



# The Regional Municipality of Durham

## COUNCIL INFORMATION PACKAGE

### September 4, 2020

#### **Information Reports**

[2020-INFO-82](#) Commissioner of Planning and Economic Development – re: 2019 Annual Building Activity Review

[2020-INFO-83](#) Commissioner of Planning and Economic Development – re: Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1680) and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1679)

#### **Early Release Reports**

There are no Early Release Reports

#### **Staff Correspondence**

There is no Staff Correspondence

#### **Durham Municipalities Correspondence**

There are no Durham Municipalities Correspondence

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

1. [The Regional Municipality of Niagara](#) – Resolution passed at their Council meeting held on August 13, 2020, requesting that the Government of Ontario prioritize children and childcare as part of the overall post-pandemic recovery plan

#### **Miscellaneous Correspondence**

1. [Harris Rosen, Harris Rosen Professional Corporation](#) – re: correspondence pertaining to the Durham Housing Project, Main Street Beaverton

2. [Gordon Hughes, Resident of Beaverton](#) – re: correspondence pertaining to the Durham Housing Project, Main Street Beaverton
3. [Minister of Agriculture, Food and Rural Affairs](#) – Acknowledgment of correspondence received from the Region of Durham regarding the Security from Trespass and Protecting Food Safety Act, 2020, and advising of the release of a Discussion Paper outlining the Ministry’s proposed approach for regulatory items needed to make the rest of the Act come into force. Public comments will be received until October 15, 2020

### **Advisory Committee Minutes**

1. Durham Agricultural Advisory Committee (DAAC) minutes – [August 18, 2020](#)

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

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# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: [#2020-INFO-82](#)  
Date: September 4, 2020

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**Subject:**

2019 Annual Building Activity Review, File: D03-02

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**Recommendation:**

Receive for information.

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**Report:**

**1. Purpose**

1.1 This report summarizes the key findings of the 2019 Annual Building Activity Review. This annual report includes building permit and construction activity for Durham Region and the Greater Toronto and Hamilton Area (GTHA) for 2019, with comparisons to 2018.

**2. Background**

2.1 The Planning and Economic Development Department conducts on-going monitoring activities to assess the effectiveness of the Durham Regional Official Plan (ROP) and other Regional policies. These monitoring activities assist in identifying emerging issues and trends.

2.2 Building activity is monitored as an indicator of Regional housing and employment activity, the level of local investment, and economic performance. This report provides a comprehensive analysis of construction activity including residential building activity from the start of the process (i.e. issuance of building permit), to the construction and ultimate sale of new residential units into the market. It also provides an analysis of non-residential construction activity. The report concludes with a comparison of Durham's building activity with GTHA municipalities.

2.3 The 2019 Annual Building Activity Report (Attachment 1) presents key findings in both the residential and non-residential sectors along with trends, forecasts, and housing market information. Attachment 2 to this report provides the background data and analysis used to produce the annual report.

### 3. Key Highlights

The following summarizes key highlights from the 2019 Annual Building Activity Review:

#### Durham

- The total value of building permits issued in Durham decreased by 4.1% from \$2.06 billion in 2018, to \$1.97 billion in 2019.
- Residential building permit value decreased by 27.3% from \$1.48 billion in 2018, to \$1.08 billion in 2019.
- The total number of permits issued for new residential units in Durham decreased 33.8% from 4,729 units in 2018, to 3,130 units in 2019.
- A total of 55.4% of new residential units in Durham were in multiple residential forms including row houses and apartments.
- There was a 41.4% decrease in the number of housing starts from 4,205 in 2018 to 2,659 in 2019. At the same time, completions decreased by 11.7% from 3,590 to 3,171.
- The average cost of a new single-detached dwelling in Durham Region increased 9.5% from \$739,821 in 2018 to \$810,424 in 2019. However, it may be noted that the cost of a new single-detached dwelling in Durham is 39.1% below the GTHA average.
- The average price of a resale dwelling (all dwelling types) in Durham increased 2.9% from \$593,902 in 2018, to \$611,342 in 2019.
- The value of non-residential building permits increased by 54.9% from \$581 million in 2018, to \$899.3 million in 2019.
- Major non-residential construction projects over \$10 million initiated in 2019 included:

- Commercial development related to the Durham Live project in Pickering (combined \$501.7 million);
- Three new industrial buildings in Oshawa combined \$82.9 million);
- A new post-secondary building as part of Ontario Tech University in Oshawa (\$38.7 million);
- Two new industrial buildings in Whitby (combined \$25.3 million);
- A new institutional building as part of Durham College in Whitby (\$13.9 million);
- A new catholic school in Whitby (\$11.1 million); and
- An expansion to a medical clinic on the property of the Uxbridge Cottage Hospital (\$10.5 million).

#### **4. Greater Toronto and Hamilton Area**

- The total value of building permits issued (residential and non-residential) in the GTHA decreased by 0.7% from \$21.8 billion in 2018, to \$21.7 billion in 2019.
- In 2019 there were 42,845 building permits issued for new residential units in the GTHA, compared to 47,425 units in 2018 (-9.7%).
- The total value of residential building permits in the GTHA declined by 8.1% from \$13.9 billion in 2018 to \$12.7 billion in 2019.
- The value of non-residential building permits issued in the GTHA increased from \$7.9 billion in 2018, to \$8.9 billion in in 2019.

#### **5. Conclusion**

- 5.1 In 2019, Durham's residential sector experienced a decrease in the value of building permits (-27.3%) as well as a decrease in the number of permits for new residential units (-33.8%). A similar trend was seen among other GTHA municipalities.
- 5.2 Non-residential building permit value increased (54.9%) compared to 2018, particularly in the commercial sector.
- 5.3 CMHC notes that "Housing market activity will rebound over the outlook period as economic and demographic fundamentals lend strong support for housing

demand”.<sup>1</sup> Durham’s residential sector has experienced positive growth in the first half of 2020. Regional staff will continue to monitor the impact of the COVID-19 pandemic on building activity over the course of the year.

5.4 A copy of this report will be forwarded to the area municipalities for information.

**6. Attachments**

Attachment #1: 2019 Annual Building Activity Review

Attachment #2: Background Data and Analysis

Respectfully submitted,

Original signed by

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



2019

# ANNUAL BUILDING ACTIVITY REVIEW



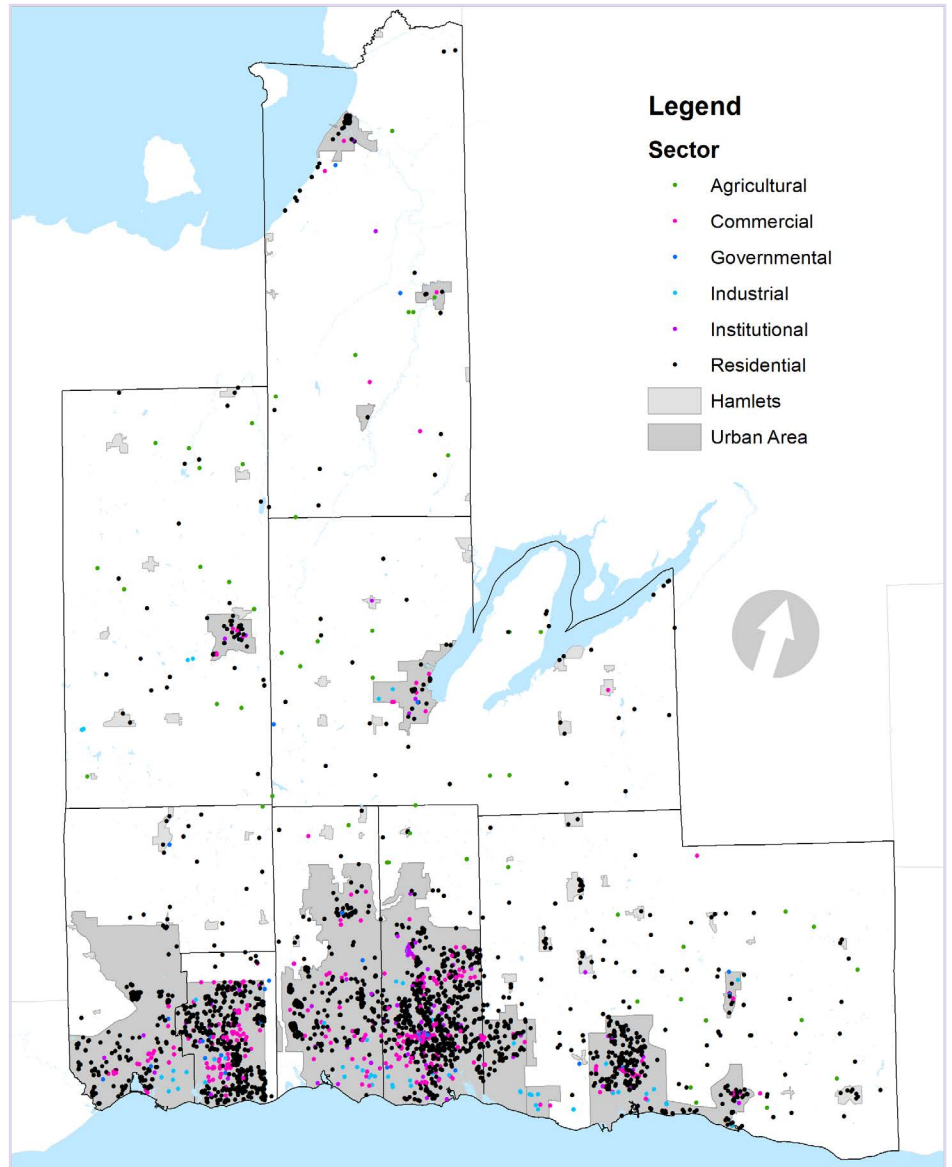
In 2019, Durham's residential sector experienced a decrease in the value of building permits (-29.5%) as well as a decrease in the number of permits for new residential units (-33.8%) compared to 2018. Other Regions within the Greater Toronto and Hamilton Area (GTHA) have also experienced a similar trend in 2019.

The value of non-residential building permits increased in Durham (+54.9%) compared to 2018.

Durham has experienced positive growth in the first half of 2020. Regional staff will be monitoring the impact of the COVID-19 pandemic on building activity over the course of the year.

The Planning and Economic Development Department conducts ongoing monitoring activities to assess the effectiveness of the Durham Regional Official Plan and other Regional policies.

Building activity is also an indicator of regional housing and employment activity, the level of local investment and economic performance.





# 2019 HIGHLIGHTS



**\$1,974,249,367** <sup>-4.1%</sup>

**Total value** of building permits issued



**\$899,258,182** <sup>+54.9%</sup>

Total value of non-residential permits



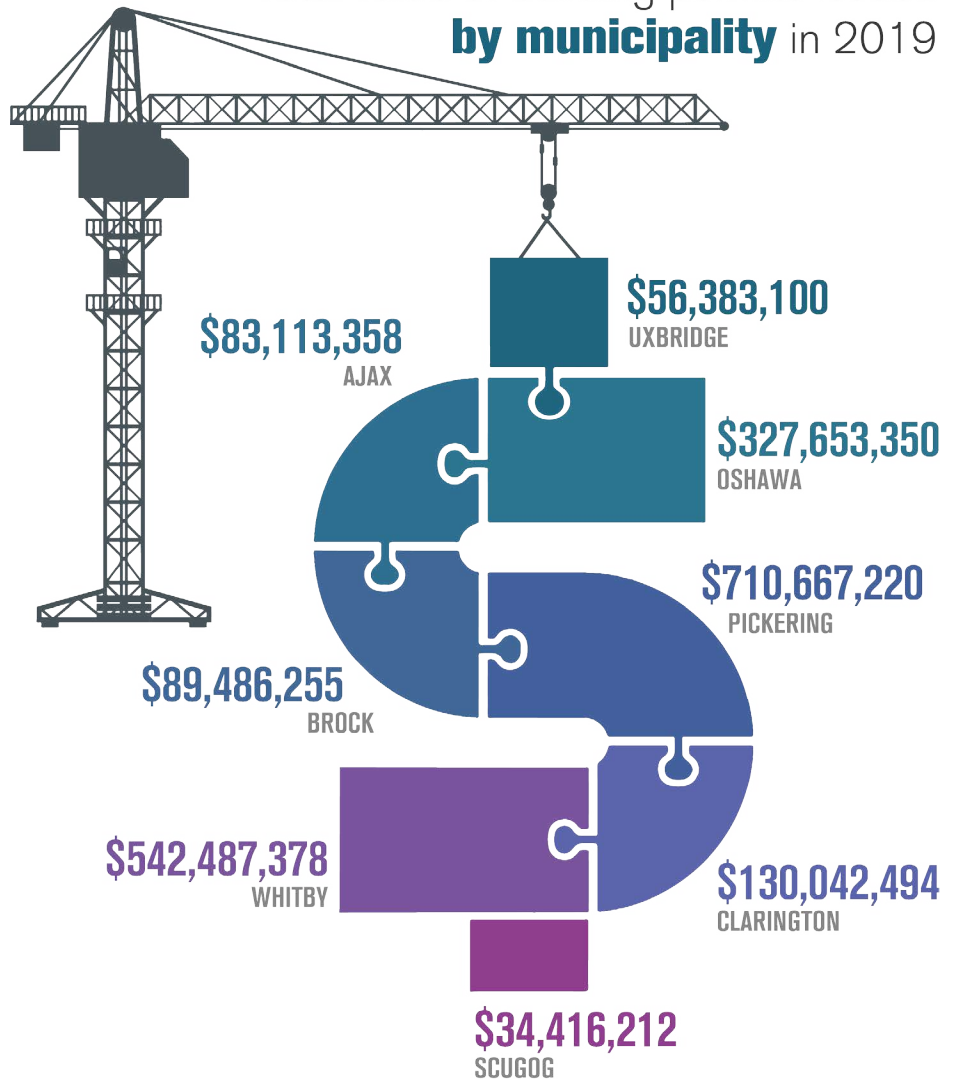
**\$1,074,991,185** <sup>-27.3%</sup>

Total value of residential permits issued



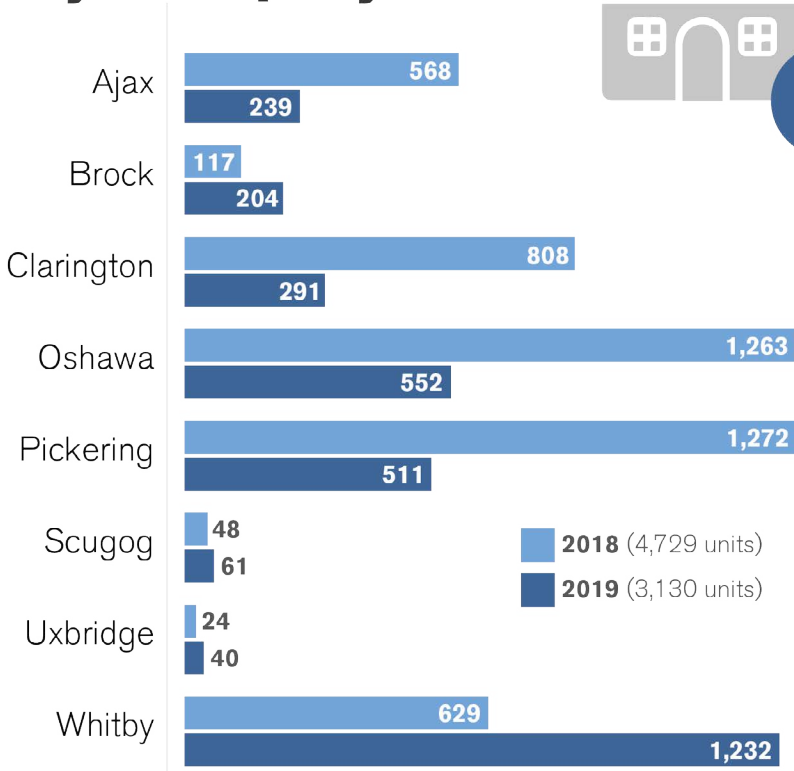
Permits issued for new residential units **3,130** <sup>-33.8%</sup>

Total value of building permits issued **by municipality** in 2019



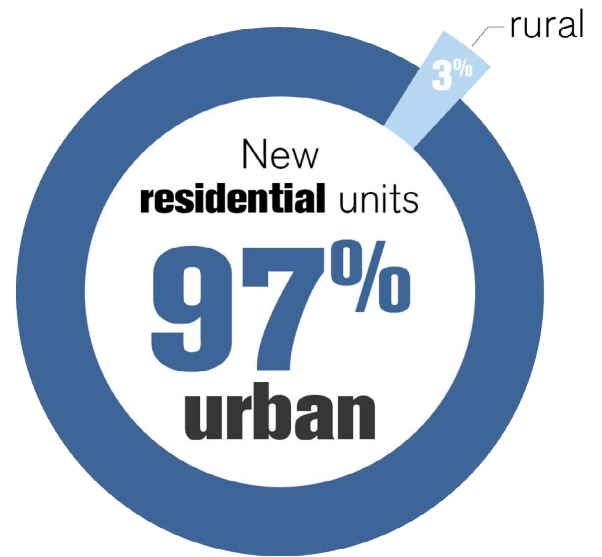
# RESIDENTIAL

## New residential units by municipality



# \$1.07 billion

of residential investment in Durham last year



## New residential units by type



**44.6%** single detached house



**1.7%** semi detached house



**32%** town house

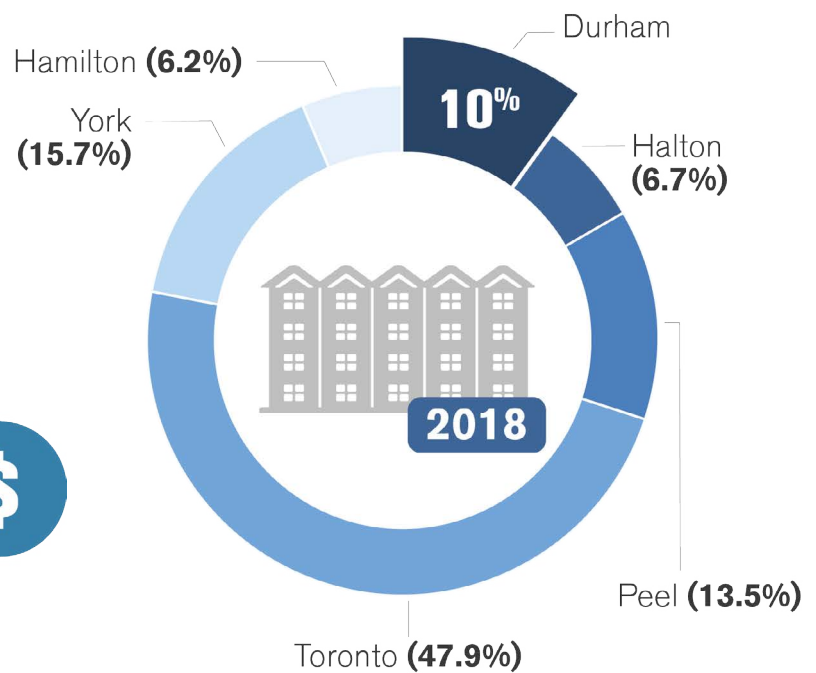
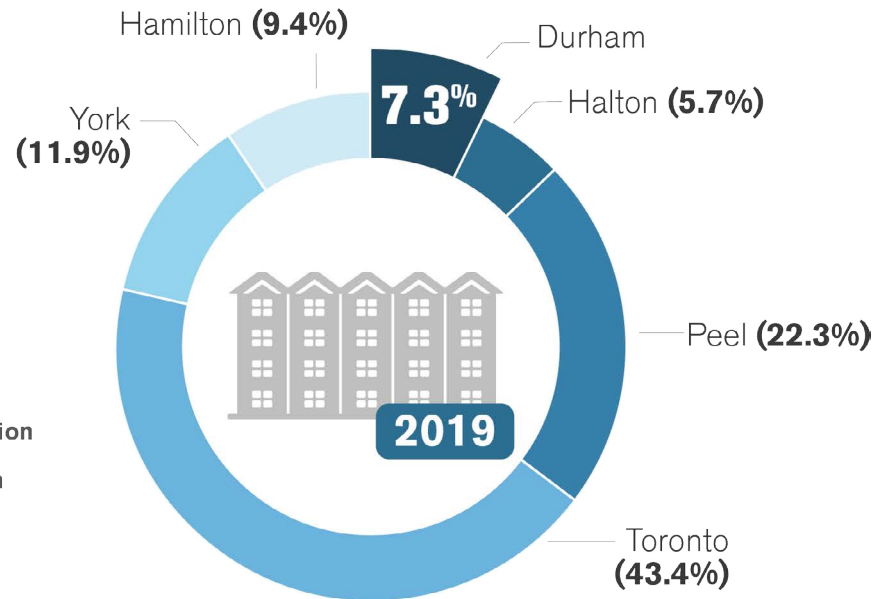
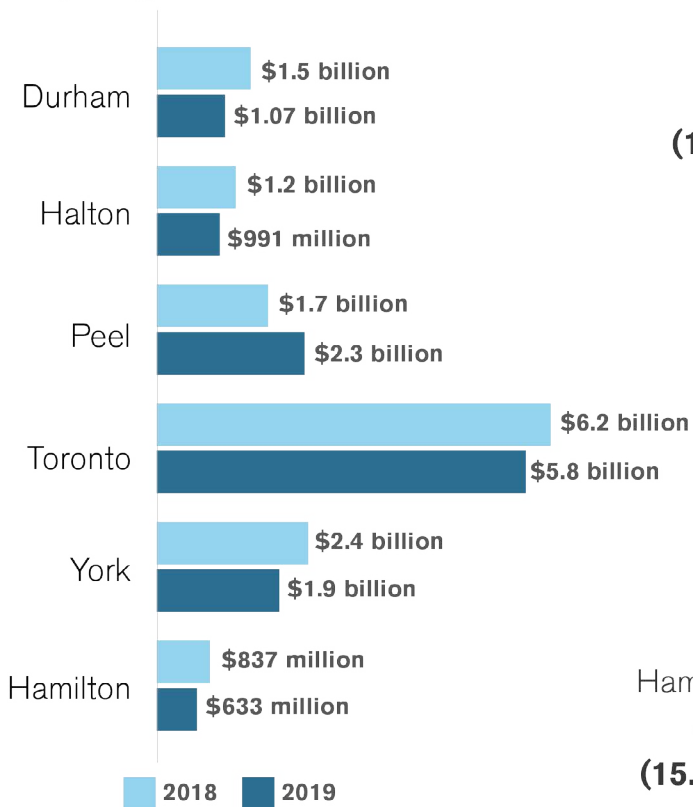




**21.8%** apartment



## New residential units **by region**

### Residential permit value **by region**



**\$12.7 billion**    
of residential investment  
in the GTHA last year



# NON-RESIDENTIAL



**\$899.3 million**

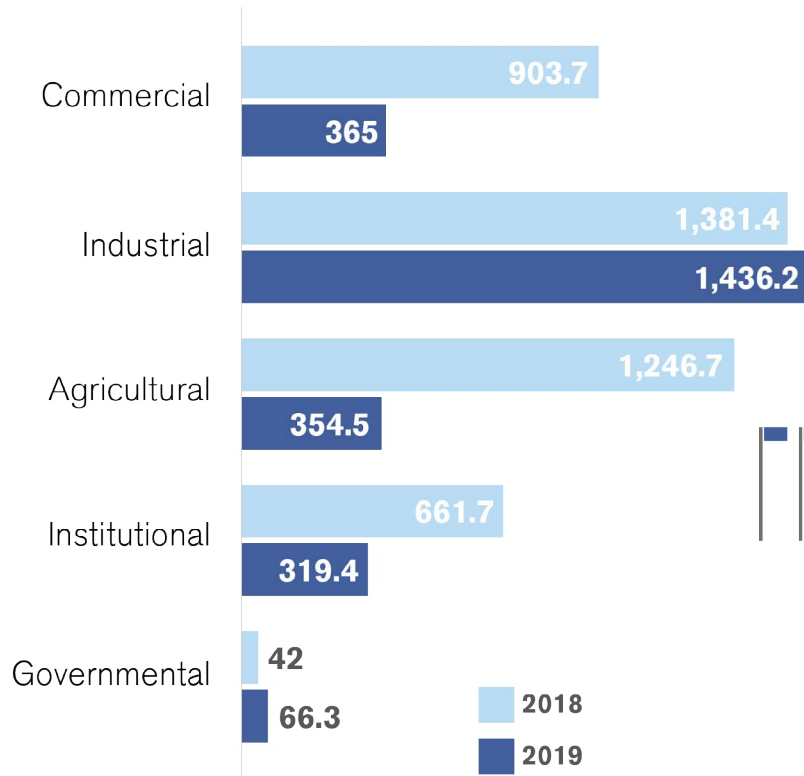
**\$** of non-residential investment in Durham last year

Non-residential investment **by sector**

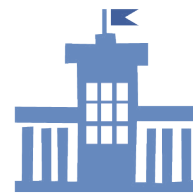


**68.5%**  
commercial +211%

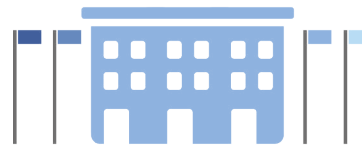
Non-residential **floorspace**  
(<sup>'000 square feet</sup>)



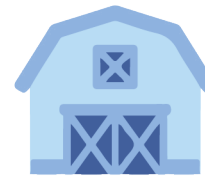
**17.5%**  
industrial +0.8%



**11.4%**  
institutional -50.9%



**1.6%**  
governmental -42.3%



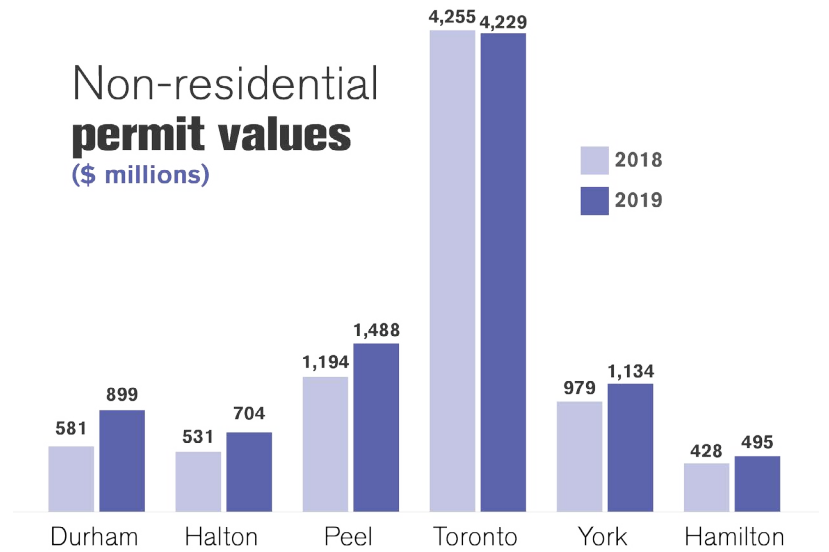
**1.1%**  
agricultural -51.3%



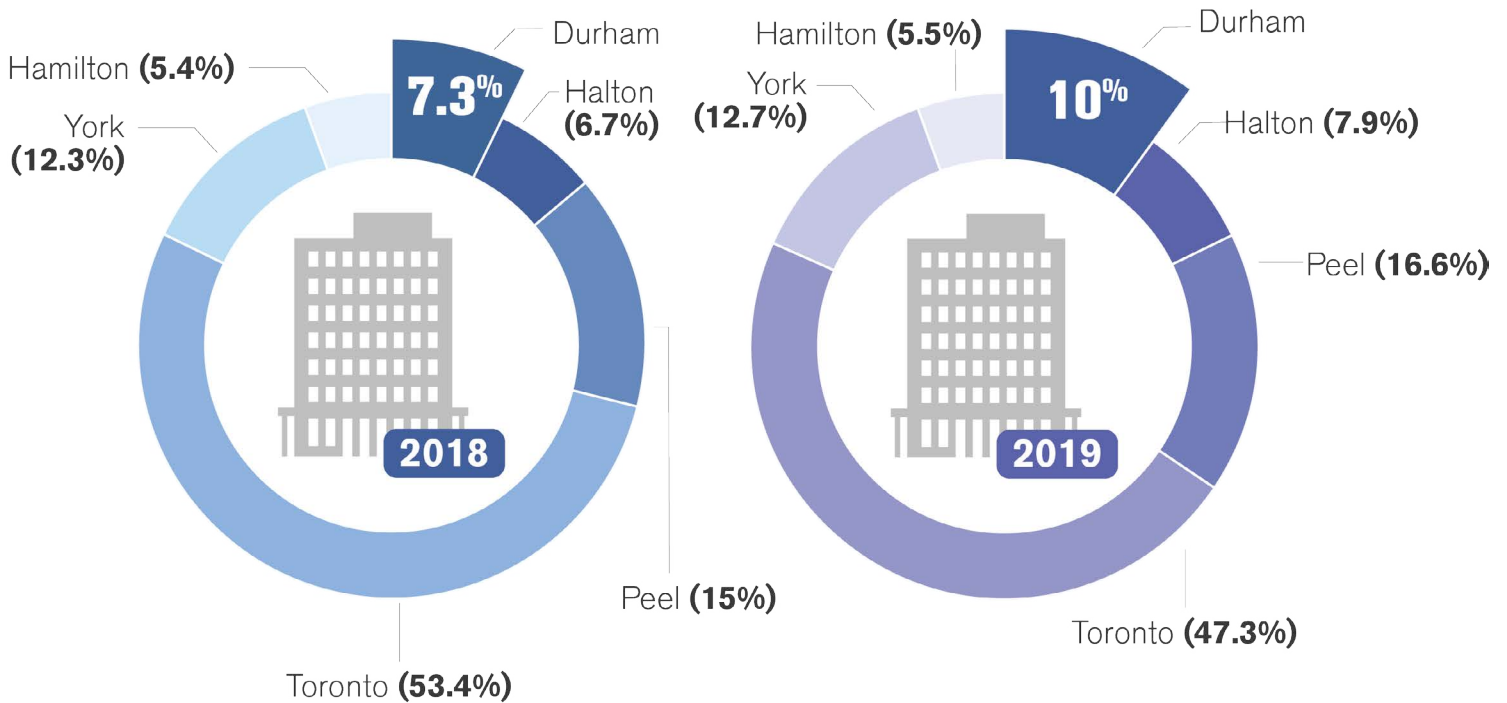


**\$8.9 billion** of  
**non-residential investment**  
 in the GTHA last year

## Non-residential permit values (\$ millions)

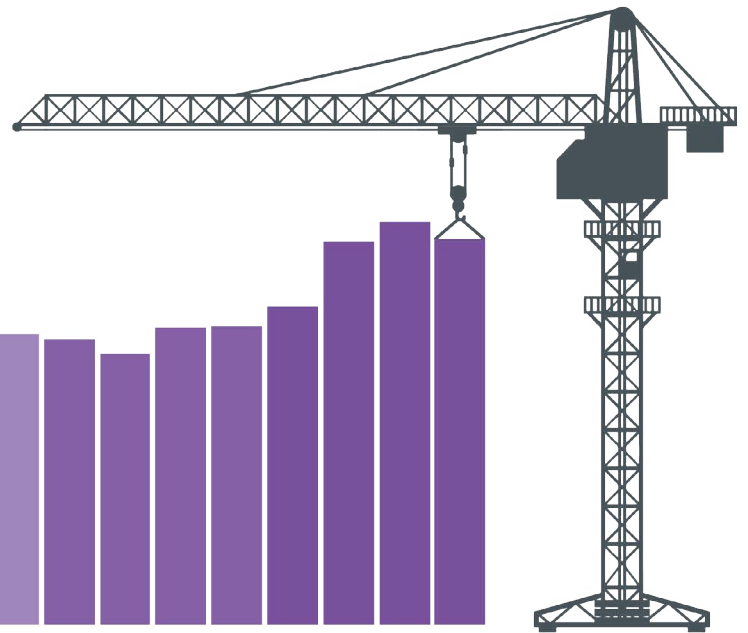
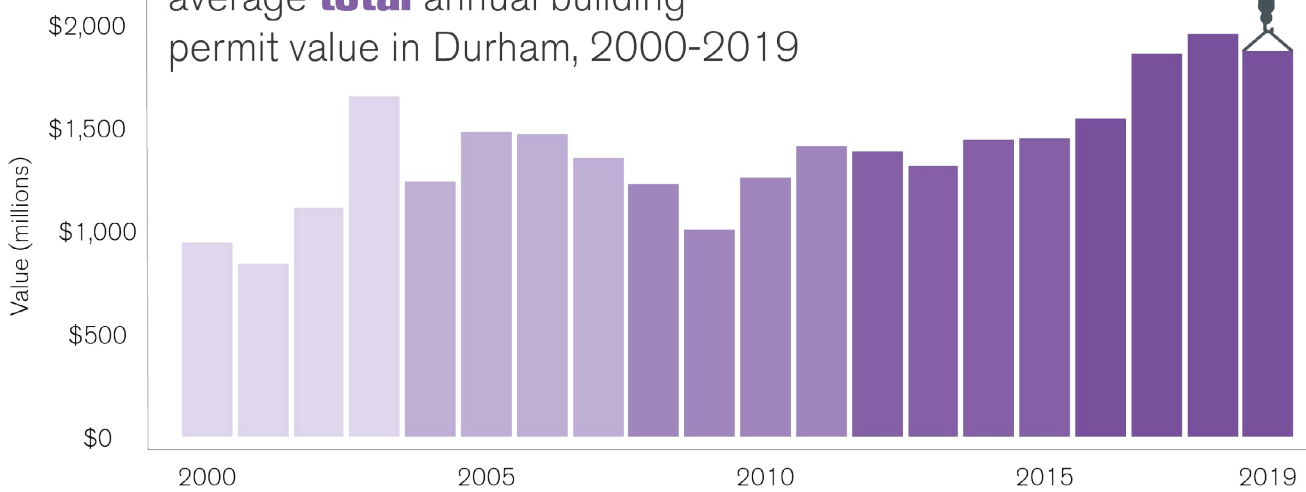


## Non-residential investment **by region**



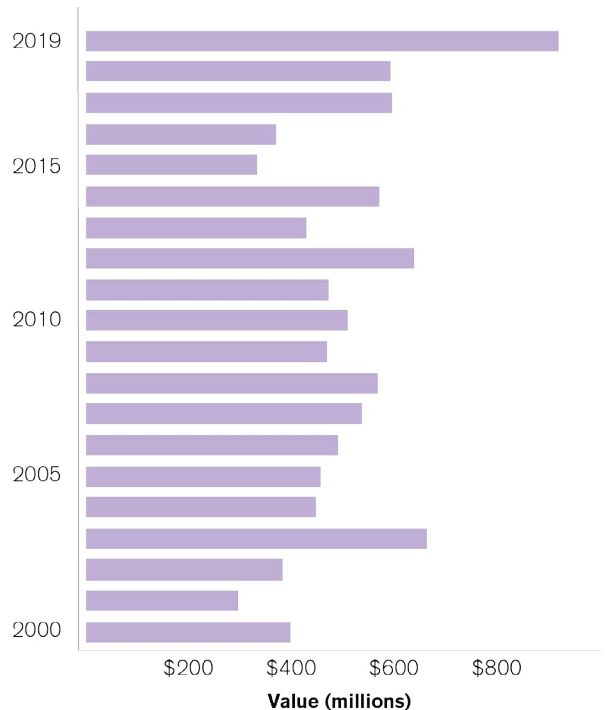
# \$1.47 billion

average **total** annual building permit value in Durham, 2000-2019



# \$496 million

average **non-residential** investment in Durham 2000-2019

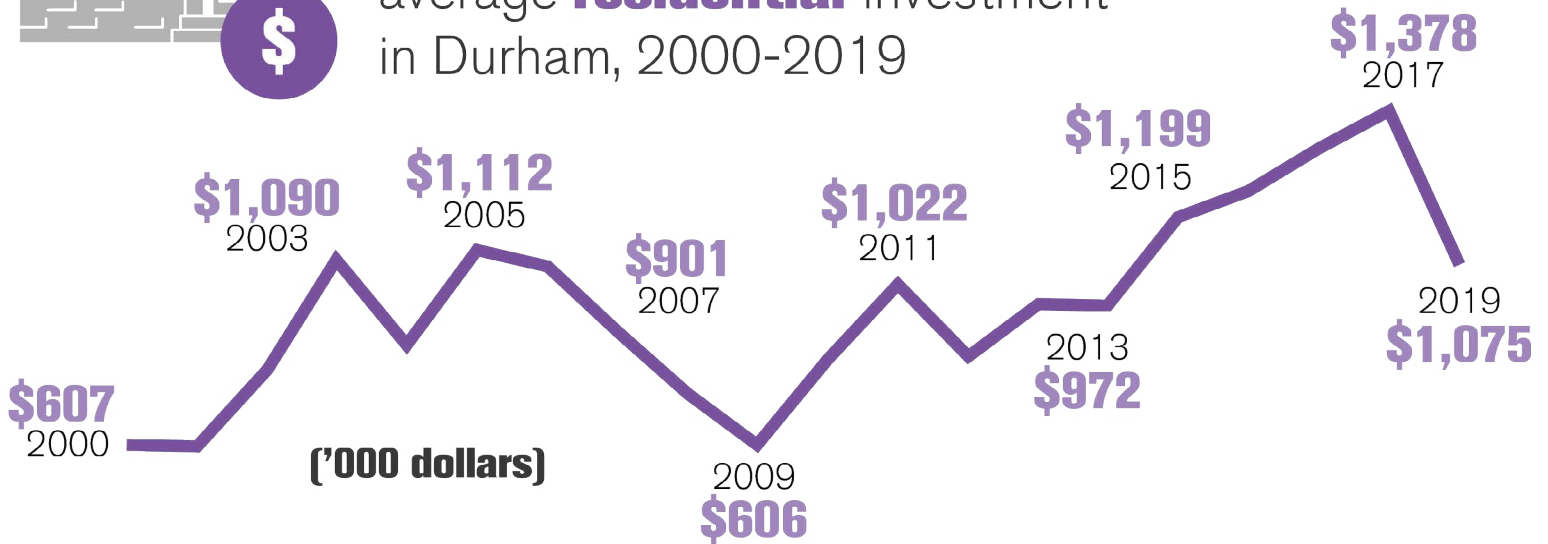


# TRENDS



## \$970.6 million

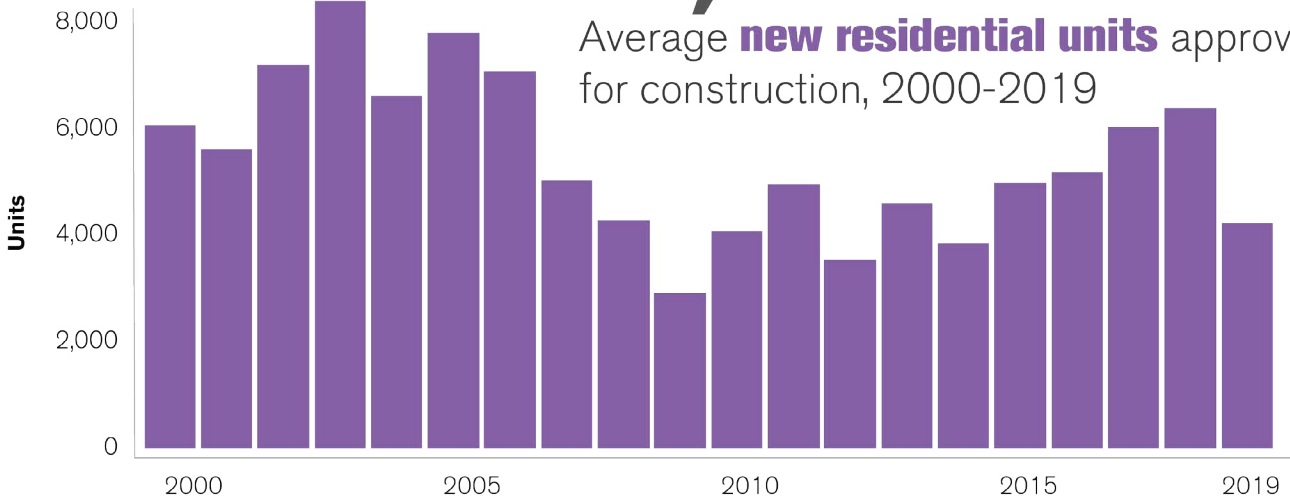
average **residential** investment  
in Durham, 2000-2019



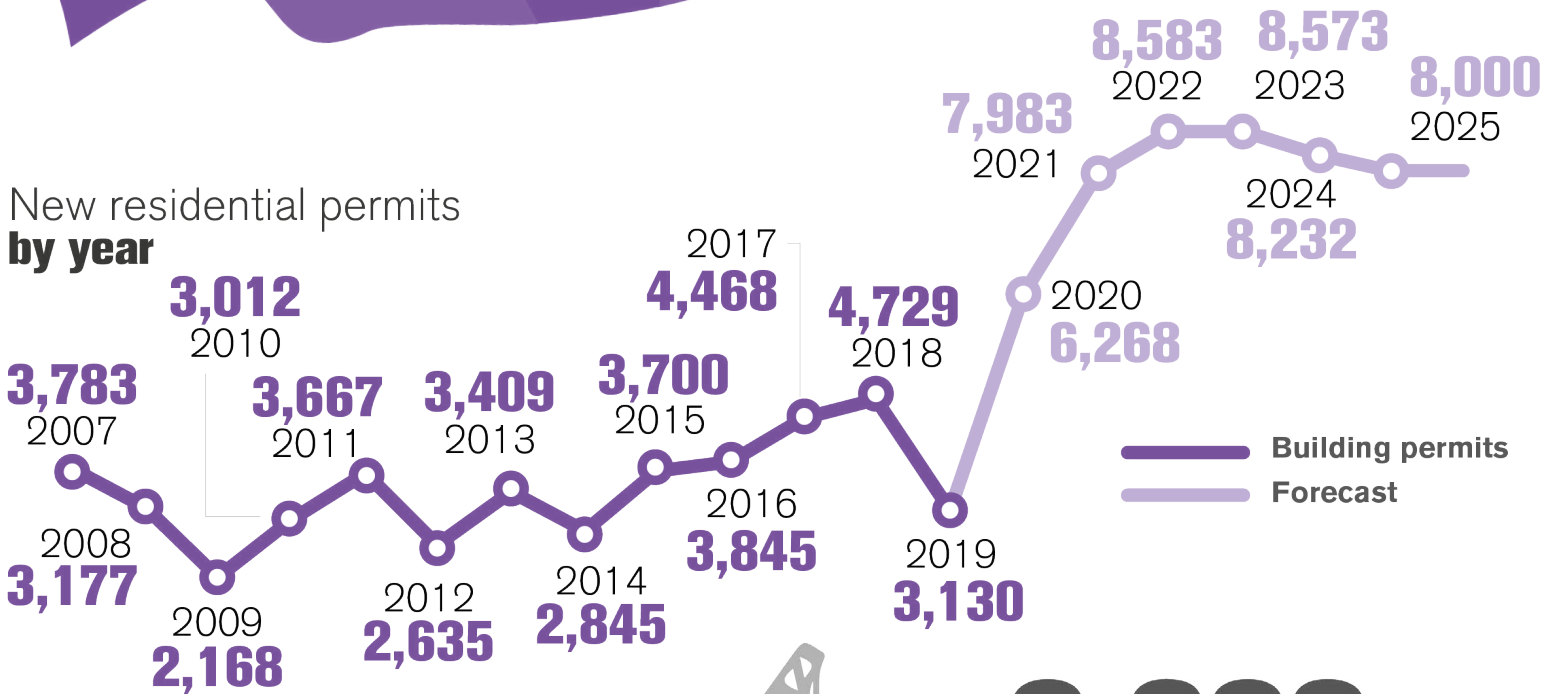
## 4,034



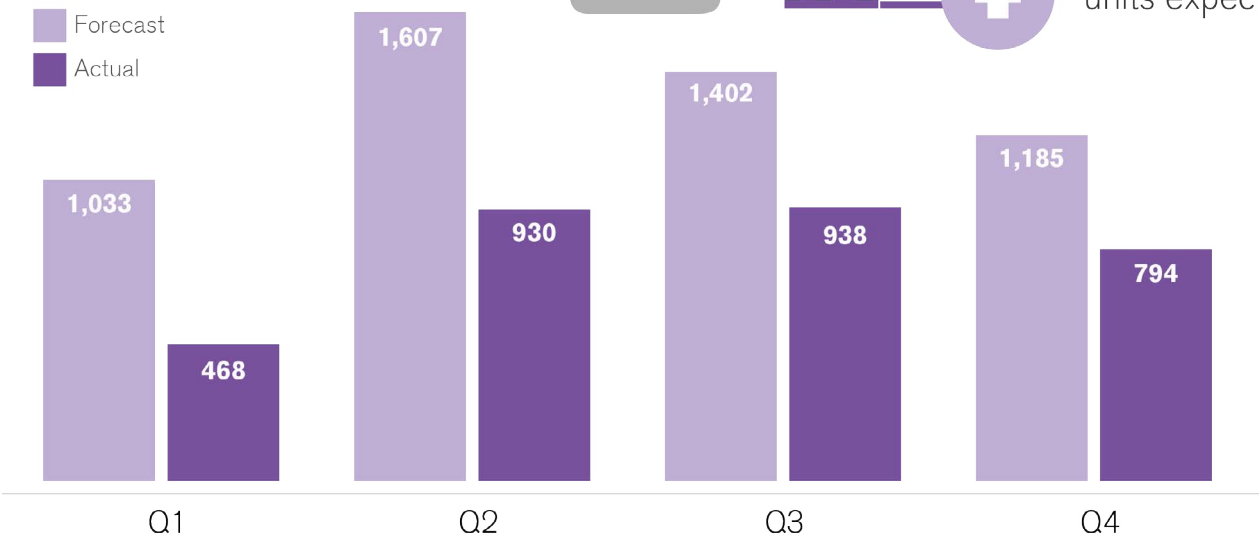
Average **new residential units** approved  
for construction, 2000-2019



# FORECAST



## 2019 building permits forecast vs. actual



# 6,268

Permits for new residential units expected in 2020

**Note:** The building permit forecasts are based on achieving Durham's overall population forecast of 960,000 to 2031 as identified in the current Regional Official Plan, which is based on the 2006 Growth Plan. The population forecasts will be updated to 2051 upon the completion of the municipal comprehensive review, which is currently underway.





# HOUSING MARKET

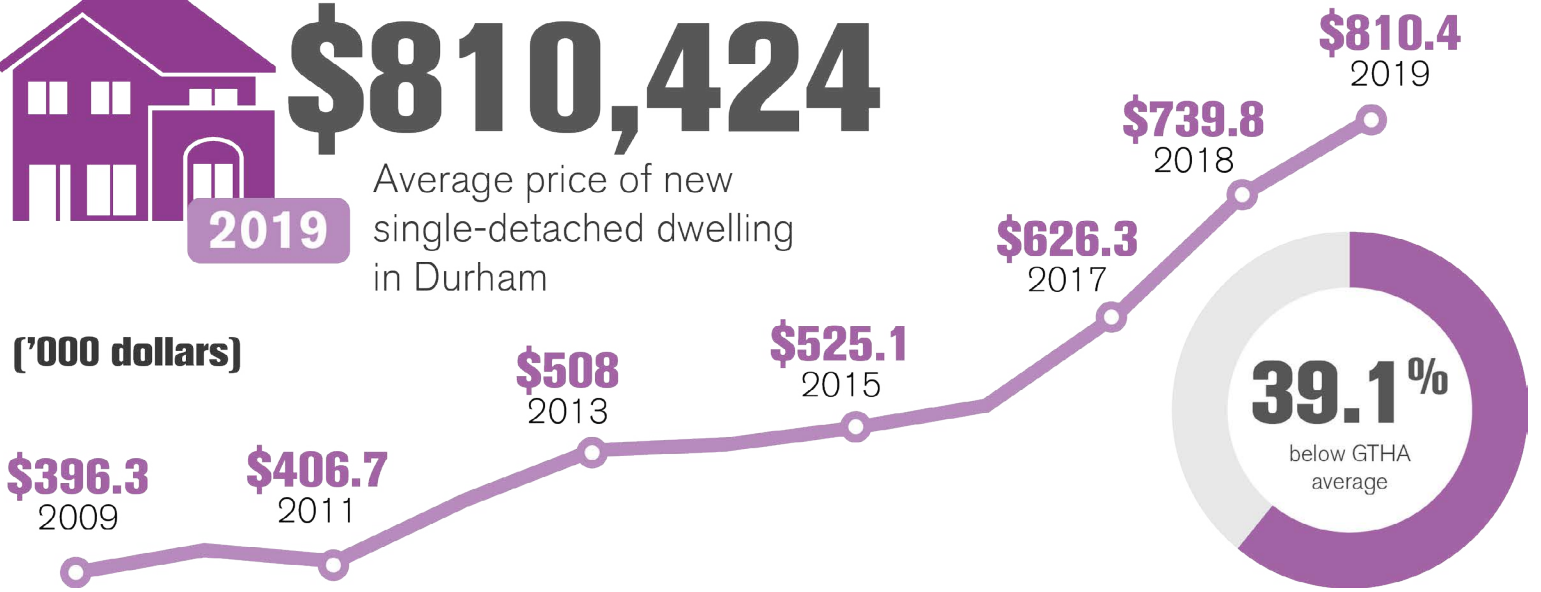


## \$810,424

2019

Average price of new single-detached dwelling in Durham

('000 dollars)

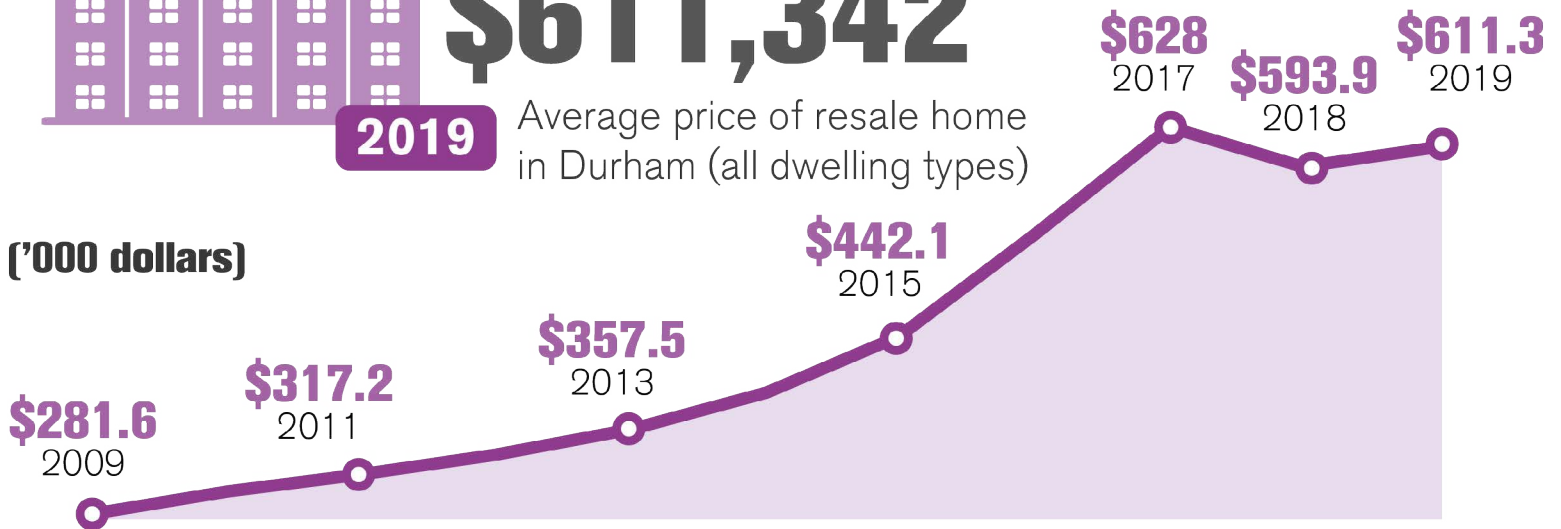


## \$611,342

2019

Average price of resale home in Durham (all dwelling types)

('000 dollars)





**The Regional Municipality of Durham**

Planning & Economic Development Department

605 Rossland Road East., Whitby, ON L1N 6A3

905-668-7711 or 1-800-372-1102

**[www.durham.ca](http://www.durham.ca)**

If this information is required in an accessible format,  
please contact 1-800-372-1102 ext. 2546.

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



# The Regional Municipality of Durham Information Report

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From: Commissioner of Planning and Economic Development  
Report: [#2020-INFO-83](#)  
Date: September 4, 2020

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**Subject:**

Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1680) and Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1679), File No. L35-03 and D-12-01

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**Recommendation:**

Receive for information

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**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to advise Council that the Province has now finalized [Amendment 1 to “A Place to Grow: Growth Plan for the Greater Golden Horseshoe”](#) (the Growth Plan). It is now in effect as of August 28, 2020. The Province also released its final [Land Needs Assessment \(LNA\) Methodology](#) on the same date.

**2. Background**

- 2.1 In June 2020, the Province released for public comment proposed Amendment 1 to the Growth Plan and a revised LNA Methodology. The changes were open for public review and comment over a 45-day commenting period which closed at the end of July. The proposed changes were released through two Environmental Registry of Ontario (ERO) postings:

- a. Proposed Amendment 1 , [ERO Posting 019-1680](#); and
- b. Proposed LNA, [ERO Posting 019-1679](#).

2.2 At its meeting on July 29, 2020, Regional Council considered Commissioner's Report #2020-P-14 which recommended a Regional position on these ERO postings. Council's comments were forwarded to the Province on July 30, 2020 (See Attachment #1).

### **3. Overview of Changes**

#### **Growth Forecasts**

- 3.1 Prior to Amendment 1, Schedule 3 to the Growth Plan provided population and employment forecasts across the Greater Golden Horseshoe to 2041. Amendment 1 updates Schedule 3 with new population and employment forecasts and also extends the planning horizon year to 2051. Additionally, Amendment 1 removes the interim year forecasts to align with the Reference Growth Forecast included in the proposed Amendment. The Province indicated that the Reference Growth Forecast represents the most likely future growth outlook, based on extensive modelling and analysis. The new population and employment forecasts for Durham are 1,300,000 people and 460,000 jobs to 2051.
- 3.2 Durham's current population is approximately 700,000 with approximately 250,000 jobs. The Region must plan to accommodate 600,000 new residents and 210,000 jobs in the next 30 years to achieve the 2051 Growth Plan forecasts. The population growth rate would need to reach approximately 20,000 residents per year. At present, Durham is growing by approximately 10,000 persons per year. To achieve the employment forecast, Durham's employment would need to grow by 7,000 jobs per year, and according to the Region's annual Business Count, this could be up to a 40% increase over current annual growth.
- 3.3 The removal of the interim forecast years and the use of the Reference Forecast are consistent with Regional Council's July 2020 comments.

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### **Forecasts as Minimums**

- 3.4 Upper and single-tier municipalities that have been assigned population and employment forecasts by the Growth Plan are required to use the updated Schedule 3 numbers, or they may use higher forecasts if justified through a municipal comprehensive review (MCR).
- 3.5 This approach was not supported by Regional Council. The Region's concern was that this approach would allow municipalities to develop their own higher growth forecasts, that could have the effect of siphoning forecasted growth from underperforming municipalities.

### **Mineral Aggregate Operations**

- 3.6 Amendment 1 originally proposed to delete Policy 4.2.8.2 a) of the Growth Plan that prohibits the establishment of new mineral aggregate operations, wayside pits and quarries (and accessory and ancillary uses) within habitats of endangered species and threatened species in the Growth Plan Area. Regional Council had recommended to the Province that it not delete the policy as this change could have eroded environmental protection of habitat of endangered and threatened species, particularly in communities that are outside the boundaries of the Greenbelt Plan. In the final Amendment, this policy was not deleted, as requested.

### **Major Transit Station Areas (MTSAs) in Provincially Significant Employment Zones (PSEZs)**

- 3.7 Policy 2.2.5 of the Growth Plan was revised with respect to the planning of MTSAs within a PSEZ. Through the municipal comprehensive review, this policy amendment allows conversions of employment areas to non-employment uses within a PSEZ that is located within a delineated MTSA. The change provides further clarity to allow for mixed-use developments to be initiated within MTSAs and to encourage more transit-oriented development and intensification around MTSAs.
- 3.8 Regional staff and Council were supportive of these changes.

### **Alignment with Provincial Policy Statement (PPS), 2020**

- 3.9 Changes have been made to align terms and definitions with the new PPS which came into effect on May 1, 2020. These changes were made to ensure that the Growth Plan reflects up-to-date references to the new PPS including definitions, planning horizons and consultation/engagement requirements to maintain consistency across the planning system. Regional staff had no concerns with these changes.

## **Transition**

3.10 Housekeeping modifications were made to the Growth Plan transition regulation (O. Reg. 311/06) to facilitate implementation of Amendment 1 to A Place to Grow, including the following:

- Updates conformity requirements to reflect Amendment 1; and
- Where the Local Planning Appeal Tribunal has completed a hearing, but has not yet issued a decision on a matter of conformity with the Growth Plan, those decisions are required to conform with the Plan as it read prior to the enactment of Amendment 1.

3.11 Amendment 1 came into effect immediately upon its release, on August 28, 2020.

3.12 In its comments, Regional Council asked the Province to extend the deadline to bring the Region's Official Plan into conformity with the updated Growth Plan, from July 1, 2022 to July 1, 2023. Although the Provincial process to review, consult, release and update the forecasts and the LNA methodology took nearly a year, a corresponding extension to the mandated conformity deadline was not granted. Regional planning staff are taking all steps and working diligently to meet the July 1, 2022 conformity deadline.

## **Land Needs Assessment Methodology**

3.13 The market-based [Land Needs Assessment Methodology for the Greater Golden Horseshoe](#) was released on August 28, 2020.

3.14 In July 2020, Regional staff supported a simplified LNA Methodology, but expressed concern over the removal of the detailed steps, assumptions, data, and process. The draft methodology released in June was only a basic and high-level overview of what needed to be considered through the process. Concern was expressed regarding the high degree of variance in how municipalities across the GGH would undertake their respective LNAs.

3.15 Regional Council recommended that the Province expand the proposed LNA to include detailed steps, assumptions, data sources and processes. The final LNA methodology expands on what was proposed in June 2020 and provides additional detail regarding the steps and sequencing of the LNA process.

3.16 The approved Methodology requires municipalities to use:

- the growth forecasts contained in Schedule 3 of the Plan (or an alternate growth scenario);
- the intensification and designated greenfield area targets, or alternative targets as may be approved by the Minister; and
- A Place to Grow policies as the basis for assessing the need for land.

3.17 Although an “alternate growth scenario” may be developed for the LNA that **exceeds** the forecast for an upper or single tier municipality in Schedule 3, it may only be used if an increase can be justified in light of demonstrated growth trends in the municipality.

3.18 The LNA methodology clearly states that **lower** projections for population, dwellings by type or employment are not permitted. The Province’s concern is that a lower projection would lead to housing affordability issues and land shortages. Providing a market-based supply of housing while conforming to the Plan is a main objective of the Province for the LNA.

3.19 Through the Region’s municipal comprehensive review, staff will assess whether an alternative growth forecast is justifiable. Preliminary indications are that a higher forecast would not be justified.

3.20 Each upper- and single-tier municipality in the Greater Golden Horseshoe is required to consider urban land need to 2051 for two types of Areas:

- **Community Areas:** Areas where most of the housing required to accommodate the forecasted population will be located, as well as most population-related jobs, most office jobs and some employment land employment jobs. Community areas include delineated built-up areas and designated greenfield areas.
- **Employment Areas:** Areas where most of the employment land employment jobs are (i.e. employment in industrial-type buildings), as well as some office jobs and some population-related jobs, particularly those providing services to the employment area. Employment areas may be in both delineated built-up areas and designated greenfield areas.

3.21 The result of the LNA is a total quantum of land needed at the upper- or single-tier municipal level, taking into consideration employment area conversions prior to proposing a settlement area boundary expansion. The Region initiated the process for consideration of employment area conversions in [June 2020](#).

- 3.22 Upper- and single-tier municipal staff are to involve Ministry of Municipal Affairs and Housing staff in their municipal comprehensive review and land needs assessment work at various stages to ensure that the necessary components are addressed. However, it is noted that the ministerial staff review of draft municipal land needs assessment materials does not denote any approval status, nor is it intended to preempt the municipality's established processes for seeking council endorsement of outcomes. It remains a requirement that the Region must also forward a draft of its Growth Plan conformity document to the Ministry 90 days before the required public meeting, which Regional staff have identified as an issue in being able to meet the July 1, 2022 conformity deadline.
- 3.23 Finally, Regional Council in its comments to the Province took the opportunity to reiterate previously expressed concerns regarding the 10-hectare hard cap that exists in the Growth Plan on the maximum size of urban boundary expansions in settlement areas within the Greenbelt, (e.g. Port Perry, Uxbridge, Cannington, Sunderland and Beaverton). Amendment 1 did not change this policy and, therefore, the 10-hectare hard caps continues to be in force.

#### **4. Conclusion**

- 4.1 Amendment 1 to the Growth Plan came into effect on August 28, 2020 and includes a 2051 population and employment forecast for Durham to be used for the purposes of calculating land needs, as part of the Region's municipal comprehensive review.
- 4.2 The Province also finalized the LNA methodology for use by upper and single-tier municipalities.
- 4.3 The conformity date for completing the Region's MCR is July 1, 2022. The ongoing changes to Provincial Policy has impacted the ability of all GTA Regions to complete their MCRs within the prescribed conformity date of July 1, 2022, but Regional staff will be taking all steps necessary to meet the deadline.
- 4.4 Later this fall, the Planning and Economic Development Committee will be provided with a report on the framework to the new Regional Official Plan, as the next step in Envision Durham, the Region's municipal comprehensive review.

#### **5. Attachments**

Attachment #1: Durham Region's Response to Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe



(ERO Posting #019-1680) and Proposed Land Needs  
Assessment Methodology for A Place to Grow: Growth Plan for  
the Greater Golden Horseshoe (ERO Posting #019-1679) (2020-  
P-14), dated July 30, 2020

Respectfully submitted,

Original signed by

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



July 30, 2020

The Honourable Steve Clark  
 Minister of Municipal Affairs and Housing  
 777 Bay Street, 17<sup>th</sup> Floor  
 Toronto, ON M5G 2E5

Dear Minister Clark:

**The Regional  
 Municipality  
 of Durham**

Corporate Services  
 Department  
 Legislative Services

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 Level 1  
 PO Box 623  
 Whitby, ON L1N 6A3  
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905-668-7711  
 1-800-372-1102  
 Fax: 905-668-9963

durham.ca

**Don Beaton, BCom, M.P.A.**  
 Commissioner of Corporate  
 Services

**RE: Durham Region's Response to Proposed Amendment 1 to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1680) and Proposed Land Needs Assessment Methodology for A Place to Grow: Growth Plan for the Greater Golden Horseshoe (ERO Posting #019-1679) (2020-P-14), Our File: L00**

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Council of the Region of Durham, at its meeting held on July 29, 2020, adopted the following recommendations:

- “A) That Report #2020-P-14 of the Commissioner of Planning and Economic Development be endorsed and submitted to the Ministry of Municipal Affairs and Housing as Durham Region's response to Environmental Registry of Ontario (ERO) Postings #019-1680 and #019-1679 regarding Proposed Amendment 1 to A Place to Grow, 2019 and proposed changes to the Provincial Land Needs Assessment Methodology. Key comments and recommendations are that the Province:
- i) Update Schedule 3 of A Place to Grow to implement population and employment forecasts as proposed in the Reference Forecast that includes a 2051 population forecast of 1,300,000 and a 2051 employment forecast of 460,000;
  - ii) Include only a 2051 total population and employment forecast in the updated Schedule 3 of A Place to Grow (referred to as “Mock B”) and not provide the interim forecasts for 2031 and 2041;
  - iii) Not proceed with the amendment to A Place to Grow that allows municipalities to develop their own higher growth forecasts, which could result in the siphoning of growth from other municipalities across the GGH and exacerbate the challenges for underperforming municipalities;

- iv) Not proceed to delete Policy 4.2.8.2 a) ii of A Place to Grow, as this change could erode environmental protection of habitat of endangered and threatened species, particularly in communities that are outside the boundaries of the Greenbelt Plan;
  - v) Amend its municipal comprehensive review conformity date from July 1, 2022 to July 1, 2023 to account for the impacts caused by the continued changes to Provincial Policy and the remaining outstanding Provincial decisions;
  - vi) Expand the proposed Land Needs Assessment Methodology to include detailed steps, assumptions, data sources and processes that will align with the latest amendments to A Place to Grow;
  - vii) Remove the requirement under subsection 17 (17.1) of the Planning Act which requires municipalities to provide a copy of the proposed Regional Official Plan (or Amendment) to the Minister 90 days before notice is issued of a public meeting and/or open house to help expedite the completion of the Region's municipal comprehensive review;
  - viii) Reconsider, as part of Amendment 1 to A Place to Grow, the existing hard cap of 10 hectares for Settlement Area Boundary Expansions within the Greenbelt Plan Area. Instead, municipalities should be permitted to consider larger Settlement Boundary Expansions to support the long-term viability of small urban settlements, subject to the completion of a servicing capacity study, and provincial approval through an MCR process; and
  - ix) Reconsider, as part of Amendment 1 to A Place to Grow, additional permissions to expand rural employment areas to accommodate new employment opportunities and provide the ability to establish new rural employment areas, subject to certain conditions such as availability of servicing, protection of the natural heritage system and ensure compatibility with surrounding uses; and
- B) That a copy of Report #2020-P-14 of the Commissioner of Planning and Economic Development be forwarded to Durham's area municipalities for their information."

Please find enclosed a copy of Report #2020-P-14 for your information.

*Ralph Walton*

Ralph Walton  
Regional Clerk

RW/uf

- c: S. Bickford, Acting Director, Growth Management Strategic Policy,  
Innovation and Partnerships Branch, Ontario Growth Secretariat
- N. Cooper, Clerk, Town of Ajax
- B. Jamieson, Clerk, Township of Brock
- A. Greentree, Clerk, Municipality of Clarington
- M. Medeiros, Clerk, City of Oshawa
- S. Cassel, Clerk, City of Pickering
- J.P. Newman, Clerk, Township of Scugog
- D. Leroux, Clerk, Township of Uxbridge
- C. Harris, Clerk, Town of Whitby
- B. Bridgeman, Commissioner of Planning and Economic Development

September 1, 2020

**Council Session CL 15-2020, August 13, 2020**

The Honourable Doug Ford  
Premier of Ontario  
Legislative Building  
Queen's Park  
Toronto ON M7A 1A1

***SENT ELECTRONICALLY***

**RE: Motion – Child Care  
Minute Item 11.1 CL 15-2020, August 13, 2020**

Regional Council, at its meeting held on August 13, 2020, passed the following resolution:

WHEREAS the Region of Niagara and Niagara's twelve local area municipalities jointly declared a state of emergency on April 3, 2020 to protect the health of our communities;

WHEREAS the COVID-19 pandemic has taken a destructive toll on Niagara's economy, resulting in business closures, job losses or a reduction of wages for Niagara residents and families;

WHEREAS women have been disproportionately impacted by these economic impacts, or have had to leave the labour market altogether in order to provide child care or home-schooling;

WHEREAS the provision of child care benefits employers, is proven to support economic recovery, but also leads to greater workforce participation by women and supports their return to the workforce;

WHEREAS the economic recovery of the Niagara Region and Ontario is dependent on families having access to safe, reliable, and affordable child care that incorporates early learning principles; and

WHEREAS a 2012 study on the economic value of child care identified that every dollar invested in child care in Ontario has a direct regional economic output of \$2.27.

NOW THEREFORE BE IT RESOLVED:

1. That the Niagara Region **REQUEST** that:
  - a. The Government of Ontario prioritize children and child care as part of our overall post-pandemic recovery plan;
  - b. The Government of Ontario develop, adequately fund and release publicly a comprehensive plan that can support families through the provision of licensed child care and early learning education; and
  - c. The Government of Ontario and the Government of Canada work collaboratively to develop a National Child Care Strategy to make child care an essential part of our public infrastructure that can support and expedite economic recovery; and
2. That this motion **BE CIRCULATED** to those upper and single tier municipalities who are designated by the province as municipal service managers for childcare and local area MPPs and MPs.

Yours truly,



Ann-Marie Norio  
Regional Clerk

CLK-C 2020-185

Distribution List:

The Right Honorable Justin Trudeau, Prime Minister of Canada  
Chris Bittle, MP - St. Catharines  
Dean Allison, MP - Niagara West  
Vance Badawey, MP - Niagara Centre  
Tony Baldinelli, MP - Niagara Falls  
Jennifer Stevens, MPP - St. Catharines  
Jeff Burch, MPP - Niagara Centre  
Wayne Gates, MPP - Niagara Falls  
Sam Oosterhoff, MPP - Niagara West-Glanbrook  
Clerk, City of Brantford  
Clerk, City of Cornwall  
Clerk, City of Greater Sudbury  
Clerk, City of Hamilton  
Clerk, City of Kawartha Lakes  
Clerk, City of Kingston  
Clerk, City of London  
Clerk, City of Ottawa

Clerk, City of Peterborough  
Clerk, City of St. Thomas  
Clerk, City of Stratford  
Clerk, City of Toronto  
Clerk, City of Windsor  
Clerk, Counties of Leeds & Grenville  
Clerk, Counties of Prescott and Russell  
Clerk, County of Bruce  
Clerk, County of Dufferin  
Clerk, County of Grey  
Clerk, County of Hastings  
Clerk, County of Huron  
Clerk, County of Lambton  
Clerk, County of Lanark  
Clerk, County of Norfolk  
Clerk, County of Northumberland  
Clerk, County of Oxford  
Clerk, County of Renfrew  
Clerk, County of Simcoe  
Clerk, County of Wellington  
Algoma District Services Administration Board  
Cochrane District Social Services Administration Board  
Kenora District Services Board  
Manitoulin-Sudbury District Services Board  
Clerk, District of Muskoka  
District of Nipissing Social Services Administration Board  
District of Parry Sound Social Services Administration Board  
Rainy River District Social Services Administration Board  
District of Sault Ste. Marie Social Services Administration Board  
Thunder Bay District Social Services Administration Board  
District of Timiskaming Social Services Administration Board  
Clerk, Municipality of Chatham-Kent  
Prince Edward-Lennox and Addington Social Services  
Clerk, Regional Municipality of Durham  
Clerk, Regional Municipality of Halton  
Clerk, Regional Municipality of Peel  
Clerk, Regional Municipality of Waterloo  
Clerk, Regional Municipality of York

**From:** [Clerks](#)  
**To:** [Lydia Gerritsen](#)  
**Cc:** [Cheryl Bandel](#)  
**Subject:** FW: Main Street Project -- Beaverton  
**Date:** August 31, 2020 8:19:45 AM

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Email 2

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**From:** Harris Rosen <[harris@harrisrosen.com](mailto:harris@harrisrosen.com)>  
**Sent:** August 31, 2020 8:16 AM  
**To:** Debbie Bath-Hadden <[dbathhadden@townshipofbrock.ca](mailto:dbathhadden@townshipofbrock.ca)>  
**Cc:** [clerks@townshipofbrock.ca](mailto:clerks@townshipofbrock.ca); Clerks <[Clerks@durham.ca](mailto:Clerks@durham.ca)>  
**Subject:** Main Street Project -- Beaverton

Your Worship Bath-Hadden,

I want to be clear about my correspondence of yesterday to you. Pursuing the objective of affordable housing and battling homelessness are indeed laudable endeavours. Doing so without consultation to Brock's Council, residents, and interested parties, is not. I have asked the Town Clerks if I may get on the next Agenda.

## **Harris Rosen**

Barrister and Solicitor

### **HARRIS ROSEN PROFESSIONAL CORPORATION**

North American Centre

5700 Yonge Street, Suite 200

Toronto, Ontario M2M 4K2

Tel. 416-931-5244

Fax. 289-653-1410

[harris@harrisrosen.com](mailto:harris@harrisrosen.com)

[www.harrisrosen.com](http://www.harrisrosen.com)

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**From:** [Clerks](#)  
**To:** [Lydia Gerritsen](#)  
**Cc:** [Cheryl Bandel](#)  
**Subject:** Fwd: Durham Housing Project -- Main Street Beaverton  
**Date:** August 31, 2020 8:17:34 AM

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Hi Lydia,

CIP please.

Thank you

Afreen

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**From:** Harris Rosen <[harris@harrisrosen.com](mailto:harris@harrisrosen.com)>  
**Sent:** Sunday, August 30, 2020 6:45:24 PM  
**To:** [clerks@townshipofbrock.ca](mailto:clerks@townshipofbrock.ca) <[clerks@townshipofbrock.ca](mailto:clerks@townshipofbrock.ca)>  
**Cc:** Clerks <[Clerks@durham.ca](mailto:Clerks@durham.ca)>  
**Subject:** Fw: Durham Housing Project -- Main Street Beaverton

I ask that you put this urgent letter which I sent to Mayor Bath-Hadden on the next agenda. I ask that any and all documentation within the meaning of FIPPA and MFIPPA, relating to this decision, be preserved. I am making this request in my capacity as a property owner in Brock (394 Morrison Avenue, Beaverton). While I am a lawyer, *at this time* my request is made in my capacity as a resident and on behalf of my wife and I.

**Harris Rosen**  
Barrister and Solicitor  
**HARRIS ROSEN PROFESSIONAL CORPORATION**  
North American Centre  
5700 Yonge Street, Suite 200  
Toronto, Ontario M2M 4K2

Tel. 416-931-5244  
Fax. 289-653-1410  
[harris@harrisrosen.com](mailto:harris@harrisrosen.com)  
[www.harrisrosen.com](http://www.harrisrosen.com)

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---

**From:** Harris Rosen  
**Sent:** August 30, 2020 5:54 PM  
**To:** [dbathhadden@townshipofbrock.ca](mailto:dbathhadden@townshipofbrock.ca) <[dbathhadden@townshipofbrock.ca](mailto:dbathhadden@townshipofbrock.ca)>  
**Cc:** Jennifer Friedman <[animal-lawyer@outlook.com](mailto:animal-lawyer@outlook.com)>

**Subject:** Durham Housing Project -- Main Street Beaverton

Hello Your Worship Bath-Hadden:

We have never had the pleasure of meeting but you copied me on an email in 2019 involving Mr. Ellins' initiative to deal with the pollution initiative (Bok Choy farm and phosphorous levels), in which considerable progress has been made. I was only peripherally involved, having suggested that the provincial government consider stepping up Administrative Monetary Penalties for polluters, apart and aside from the petition activity and heavy lift spearheaded mainly by Mr. Ellins and others. In your lob to the group you expressed dismay about provincial MPP's failing to meet with our group-- despite promises made to do so. I could not have agreed more with you. I am therefore puzzled at why you had not involved Brock's Council members in your decision to support a housing project which will profoundly impact on the residents of Beaverton?

While I have lived in Sonoma, California for the last three years, my kids have returned to our home in Thornhill and we spend weekends at our cottage in Beaverton.

While I am writing to you as a constituent/resident and not as a lawyer, I will do everything legally in my power to prevent this project from moving forward without a proper consultation with Brock and its residents.

In the interim, I am asking you, and Durham, to preserve any and all documents or records of any kind, as defined broadly and within the meaning of MFIPPA, relating to the five-year plan and Beaverton housing projects. I will be making both a FIPPA and MFIPPA request immediately relating to this proposal. I will reach out to Durham's MFIPPA co-ordinator and/or counsel, separately.

I have never heard of a major project having been approved without any sort of process to include affected parties. Nor is COVID respectfully any excuse for this vote to have proceeded in the absence of consultation: Zoom has made it increasingly faster and easier to seek such consultation. This respectfully appears to be a case where both the residents and Council in Brock were not considered important enough to consult with.

While I surmise that you will receive almost a unanimous backlash in the form of a petition regarding this decision, this is also clearly a decision which has been made in the absence of consultation about community safety and property valuations. I will follow up shortly, as I have neighbours who are understandably angry about this clandestine decision-making process.

**Harris Rosen**  
Barrister and Solicitor  
**HARRIS ROSEN PROFESSIONAL CORPORATION**  
North American Centre  
5700 Yonge Street, Suite 200  
Toronto, Ontario M2M 4K2

Tel. 416-931-5244  
Fax. 289-653-1410  
harris@harrisrosen.com

**From:** [Clerks](#)  
**To:** [Lydia Gerritsen](#)  
**Cc:** [Cheryl Bandel](#)  
**Subject:** FW: project in Beaverton  
**Date:** September 1, 2020 1:08:03 PM

---

Hi Lydia,

CIP please.

Thank you,

Afreen

---

**From:** Michael Jubb <mjubb@townshipofbrock.ca>  
**Sent:** September 1, 2020 1:05 PM  
**To:** Council <council@townshipofbrock.ca>; Clerks <Clerks@durham.ca>; Brock Clerks <clerks@townshipofbrock.ca>  
**Subject:** Fwd: project in Beaverton

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**From:** noreply@townshipofbrock.ca <noreply@townshipofbrock.ca> on behalf of Gordon Hughes  
**Sent:** Tuesday, September 1, 2020 10:55:01 AM  
**To:** Michael Jubb <mjubb@townshipofbrock.ca>  
**Subject:** project in Beaverton

I was recently advised that a committee was struck to consider supporting a housing project for unsheltered people with addictions and/or mental health concerns to be built at 133 Main Street, Beaverton on lands adjacent to Lakeview Manor and Gillespie Gardens.

I, as a new homeowner within the last 5 years, am totally against this resolution. I do not believe this project should be built in this small community and should be sent to a larger community such as Lindsay or Cannington.

I moved to Beaverton to retire and enjoy the small town atmosphere and get away from the big city and all of its problems, which are exploding as we speak.

Beaverton is just too small and these unsheltered people value their freedom which may come into conflict with this varied community. This build is across from the Beaverton fairgrounds [baseball, soccer, etc], ice arena, and curling arena, which must be considered.

Cannington, as we have been told, and I have contributed to, is getting a large ultra modern

clinic/hospital which would be better able to care for or advise these unsheltered people.

If the decision would consider Lindsay, with Ross Memorial and other facilities for unsheltered people, I would support this construction but to put this in Beaverton would be a huge mistake.

The decision to build in Beaverton may hamper future elections, as the people I have spoken to are very upset and have started a petition that is against this construction. I do realize that there are four councilors for this resolution and three against. Please consider another venue as this resolution may bring the community of Beaverton in conflict with your council of Brock.

-----  
Origin: <https://www.townshipofbrock.ca/en/municipal-office/mayor-and-council.aspx>  
-----

This email was sent to you by Gordon Hughes  
<https://www.townshipofbrock.ca>.

through

**Ministry of Agriculture,  
Food and Rural Affairs**

Office of the Minister

77 Grenville Street, 11th Floor  
Toronto, Ontario M7A 1B3  
Tel: 416-326-3074  
www.ontario.ca/OMAFRA

**Ministère de l'Agriculture, de  
l'Alimentation et des Affaires rurales**

Bureau du ministre

77, rue Grenville, 11<sup>e</sup> étage  
Toronto (Ontario) M7A 1B3  
Tél. : 416 326-3074  
www.ontario.ca/MAAARO



August 31, 2020

Mr. John Henry  
Regional Chair  
Regional Municipality of Durham  
chair@durham.ca

Dear Mr. Henry:

Over the past 2 years, our government has heard from farmers, municipalities and the broader agriculture community about the threat of on-farm trespass activities. We have heard that farmers are worried for their own safety, the safety of their families, their employees as well as the safety of their animals.

We listened to your concerns, and back in December 2019, I was honoured to introduce the [Security from Trespass and Protecting Food Safety Act, 2020](#) and to act on our government's commitment to protect farmers, agri-food businesses, farm animals and our food supply from the risks of trespass activities. The Act received Royal Assent on June 18, 2020.

I appreciate the strong support that I have received from our stakeholder partners, like you, on such an important piece of legislation. The COVID-19 outbreak has shown us now more than ever, how important it is to have a steady, reliable food supply and to protect the health and safety of the agri-food workers who help feed us.

As you may be aware, we have recently seen a public safety situation grow more urgent. Earlier this summer a demonstrator tragically died outside a meat processing plant. Since then, we have seen heightened tensions leading to greater risks for everyone involved. This has created a significant public safety concern that must be addressed to ensure everyone's safety.

As a result, I am announcing today a partial proclamation of the [Security from Trespass and Protecting Food Safety Act, 2020](#) that will come into effect on Wednesday September 2, 2020 at 12:01AM to address these immediate public safety concerns.

.../2



Good things grow in Ontario  
À bonne terre, bons produits

Ministry Headquarters: 1 Stone Road West, Guelph, Ontario N1G 4Y2  
Bureau principal du ministère: 1 Stone Road West, Guelph (Ontario) N1G 4Y2

We are proclaiming sections 6(1), 7, 14(1)[3] and 15(1) of the Act, making it an offence to stop, hinder, obstruct or otherwise interfere with a motor vehicle transporting farm animals.

Regulation 950 under the [Provincial Offences Act \(POA\)](#) is also being amended so that tickets can be issued under Part I of the POA for a contravention of section 6(1) of the Act. This approach will allow for more immediate use of the relevant provisions to address the obstruction of motor vehicles transporting farm animals.

I am also pleased to inform you that a [Discussion Paper](#) has been posted on the regulatory registry, outlining the ministry's proposed approach for the regulatory items that are needed to make the rest of the Act come into force. It will be posted for public comment for 45 days, closing on October 15, 2020. Comments can also be sent directly by email to [SecurityFromTrespass.OMAFRA@ontario.ca](mailto:SecurityFromTrespass.OMAFRA@ontario.ca).

I understand the importance and urgency of this Act to many across the sector. However, before the remaining sections can be proclaimed into force, a number of items must be prescribed via a regulation to operationalize the Act. These regulations are needed to ensure the act is clear, easily interpreted and fulfils its intended purposes. It is important that we take the time to hear from those impacted so we can take those comments into consideration in finalizing the regulation.

The remaining sections of the Act come into force upon proclamation by the Lieutenant Governor in Council. Once fully proclaimed into force, the Act will recognize the unique risks associated with trespassing on farms and at processing facilities.

I strongly encourage you to provide feedback and comments on this discussion paper. Your insights are valuable as we work to ensure the Minister's Regulation and the Act are fair and reasonable while also meeting the needs of industry. Your input is an important contribution to help shape the content and design of the Minister's Regulation.

Again, thank you for your support. I look forward to working with you to create a safe and healthy Ontario for all.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ernie Hardeman', written in a cursive style.

Ernie Hardeman  
Minister of Agriculture, Food and Rural Affairs

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

August 18, 2020

A special meeting of the Durham Agricultural Advisory Committee was held on Tuesday, August 18, 2020 in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby at 7:38 PM. Electronic participation was offered for this meeting.

#### 1. Roll Call

Present: Z. Cohoon, Federation of Agriculture, Chair  
T. Barrie, Clarington  
G. O'Connor, Member at Large  
F. Puterbough, Member at Large, Vice-Chair  
D. Risebrough, Member at Large  
H. Schillings, Whitby  
G. Taylor, Pickering  
T. Watpool, Brock, Vice-Chair  
**\*members of the Committee participated electronically**

Also

Present: G. Hight, Regional Councillor

Absent: D. Bath-Hadden, Regional Councillor  
N. Guthrie, Member at Large  
B. Howsam, Member at Large  
K. Kemp, Scugog  
K. Kennedy, Member at Large  
P. MacArthur, Oshawa  
B. Smith, Uxbridge  
B. Winter, Ajax

Staff

Present: K. Allore-Engel, Senior Planner, Department of Planning and Economic Development  
A. Brown, Agriculture Economic Development Program Coordinator  
R. Inacio, Systems Support Specialist, Corporate Services – IT  
N. Prasad, Committee Clerk, Corporate Services – Legislative Services

#### 2. Declarations of Interest

There were no declarations of interest.

**3. Adoption of Minutes**

Moved by F. Puterbough, Seconded by T. Barrie,  
That the minutes of the Durham Agricultural Advisory Committee  
meeting held on July 14, 2020 be adopted.  
CARRIED

**4. Discussion Items**

A) Improving Connectivity in Ontario – A Brown

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A. Brown advised that Economic Development staff and the Region's Broadband Specialist are asking for a letter of support from the committee with regards to the Region's application for the Improving Connectivity in Ontario (ICON) funding. She stated that Durham is proposing a project that will bring high speed fibreoptic cables into rural communities and establish points of connection for high speed internet connections with a goal to improve internet access in Durham's rural areas.

At this point in the meeting, Riaz Razvi, the Region's Broadband Specialist joined the meeting to provide further clarification on the proposed network.

Discussion ensued with regards to the importance of having good connectivity for the recording of data, field operations and day to day business for the agricultural community. It was stated that agricultural enterprises also require internet connections for monitoring volumes of product produced, alarms, monitoring barns for environmental factors as well as robotics.

Staff responded to questions with regards to the power and longevity of the network; whether the fibreoptic line will be usable for future connectivity; and whether there has been discussion with the Internet Service Providers regarding the need for connectivity specifically to the farming community.

Moved by D. Risebrough, Seconded by T. Barrie,  
That we recommend to the Planning and Economic Development  
Committee:

That the Durham Agricultural Advisory Committee supports the Region of Durham's application to the Improving Connectivity in Ontario (ICON) program for the establishment of a Regional Broadband Network and that a letter of support as provided in Attachment #2 to the August 18, 2020 DAAC agenda be forwarded to Planning and Economic Development staff as part of the submission to the Ministry of Infrastructure regarding the Region of Durham application to the ICON Program; and

That the Planning and Economic Development Committee be so advised.

CARRIED



B) DAAC Farm Tour – D. Risebrough

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D. Risebrough advised that the invitation to the virtual Farm Tour was sent out on August 18<sup>th</sup>. He advised that members need to register in order to receive the password to participate.

D. Risebrough advised that the filming for the video has started and filming with the Regional Chair has been scheduled. He also advised that the sub-committee is in the process of reviewing photos for the photo montage and asked for committee members to forward any appropriate photos they may have.

Discussion ensued with regards to the need to encourage more participation from regional, municipal and school board staff; as well as the possibility of presenting the video as an educational piece in the future.

**5. Other Business**

There was no other business.

**6. Date of Next Meeting**

The next meeting of the Durham Agricultural Advisory Committee will be held on Tuesday, September 15, 2020 starting at 7:30 PM in Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

**7. Adjournment**

Moved by H. Schillings, Seconded by G. O'Connor,  
That the meeting be adjourned.

CARRIED

The meeting adjourned at 8:29 PM.

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Z. Cohoon, Chair, Durham  
Agricultural Advisory Committee

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N. Prasad, Committee Clerk