council send a letter to the Minister of Energy, Greg Rickford, to suspend "time of use" billing during the quarantine period as a result of the COVID-19 pandemic, and;

That this letter be sent to the Ontario Energy Board, the Premier, and our local member of parliament Taras Natyshak and all Ontario Municipalities.

Carried

Thanking you for your attention to this matter,



Yours truly,

A handwritten signature in black ink, appearing to read "R. Auger".

Robert W. Auger, L.L.B.
Town Solicitor, Legal and Legislative Services/Clerk
Email: rauger@essex.ca
Ext. 1132

RWA/lam

c.c. Honourable Doug Ford
Premier of Ontario

Ontario Energy Board

Taras Natyshak, MPP

Ontario Municipalities

OFFICE OF THE MAYOR



CORPORATION OF THE
CITY OF SAULT STE. MARIE

March 13, 2020

The Honourable Doug Ford, Premier of Ontario
The Honourable Jeff Yurek, Minister of the Environment, Conservation and Parks
The Honourable John Yakabuski, Minister of Natural Resources and Forestry

Dear Premier Ford, Minister Yurek and Minister Yakabuski:

RE: Support for Conservation Authorities

You will find attached hereto a resolution passed by the Corporation of the City of Sault Ste. Marie City Council on March 9, 2020 regarding support for conservation authorities in Ontario.

We trust that this matter will receive the appropriate time and attention from your respective offices.

Yours truly,

Christian C. Provenzano, B.A., LL.B., LL.M

CC City Council
Association of Municipalities of Ontario
Conservation Ontario

C.S. - LEGISLATIVE SERVICES

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C.C. S.C.C. File	
Take Appr. Action	



CITY COUNCIL RESOLUTION

Agenda Number: 8.1
Title: Conservation Authorities
Date: Monday, March 9, 2020

Moved by: Councillor M. Bruni
Seconded by: Councillor R. Niro

Whereas the City of Sault Ste. Marie has been well served by the Sault Ste. Marie Region Conservation Authority; and

Whereas Sault Ste. Marie values the efforts of the Conservation Authority to monitor floods, to manage source water protection and to ensure the integrity of the watersheds within our municipality and conserve our natural environment; and

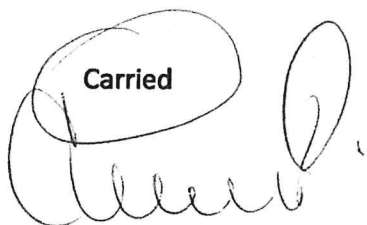
Whereas the Province of Ontario is currently reviewing the mandate and operations of Conservation Authorities; and

Whereas Conservation Authorities provide essential services to municipalities in their watersheds;

Now Therefore Be It Resolved that the Council of the City of Sault Ste. Marie encourages the Province to continue to support the principle of planning on a watershed basis in the ongoing review and prioritize the allocation of adequate funding to support the core mandate of conservation authorities while preventing any downloading of costs to municipalities;

Further that the Province of Ontario be requested to maintain and not diminish the core mandate of Conservation Authorities; and

That this resolution be forwarded to Premier Doug Ford, the Minister of the Environment, Conservation and Parks, the Minister of Natural Resources and Forestry, Conservation Ontario, the Association of Municipalities of Ontario and all Ontario municipalities.

Carried


Tied, Defeated

Defeated

Officially Read and Not
Dealt With / Postponed

tanya.calleja@huntsville.ca; taytownship@tay.ca; tgarcia@wollaston.ca; thazzard@mcdougall.ca; toc@ontera.net;
town@eastwillimbury.ca; town@espanola.ca; town@fort-frances.com; townclerk@oakville.ca;
townhall@collingwood.ca; townhall@goderich.ca; townofhearst@hearst.ca; township@centralfrontenac.com;
township@dubreuilville.ca; township@emo.ca; township@pertheast.ca; townshipofgauthier@hotmail.com;
townshipofmorley@gmail.com; 'Doreen Still' <dstill@townofgrandvalley.ca>; 'jeff.yurek@pc.ola.org'
<jeff.yurek@pc.ola.org>; 'premier@ontario.ca' <premier@ontario.ca>; 'john.yakabuski@pc.ola.org'
<john.yakabuski@pc.ola.org>; 'amo@amo.on.ca' <amo@amo.on.ca>; 'info@conservationontario.ca'
<info@conservationontario.ca>

Subject: Support for Conservation Authorities

Greetings:

You will find attached hereto a resolution passed by the Corporation of the City of Sault Ste. Marie City Council on March 9, 2020 regarding support for conservation authorities in Ontario.

Best,

Jordan Allard

Digital Media Coordinator

Corporate Services

705.759.2745 j.allard@cityssm.on.ca

CITY OF SAULT STE. MARIE

99 Foster Drive, Sault Ste. Marie, ON P6A 5X6

saultstemarie.ca

Facebook: [@The City of Sault Ste. Marie](https://www.facebook.com/TheCityofSaultSteMarie)

Twitter: [@CitySSM](https://twitter.com/CitySSM)

Instagram: [@CitySSM](https://www.instagram.com/CitySSM)



Effective Immediately, All Conservation Areas Closed to the Public

Newmarket - March 24, 2020 – Lake Simcoe Region Conservation Authority (LSRCA) has made the difficult decision to temporarily close all 19 conservation areas effective immediately. For your safety, please do not visit these areas as they will not be maintained until further notice.

“If anyone understands and appreciates the importance of nature and getting outside, it’s the staff at conservation authorities. We have not made this decision lightly, but we are doing what is in the best interest of our watershed community”, says Brian Kemp, General Manager of Conservation Lands. “With the trails not being monitored for hazards like falling or fallen trees, we cannot ensure visitor safety. We have no choice. It’s a matter of public safety.” adds Brian.

We ask that the public respect these closures and stay out of all conservation areas, including Scanlon Creek in Bradford, Thornton Bales in King, Rogers Reservoir in East Gwillimbury, Whitchurch in Stouffville, Sheppard’s Bush in Aurora, Beaver River Wetlands between Uxbridge and Cannington, as well as Durham Regional Forest which is south and west of Uxbridge. A full list of which properties are included in the closure can be found online here:

www.lsrca.on.ca/enjoytheoutdoors/conservationareas

What you can still do:

- If you have a yard, you can still get outside and enjoy it
- You can still go for walks in your neighbourhood, ensuring you keep the minimum distance of 6 feet from others
- You can still open a window, even if just a crack, and enjoy some fresh air
- You can still be social by calling or emailing your friends, families and neighbours
- You can visit your local library online, which has access to lots of learning and other online resources.

Visit our website at www.LSRCA.on.ca or social media channels for updates to this notice and for information about other activities you can participate in.

It is the mission of LSRCA to work with our community to protect and restore the Lake Simcoe watershed by leading research, policy and action.

-30-

Media Contact: Susan Jagminas, Corporate Communications | E-Mail: s.jagminas@LSRCA.on.ca

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

March 10, 2020

A regular meeting of the Durham Agricultural Advisory Committee was held on Tuesday, March 10, 2020 in Boardroom 1-B, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 7:33 PM

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

Also Present: G. Highet, Regional Councillor

Absent: D. Bath-Hadden, Regional Councillor
K. Kennedy, Member at Large
T. Watpool, Brock, Vice-Chair
F. Puterbough, Member at Large, Vice-Chair

Staff

Present: K. Allore-Engel, Senior Planner, Department of Planning and Economic Development
S. Jibb, Manager, Agriculture and Rural Economic Development, Department of Planning and Economic Development
D. Perkins, Planner, Planning Implementation, Department of Planning and Economic Development
L. Trombino, Manager, Planning Implementation, Department of Planning and Economic Development
N. Prasad, Committee Clerk, Corporate Services – Legislative Services

1. Adoption of Minutes

Moved by B. Winter, Seconded by T. Barrie,
That the minutes of the Durham Agricultural Advisory Committee meeting held on February 11, 2020 be adopted.

CARRIED

2. **Declarations of Interest**

There were no declarations of interest.

3. **Presentations**

A) Lino Trombino, Regional Woodland Conservation Bylaw

L. Trombino, Manager, Planning Implementation, provided a PowerPoint Presentation regarding the Regional Tree By-Law. J. Rogers, Regional Tree By-law Enforcement Officer, attended by way of conference call.

L. Trombino stated that the Regional Tree By-law will be changed to the “Regional Woodland By-law” with the passing of the new proposed By-law. He advised that the purpose of the Bylaw is to protect forested areas and the natural environment. He advised that the Regional Official Plan establishes a target for woodland coverage of 30% of the Region’s land area and the Tree By-law applies to “woodlands” one hectare in size and greater.

Highlights of the presentation included:

- Tree By-Law Purpose
- Permit Applications
 - Good Forestry Practices Permit Application
 - Clear Cutting Permit Application
- Regional Tree By-Law History
- Consultation
- Proposed Amendment Areas
 - Modernization
 - “Sensitive Natural Areas” definition will be further revised
 - Incorporated Federal and Provincial requirements for the protection of endangered species
 - Wetland protection in woodlands better reflect regulations under the Conservation Authorities Act
 - By-law will promote bio-diversity, and contribute to climate change mitigation and adaptation
 - Good Forestry Practices Permit fee will remain at \$50 (not to be paid by farmers)
 - Proposed Minor Clear Cutting Permit Fee will be \$500
 - Proposed Major Clear Cutting Permit Fee will be \$1,000
 - Clarification
 - Scope of analysis and screening of natural features and species will improve
 - Name change to “Regional Woodland By-law” more accurately reflects the purpose of the By-law
 - Updated definitions for clear and concise interpretation
 - New definitions for greater clarity
 - Process Improvements

- All applications to be circulated to conservation authorities and area municipalities
- Applicants required to notify the Region and area municipality before tree removal commence
- Good Forestry Practice permits not required for lands within wetlands regulated by Conservation Authorities
- Woodland Protection and By-law Enforcement
 - Fines will increase but will require final approval by the Province
 - Draft by-law proposes no clear cutting within settlement areas
 - By-law will mitigate the direct and indirect effects of injury/destruction of trees in woodlands
- Improved Transparency
 - By-law will clearly define and manage cumulative tree removal
 - Rationale for clear cutting will be required
- Future Consideration
 - Further review compensation for the removal of trees
- Next Steps and Conclusion
 - Education and literature campaign will be launched
 - Woodland Map to assist the public and area municipalities
 - Monitoring of tree cutting applications
 - Region's Tree By-law improves efficiency, clarity and provides better woodland protection and enforcement

L. Trombino provided a brief overview of the proposed By-law and amendments and advised that the proposed By-law will be presented to Planning and Economic Development Committee in April and for subsequent Council approval.

L. Trombino responded to questions with regards to whether new tree plantings are tracked; when trees are replaced, will they replace with a similar species; whether municipalities have their own by-law or will they have to comply with the regional by-law; what constitutes a "woodland"; and whether the definition of "tree" includes problematic species.

4. Discussion Items

- A) Rural and Agricultural Economic Development Update – S. Jibb, Manager, Agriculture and Rural Affairs, Department of Planning and Economic Development
-

S. Jibb advised that Allison Brown is the new Agriculture Program Coordinator.

B) DAAC Farm Tour

D. Risebrough advised that the sub-committee met on March 3, 2020 and agreed on three topic areas as follows: conservation work done on the property; on-farm production (crop details etc.); and packing, processing and marketing of the products. He advised that the speaker has not yet been confirmed. D. Risebrough further advised that a site visit will be arranged for April and the usual infrastructure will be required. Discussion ensued with regards to the need to come up with an appropriate title for the Farm Tour.

C) OPA 2020-002 Clark Consulting Services Application

A copy of the Application to Amend the Durham Regional Official Plan submitted by Clark Consulting Services was provided as Attachment #2 to the Agenda.

Discussion ensued with regards to the details surrounding the subject site and concerns were raised regarding the following:

- Odd shape doesn't seem logical and will make farming in that area (near the outbuildings) difficult;
- Lots should be made rectangular/square whenever possible;
- Why exclude the pond and not make use of the existing fence line;
- If the new homeowner fills in the ditch it could cause the pond to dry up;
- The dimensions of the outbuildings should be included in the application; and
- It makes more sense for the home-owner to have liability and responsibility for the pond.

It was the consensus of the Committee that their concerns be provided to staff.

Moved by D. Risebrough, Seconded by B. Howsam,

That the Durham Agricultural Advisory Committee supports the Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Group to permit the severance of a dwelling and associated accessory buildings rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2020-002.

CARRIED

D) 2020-P-5 DAAC 2019 Annual Report and 2020 Workplan, Presentation to Planning and Economic Development Committee

A copy of Report #2020-P-5 of the Commissioner of Planning and Economic Development regarding the Durham Agricultural Advisory Committee 2019 Annual Report and 2020 Workplan was provided as Attachment #3 to the Agenda and received.

E) Durham Region Federation of Agriculture Correspondence regarding Bill 156

A copy of the correspondence from Mitch Morawetz, President, Durham Region Federation of Agriculture, re: Bill 156 – Security from Trespass and Protecting Food Safety Act, 2019, dated February 19, 2020 was provided as Attachment #4 to the Agenda.

Moved by B. Winter, Seconded by H. Schillings,
That Durham Agricultural Advisory Committee is in support of the correspondence from Mitch Morawetz, President, Durham Region Federation of Agriculture, re: Bill 156 – Security from Trespass and Protecting Food Safety Act, 2019.
CARRIED

Moved by D. Risebrough, Seconded by H. Schillings,
That the Rules of Procedure be suspended in order to introduce a new Discussion Item [Item 4. F)] regarding OPA 2020-001.
CARRIED

F) OPA 2020-001 Darmar Farms Inc. Application

A copy of the Application to Amend the Durham Regional Official Plan submitted by Darmar Farms Inc. was provided.

Discussion ensued with regards to the details surrounding the subject site.

Moved by B. Winter, Seconded by D. Risebrough,
That the Durham Agricultural Advisory Committee supports the Application to Amend the Durham Regional Official Plan, submitted by Darmar Farms Inc. to permit the severance of a dwelling and associated accessory buildings rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2020-001.
CARRIED

5. Information Items

There were no Information Items to consider.

6. Other Business

A) Tour of the Durham York Energy Centre

Further to the discussion had at the February 11, 2020 meeting, K. Allore-Engel inquired whether the Committee would prefer to tour the Durham York Energy Centre on September 8 or December 8. It was the consensus of the Committee to have the tour and off-site meeting on December 8, 2020 from 9:30 AM to 11:30 AM.

7. Date of Next Meeting

The next regular meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, April 14, 2020 starting at 7:30 PM in Boardroom 1-B, Level 1, 605 Rossland Road East, Whitby.

[Subsequent to the meeting, the April 14, 2020 Durham Agricultural Advisory Committee meeting was cancelled].

8. Adjournment

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

The meeting adjourned at 9:03 PM.

Z. Cohoon, Chair, Durham
Agricultural Advisory Committee

N. Prasad, 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 ENVIRONMENTAL ADVISORY COMMITTEE

March 12, 2020

A regular meeting of the Durham Environmental Advisory Committee was held on Thursday, March 12, 2020 in Room 1-G, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 7:04 PM.

Present: G. Carpentier, Scugog, Chair
O. Chaudhry, Pickering
S. Clearwater, Whitby
J. Cuthbertson, Clarington, Second Vice-Chair
K. Lui, Member at Large, First Vice-Chair
K. Murray, Member at Large attended the meeting at 7:21 PM
D. Sallans, Member at Large
B. Shipp, Member at Large
D. Stathopoulos, Member at Large
D. Upadhyay, Youth Member
S. Yamada, Regional Councillor, Town of Whitby attended the meeting at 7:35 PM

Absent: R. Dickinson, Brock
C. Duffy, Post-Secondary Member
B. Foxton, Uxbridge
G. Layton, Oshawa
M. Thompson, Ajax

Staff

Present: A. Luqman, Project Planner, Planning & Economic Development Department
S. Penak, Committee Clerk, Corporate Services – Legislative Services

1. Approval of Agenda

Moved by D. Sallans, Seconded by S. Clearwater,
That the agenda for the March 12, 2020 DEAC meeting, as presented, be approved.

CARRIED

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by J. Cuthbertson, Seconded by B. Shipp,
That the minutes of the regular DEAC meeting held on Thursday,
February 20, 2020, be adopted.
CARRIED

In response to a question from the February 20, 2020 DEAC meeting regarding potential funding that the Town of Whitby received for declaring a climate change emergency, Councillor Yamada confirmed that the Town of Whitby did not receive any funding.

4. Presentations

A) Transportation Demand Management: The Climate Connection – Victor Copetti & Alia Tulloch, Durham Transportation Planning

Victor Copetti and Alia Tulloch, Durham Transportation Planning, provided a PowerPoint presentation regarding Transportation Demand Management: The Climate Connection.

Highlights from their presentation included:

- What is Transportation Demand Management (TDM)?
- What Would it Take to Get You to Drive Less Often?
- Why Manage Transportation Demand?
- Benefits of Managing Transportation Demand
- Topics
 - Smart Commute
 - Active and Sustainable School Travel (ASST)
 - TDM and New Development
 - Freight and Goods Movement
- Smart Commute (Durham Region's TDM Program for Employers and Commuters)
 - What is Smart Commute?
 - Smart Commute Durham
 - What Do Smart Commute Members Do?
 - How Does Durham Region Support Smart Commute Members?
 - Case Study: Elexicon Energy
 - Smart Commute and the Climate Connection
- Active and Sustainable School Travel (ASST)
 - ASST Overview
 - What Does the Region Do?
 - Case Study #1 – R.H. Cornish P.S. (Scugog)
 - Case Study #2 – Beaverton P.S. (Beaverton)
 - Beyond Durham – Kingston High School Transit Pilot
 - ASST – The Climate Connection

- Opportunities
- TDM and New Development
 - Potential Benefits of Integrating TDM into New Developments
 - Example: Waterloo Region TDM Checklist
 - The Climate Connection
- Freight and Goods Movement
 - Freight and Goods Movement Overview
 - What Does the Region Do?
 - Beyond Durham – The Region of Peel
 - The Pembina Institute on Freight/Goods Movement
 - Freight/Good Movement – The Climate Connection
 - Opportunities
- Why Manage Transportation Demand?

V. Copetti responded to questions from the Committee regarding areas in Durham Region that are not cycle friendly; whether the snow removal schedules (particularly sidewalks) are considered during the ASST review, and whether shifting the sidewalk snow removal requirement back to the local municipalities instead of the homeowners would result in the sidewalks being cleared earlier; and what Durham Region's CO₂ emissions are.

A. Luqman advised that she would look into the formula that is used to calculate CO₂ emissions.

A. Tulloch responded to questions from the Committee regarding how businesses would get involved in the Smart Commute program; whether Durham staff are approaching the larger employers to get involved in the Smart Commute program, or whether it is a self-generating initiative; and whether developers would be penalized for not meeting all of the criteria of the TDM Checklist.

5. Items for Discussion/Input

A) Update from Climate Change Resiliency Homeowner's Guide Subcommittee

J. Cuthbertson provided an update on the Climate Change Resiliency Homeowner's Guide Subcommittee and advised they will be moving to the editing stage shortly. He also advised that the Committee is aiming to have the guide complete by September 2020.

B) Update from Environmental Awards Subcommittee

K. Lui provided an update on the Environmental Awards and advised that the award winners do not have to be approved through the Planning & Economic Development Committee and Regional Council which helps with the timelines. She advised that the ads can go out April 1, 2020, requesting that nominations be returned by June 15, 2020. These timelines would give the

subcommittee the summer to review the nominations. The subcommittee will then present the nominees to the DEAC in September, with the ceremony being held in the Fall (October).

C) Bee Pollinator Spring Seedling Distribution

D. Upadhyay advised that Works Department staff will hand out the seed packets at the Annual Compost Giveaway Days in May. He advised that the Ontario Seed Company offered the best price. He also advised that it may be a good idea to have a DEAC representative at each compost giveaway event. A. Luqman advised that she will look into packaging for the seeds and whether t-shirts would be available for the DEAC members to wear at the events.

Moved by D. Upadhyay, Seconded by J. Cuthbertson,
That the Durham Environmental Advisory Committee (DEAC) move forward with any remaining steps needed to complete the Bee Pollinator Spring Seedling Distribution project, in order to have the seed packets ready to be distributed at the Annual Compost Giveaway Days in May.

CARRIED

6. For Information

A) Commissioner's Report #2020-P-3 – Durham Environmental Advisory Committee 2019 Annual Report and 2020 Workplan

A copy of Report #2020-P-3 of the Commissioner of Planning & Economic Development was received as Attachment #2 to the agenda.

G. Carpentier advised that his presentation to the Planning & Economic Development Committee on March 3, 2020 went very well and was followed by numerous questions from the Planning & Economic Development Committee.

B) Correspondence from the Ministry of Natural Resources and Forestry, re: Municipality Notification Regarding Proposed Regulatory Changes Under the *Aggregate Resources Act*

A copy of the correspondence from the Ministry of Natural Resources and Forestry regarding municipality notification regarding proposed regulatory changes under the *Aggregate Resources Act* was received as Attachment #3 to the agenda.

C) Commissioner's Report #2020-INFO-9 – Blackstock Landfill Mining Pilot Project

A copy of Report #2020-INFO-9 of the Commissioner of Works was received as Attachment #4 to the agenda.

D) Commissioner's Report #2020-INFO-10 – 2019 Source Water Protection Annual Report

A copy of Report #2020-INFO-10 of the Commissioner of Works was received as Attachment #5 to the agenda.

S. Clearwater raised concerns with how pesticide use is reported in Durham Region. S. Clearwater advised that she would follow-up with Works staff regarding her concerns and report back to the Committee.

Moved by O. Chaudhry, Seconded by K. Murray,
That Information Items 7A) to 7D) inclusive, be received for information.

CARRIED

7. Other Business

A) 2019 KPMG Aviation Sector Analysis

In response to a question, A. Luqman advised that the 2019 KPMG Aviation Sector Analysis is available to the public and she will email it to the Committee.

8. Next Meeting

The next regular meeting of the Durham Environmental Advisory Committee will be held on Thursday, April 16, 2020 starting at 7:00 PM in Boardroom 1-B, Level 1, 605 Rossland Road East, Whitby.

9. Adjournment

Moved by D. Upadhyay, Seconded by K. Murray,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 8:28 PM

G. Carpentier, Chair, Durham
Environmental Advisory Committee

S. Penak, Committee Clerk