



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

August 4, 2023

Information Reports

- [2023-INFO-66](#) Commissioner of Planning and Economic Development – re: Monitoring of Land Division Committee Decisions of the July 10, 2023, Meeting
- [2023-INFO-67](#) Commissioner of Finance – re: 2022 Annual Investment Report

Early Release Reports

- [2023-P-**](#) Commissioner of Planning and Economic Development – re: Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd., on behalf of Wechsel Farms, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2022-004.

Early release reports will be considered at the September 5, 2023, Planning and Economic Development meeting.

Staff Correspondence

1. [Memorandum from Dr. R. J. Kyle, Commissioner and Medical Officer of Health](#) – re: Health Information Update – July 30, 2023

Durham Municipalities Correspondence

1. [Town of Ajax](#) – re: Resolution passed at their Council meeting held On June 19, 2023, regarding comments on the Proposed Provincial Planning Statement

Other Municipalities Correspondence / Resolutions

1. [City of Toronto](#) – re: Resolution passed at their Council meeting held on June 14 and 15, 2023, regarding comments on the Proposed Provincial Planning Statement
2. [City of Ottawa](#) – re: Resolution passed at their Council meeting held on June 14, 2023, regarding donating a decommissioned ambulance to the Embassy of Ukraine

Miscellaneous Correspondence

There is no Miscellaneous Correspondence

Advisory / Other Committee Minutes

There are no Advisory / Other Committee Minutes

Members of Council – Please advise the Regional Clerk at clerks@durham.ca, if you wish to pull an item from this CIP and include on the next regular agenda of the appropriate Standing Committee. Items will be added to the agenda if the Regional Clerk is advised not later than noon the day prior to the meeting, otherwise the item will be included on the agenda for the next regularly scheduled meeting of the applicable Committee.

Notice regarding collection, use and disclosure of personal information:

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

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



The Regional Municipality of Durham Information Report

From: Commissioner of Planning and Economic Development
Report: [#2023-INFO-66](#)
Date: August 4, 2023

Subject:

Monitoring of Land Division Committee Decisions of the July 10, 2023, Meeting

Recommendation:

Receive for information

Report:

1. Purpose

- 1.1 This report summarizes the decisions on consent applications made by the Regional Land Division Committee at its meeting of July 10, 2023 (see Attachment #1). All approved applications conform to the Durham Regional Official Plan. For the applications approved by the Land Division Committee, no appeals to the Ontario Land Tribunal are recommended.
- 1.2 A copy of this report will be forwarded to the Land Division Committee for its information.

2. Previous Reports and Decisions

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

3. Relationship to Strategic Plan

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

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

4. Attachments

Attachment #1: Monitoring Chart from the July 10, 2023, Meeting

Respectfully submitted,

Original signed by

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



Monitoring of Land Division Committee Decisions for the Meeting Date of July 10, 2023

Appeal Deadline: August 08, 2023

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 2021/0002	Carlean Evans	Lot 27, Concession 7 Township of Uxbridge	Consent to sever a vacant 507.32 m ² residential parcel of land, retaining a 506.92 m ² residential parcel of land with an existing dwelling to remain.	Conforms	Approved by Committee
LD 034/2023	Wayne and Lynne Best	Lot 29, Concession 3 Municipality of Clarington	Consent to sever a vacant 352.32 m ² residential parcel of land, retaining a 1056.96 m ² residential parcel of land. Existing dwelling to be demolished.	Conforms	Approved by Committee
LD 035/2023	Wayne and Lynne Best	Lot 29, Concession 3 Municipality of Clarington	Consent to sever a vacant 352.32 m ² residential parcel of land, retaining a 352.32 m ² residential parcel of land. Existing dwelling to be demolished.	Conforms	Approved by Committee
LD 036/2023	Wayne and Lynne Best	Lot 29, Concession 3 Municipality of Clarington	Consent to add a vacant 406.1 m ² residential parcel of land to the south retaining a 1068.6 m ² residential parcel of land. Existing dwelling to be demolished.	Conforms	Approved by Committee
LD 037/2023	Brooklin Development General Partner Ltd.	Lot 29, Concession 3 Town of Whitby	Consent to sever a vacant 1.985 ha institutional parcel of land, retaining a vacant 110.99 ha residential parcel of land.	Conforms	Approved by Committee

LD File Number	Owner	Location	Nature of Application	Regional Official Plan	LDC Decision
LD 039/2023	Twelve Stone Homes	Lot 24, Concession 13 Township of Scugog	Consent to sever a vacant 7.676 ha agricultural parcel of land, retaining a 4.769 ha agricultural parcel of land with the existing dwelling to remain.	Conforms	Approved by Committee
LD 040/2023	Ruti Farms	Lots 14, Concession 12 Township of Scugog	Consent to sever a 0.6 ha agricultural parcel of land with existing dwelling to remain, retaining 54.53 ha agricultural parcel of land. The retained vacant parcel will be merged with the adjacent farmland to the west.	Conforms	Approved by Committee
LD 042/2023	1000077319 Ontario Inc.	Lot 27, Concession 1 City of Pickering	Consent to sever a vacant 675.6 m ² residential parcel of land, retaining a 780.6 m ² residential parcel of land with the existing dwelling to be demolished. Application includes easement.	Conforms	Approved by Committee
LD 043/2023	Winash Developments Limited	Lot 25, Concession 5 Town of Whitby	Consent to sever a vacant 1.40 ha commercial parcel of land, retaining a 5.73 ha commercial parcel of land with existing structures to remain.	Conforms	Approved by Committee
LD 044/2023	Winash Developments Limited	Lot 25, Concession 5 Town of Whitby	Consent to sever a vacant 2.02 ha commercial parcel of land, retaining a 3.71 ha commercial parcel of land with existing structures to remain.	Conforms	Approved by Committee
LD 046/2023	Maleeha Shahid	Lot 29, Concession 2 Town of Whitby	Consent to sever a vacant 628.6 m ² residential parcel of land, retaining a 628.7 m ² residential parcel of land with an existing dwelling to be demolished.	Conforms	Approved by Committee

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2303.



The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: [#2023-INFO-67](#)
Date: August 4, 2023

Subject:

2022 Annual Investment Report

Recommendation:

Receive for information.

Report:

1. Purpose

- 1.1 In accordance with the *Municipal Act, 2001*, *Ontario Regulation 438/97*, and the Region's "Statement of Investment Policy and Goals" (Policy), the Treasurer is required to report annually on the Region's investment portfolio following the end of each fiscal year, generally to report on performance of the portfolio and its compliance with investment policies and goals.
- 1.2 This report summarizes the performance of the investment portfolio for 2022 and provides the required statement of the Treasurer, based on the updated Investment Policy approved by Regional Council in January 2022.

2. Background

- 2.1 The Statement of Investment Policy and Goals establishes and prioritizes the Region's investment objectives and provides strategic direction for the management of the Region's operating, capital, and reserve funds by establishing guidelines for investing within the parameters of the prevailing legislation. The Policy also formalizes the expected standard of care required for investment staff and others as custodians of public funds in the execution of the Regional investment strategy.

- 2.2 The Policy and the overall investing approach emphasizes capital preservation and liquidity when considering investment opportunities to maximize returns within risk tolerance guidelines. For funds invested over the short-term, a low risk tolerance is adopted, whereas investments made with longer-term funds will demonstrate a low to moderate risk tolerance.
- 2.3 In 2022, capital markets were extremely volatile but fixed income yields were boosted by a 4.0% increase in the Bank of Canada overnight rate. Combined with a more active investment approach, the performance of the Region's investment portfolio benefitted from higher returns on new investments. However, portfolio returns were negatively affected by lower yields on older investments purchased in a low interest rate environment. Starting in July 2022 and continuing into 2023, returns were also affected by an inverted yield curve, a phenomenon where longer term yields fall below short-term yields due to perceived economic weakness and recession fears.
- 2.4 The Region prioritizes liquidity by investing available funds not required for immediate use in its operations, reserve funds, and capital programs. Earnings from the investment portfolio are allocated to each of these areas in proportion to the cash balances invested.

3. Previous Reports and Decisions

- 3.1 An investment report is prepared annually by the Treasurer to report on the performance of the investment portfolio for the prior fiscal year and compliance with the Region's investment policies and goals. The 2021 Annual Investment Report (#2022-INFO-68) was provided to Council in August 2022.
- 3.2 Under Report #2022-F-1, an updated Statement of Investment Policy and Goals was approved.
- 3.3 Report #2023-F-4 provided an Investment Portfolio Update.

4. Performance of the Investment Portfolio

Investment Returns

- 4.1 First and foremost, the newly approved Statement of Investment Policy and Goals recognizes compliance with the legality of investments as permitted by the Municipal Act, 2001, as amended. The Policy specifically recognizes the Region's role as custodian of public funds, with safeguarding of funds being paramount. The investment strategy emphasizes the security of principal and the maintenance of adequate liquidity to ensure the daily operating cash flow requirements can be met. Competitive rates of return, on higher yielding, marginally riskier securities is sought for longer-term investments.

- 4.2 While investment returns are an important measure of the performance of the portfolio, they are a function of the investment objectives adopted by the Region, as well as market conditions.
- 4.3 The Region's overall investment returns were higher than those obtained in the prior year, reflecting the more active investing approach and the higher interest rates available in the marketplace for interest-bearing accounts and securities. For 2022, the return on the portfolio averaged 2.943% (2021 – 1.512%).
- 4.4 The average rate of return for investments stratified by the remaining term is shown in the following table. Note that under the new Policy, new term periods were adopted, so prior year comparatives are not applicable for all terms.

Investment Returns by Remaining Term

Remaining Term of Investment	2022	2021
Less than 6 months	3.60%	1.34%
6 months to 18 months	3.43%	n/a
6 months to 1 year	n/a	2.14%
18 months up to 5 years	3.35%	n/a
1 year up to 5 years	n/a	1.34%
5 years up to 10 years	1.87%	2.49%
10 years up to 30 years	4.59%	4.31%

Investment Terms

- 4.5 The Statement of Investment Policy and Goals provides guidelines for the stratification of the Region's portfolio over investment terms ranging from less than six months up to thirty years.
- 4.6 At December 31, 2022, the Region's portfolio was invested in securities with the below remaining terms to maturity.

Investment Terms by Remaining Term

Remaining Term of Investment	2022	2021
Less than 18 months	51.1%	53.1%
18 months to 5 years	43.2%	45.0%
Maturities beyond 5 years	5.6%	2.0%

- 4.7 The liquidity guideline ensures ready access to funds in order to meet the financial obligations of the Region as they come due and recommends that a minimum of 25% of the Region's investments should have a term of 18 months or less. Short-term investment holdings were above this target at the end of 2022. The allocation to maturities over 5 years also increased with efforts to lock in higher returns over longer term investment horizons.

Investment Portfolio Composition

- 4.8 The Investment Policy establishes general guidelines for minimum and maximum investment targets by type of financial instrument and by issuers, as well as minimum credit ratings for issuers. The portfolio composition at any one point in time should reflect the availability of high credit quality investments at rates of return that exceed those being received on surplus operating cash balances. During the year, none of the investments fell below the minimum credit ratings standards and virtually all investments were held to maturity.
- 4.9 As at December 31, 2022, 92.7% of the portfolio was invested with Schedule I Banks, including investments in GICs and High Interest Savings Accounts. This is above the policy target of 50%, with the deviation from the target approved at the discretion of the Commissioner of Finance in accordance with the Policy. To improve diversification under the new Policy, a strategy was undertaken in 2022 to increase the portfolio's exposure to longer term bonds and equity securities.
- 4.10 The composition of the Region's investment portfolio at year end by type of financial institution is shown in the following table:

Investment Portfolio Composition

Financial Institution / Instrument	Target Maximum	Actual at Dec 31/22
Government of Canada	100%	0.6%
Provincial Governments	75%	0.6%
Large Urban Municipal Debentures		
Region of Durham	25%	0.6%
Other	30%	0.6%
Schedule 1 Banks	50%	92.7%
ONE Investment High Interest Savings Account	10%	1.4%
ONE Investment Canadian Equity Portfolio	10%	3.5%

- 4.11 Canadian interest rates increased rapidly over 2022. GICs, both short-term and long-term, were the primary investment vehicles for the Region but diversification into other asset classes and instruments approved under the Policy remains a priority. This approach allows the Region to continue to benefit from the high interest rates in future years while mitigating interest rate and reinvestment risk.
- 4.12 The Investment Policy also permits the Region to invest in its own debt issuances, with the requirement to report such investments in each annual investment report. The following table lists the Region of Durham debentures, totalling \$22,857,467, held in the investment portfolio as at December 31, 2022. A total of \$9.7 million of Region of Durham debentures were acquired on issuance in 2022.

Investment in Own Debt

Broker	Coupon Rate	Maturity Amount	Issue Date	Purchase Date	Maturity Date
RBC	4.588%	\$4,794,467*	Oct. 6/05	Feb. 14/11	Oct. 6/28
RBC	4.15%	\$1,538,000	Oct. 16/13	Oct. 16/13	Oct. 16/29
RBC	4.20%	\$1,602,000	Oct. 16/13	Oct. 16/13	Oct. 16/30
RBC	4.25%	\$1,669,000	Oct. 16/13	Oct. 16/13	Oct. 16/31
RBC	4.30%	\$1,740,000	Oct. 16/13	Oct. 16/13	Oct. 16/32
RBC	4.30%	\$1,814,000	Oct. 16/13	Oct. 16/13	Oct. 16/33
RBC	4.50%	\$3,256,000	July 5/22	July 5/22	July 5/34
RBC	4.70%	\$1,500,000	July 5/22	July 5/22	July 5/38
RBC	4.70%	\$1,571,000	July 5/22	July 5/22	July 5/39
RBC	4.75%	\$1,647,000	July 5/22	July 5/22	July 5/40
RBC	4.75%	\$1,726,000	July 5/22	Jul. 5/22	July 5/41

*Amortizing bond – amount will reduce over the term

4.13 The total value of the Region's investment portfolio was \$3,975,030,424 as at December 31, 2022. Below is a summary of the portfolio composition by type of security at year end:

Portfolio Composition by Type of Security

Type of Investment	\$('000's)	Yield % Range	Maturity Range
Bonds / GICs			
Government of Canada	22,500	3.25 – 3.70	2027 – 2028
Provinces	22,500	4.49	2032
Municipalities	47,857	4.18 – 4.77	2028 – 2042
Schedule 1 Banks	3,681,364	0.96 – 6.75	2023 – 2027
High Interest Accounts	59,852	4.72 – 4.83	On demand
ONE Canadian Equity Portfolio	140,957	Not applicable	Not applicable

5. Compliance with Investment Policies and Goals

- 5.1 Internal controls established by Finance Department staff are an integral component in ensuring that all investment transactions are made in accordance with the Region's Statement of Investment Policies and Goals. They include those outlined in the Policy as well as professional ethics and conflict of interest guidelines.
- 5.2 The Region's investments are also audited annually by Deloitte LLP, the independent external auditor, as part of the audit of the Region's Consolidated Financial Statements.

6. Forecast

- 6.1 In 2022, there was a rapid increase to interest rates. The objective of the higher interest rates is to moderate the economy and reduce inflation. The Bank of Canada expects inflation will hover around 3% for the next year until gradually declining to the 2% target by the middle of 2025. Given that, we should expect to see higher rates and prolonged inversion in the yield curve until inflation consistently returns to within the Bank of Canada's target range.
- 6.2 As investments continue to mature in 2023, proceeds should be invested in diversified, higher yielding investments which will significantly impact the portfolio's Net Rate of Return, as seen in 2022. Higher returns will positively impact investment earnings on the Region's available cash balances and investments, as well as benefit reserve funds and capital programs that rely on investment earnings to supplement funding for tangible capital asset investments.

7. Relationship to Strategic Plan

- 7.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a) Goal 5.4 Service Excellence – This investment report demonstrates the commitment to financial stability and transparency by communicating the annual performance of the portfolio along with compliance results.

8. Conclusion

- 8.1 The Region continues to invest in a diverse portfolio of high credit quality securities delivering a suitable rate of return considering the market conditions.
- 8.2 In my opinion, all investment transactions for 2022 continue to conform to the Region's investment policies and goals as adopted by Regional Council, reflecting the objectives for optimizing returns on investments and funds not immediately required.

Respectfully submitted,

Original Signed By

Nancy Taylor, BBA, CPA, CA
Commissioner of Finance

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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2023-P-**
Date: September 5, 2023

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Clark Consulting Services Ltd., on behalf of Wechsel Farms, to permit the severance of a dwelling rendered surplus to a farming operation as a result of the consolidation of non-abutting farm parcels in the Township of Brock, File: OPA 2022-004.

Recommendation:

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

- A) That Amendment #192 to the Durham Regional Official Plan, to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, be adopted as contained in Attachment #3 to Commissioner's Report #2023-P-**; and
 - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Township of Brock, the Ministry of Municipal Affairs and Housing, and all other person or public bodies who requested notification of this decision.
-

Report:**1. Purpose**

- 1.1 On August 18, 2022, Clark Consulting Services Ltd., on behalf of Wechsel Farms, submitted an application to amend the Regional Official Plan to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels in the Township of Brock.

2. Site Description

- 2.1 The subject site is located on the north side of Regional Road 15, west of Thorah Sideroad and is approximately 2.4 kilometres east of the Beaverton Urban Area in the Township of Brock (refer to Attachment 1). The property is municipally known as B1845 Regional Road 15, and is described as Part of Lot 6, Concession 5, in the Former Township of Thorah.
- 2.2 The subject site is roughly square in shape and is approximately 40 hectares (100 acres) in size. The southern portion of the site contains an existing house (the subject surplus dwelling), a barn, and other outbuildings to be removed. The White's Creek watercourse is located along the site's southeast property line. A woodlot is located in the northwest corner of the site. The house on the property is rented to a tenant who is not involved with the farming operation.
- 2.3 The surrounding land uses to the subject site includes:
- a. North – agricultural lands and rural residences
 - b. East – Thorah Sideroad, rural residences, agricultural lands, and White's Creek
 - c. South – rural residences, Regional Rd. 15, a woodlot, White's Creek, and agricultural lands
 - d. West – wooded area, agricultural lands, and rural residences

3. Background

- 3.1 Wechsel Farms has applied to amend the Durham Regional Official Plan (ROP) to permit the severance of a 0.49 ha (1.21 acre) rural residential parcel of land containing a farm dwelling, from a 40 ha (100 acre) farm parcel.

- 3.2 The applicant has submitted a concurrent related Zoning By-law Amendment Application (13-2022-RA) to the Township of Brock to rezone the proposed retained farm parcel to prohibit any further severances, or the construction of any new dwellings.

4. Reports Submitted in Support of the Application

- 4.1 A Planning Justification Report prepared by Clark Consulting Services Ltd. was submitted to support the application. The Planning Justification Report concluded that the application conforms with the applicable Provincial and Regional policies and meets the Provincial Minimum Distance Separation requirements.
- 4.2 An Environmental Site-Screening Questionnaire completed by GHD Ltd. indicates a low level of environmental concern on the subject site.

5. Previous Reports and Decisions

- 5.1 On December 6, 2022, the Planning and Economic Development Committee received the Public Meeting Report #2022-P-19, which includes details of the proposed non-abutting surplus farm dwelling severance.

6. Provincial Plans and Policies

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

7. Durham Regional Official Plan (ROP) Context

- 7.1 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 need for a farm employee;
 - b. the farm parcel is a size which is viable for farming operations;
 - c. for sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004; and
 - d. the farm parcel is zoned to prohibit any further severance or the establishment of any residential dwelling.

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

8. Planning Analysis

- 8.1 Wechsel Farms owns a total of five agricultural properties in the Township of Brock. Two of the agricultural properties contain a house. The applicant's family lives in the homestead located at B2005 Concession Road 6. The house located on the subject site is not utilized by a farm employee, and is surplus to the farm operations as a result of the consolidation of non-abutting farm parcels.
- 8.2 The severance of the surplus dwelling will not have an impact on the current farming operation. The proposed retained farm parcel will continue to remain viable for agriculture use. The subject dwelling had existed prior to December 16, 2004, when the Greenbelt Plan came into effect.
- 8.3 The proposed Amendment to the Regional Official Plan requires that the retained farm parcel be rezoned to prohibit any further severances, and the construction of any new dwellings.
- 8.4 The proposed amendment is consistent with the PPS and conforms with the Greenbelt Plan and the Durham Regional Official Plan.

9. Public Meeting and Submissions

- 9.1 In accordance with the Planning Act, a notice of public meeting regarding this application was published in the appropriate newspaper, mailed to those who own lands within 120 metres (400 feet) of the subject lands, and a public meeting was held on December 6, 2022. Commissioner's Report #2022-P-19 provides information on the application.
- 9.2 The Region did not receive any written submission from the public related to the amendment application.

10. Consultation

- 10.1 On March 13, 2023, the Township of Brock adopted a resolution supporting the proposed Durham Regional Official Plan Amendment application and the related Zoning By-law Amendment application.

10.2 The Ministry of Municipal Affairs and Housing, the Lake Simcoe Region Conservation Authority, the Regional Health Department, the Regional Works Department, and the Durham Agricultural Advisory Committee have no concerns with the approval of the application.

10.3 No comments or concerns were received from any member of the public.

11. Notice of Meeting

11.1 Written notification of the meeting time and location of the Planning and Economic Development Committee was sent to all that requested notification, in accordance with Regional Council procedure.

11.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by the Regional Council on September 27, 2023. If Council adopts the proposed Amendment, notice will be given by the Regional Clerk and Council's decision will be final unless appealed to the Ontario Land Tribunal (OLT).

12. Relationship to Strategic Plan

12.1 In the processing of ROPA amendment applications, the objective is to ensure responsive, effective and fiscally sustainable service delivery in accordance with Goal 5 of the Durham Region Strategic Plan (DRSP), "Service Excellence".

13. Conclusion

13.1 The proposed amendment is consistent with the Provincial Policy Statement and conforms with the policies of the Greenbelt Plan and the Durham Regional Official Plan. The required implementing Zoning By-law will prohibit any further severances and the construction of new dwellings on the retained farm parcel. Accordingly, it is recommended that Amendment #192 to the ROP, as shown on Attachment #3, be adopted.

14. Attachments

Attachment #1: Location Sketch

Attachment #2: Applicant's Total Land Holdings

Attachment #3: Amendment #192 to the Durham Regional Official Plan

Respectfully submitted,

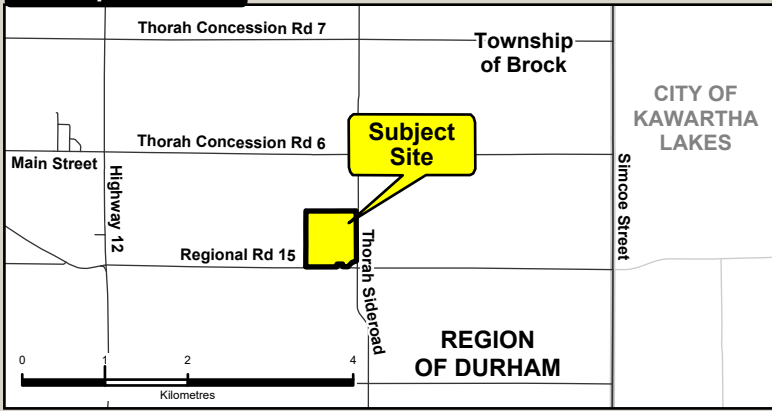
Original signed by

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

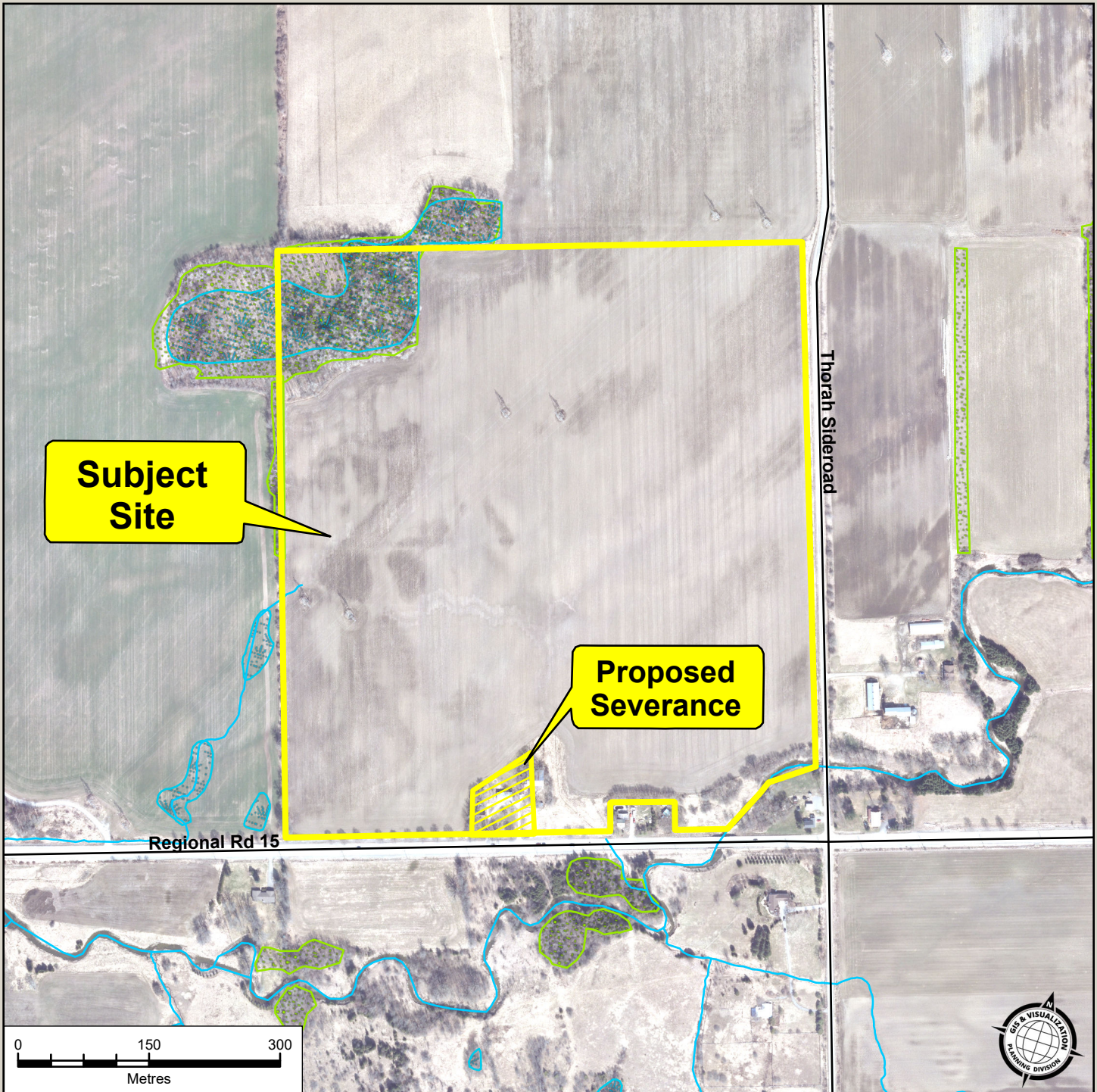
Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



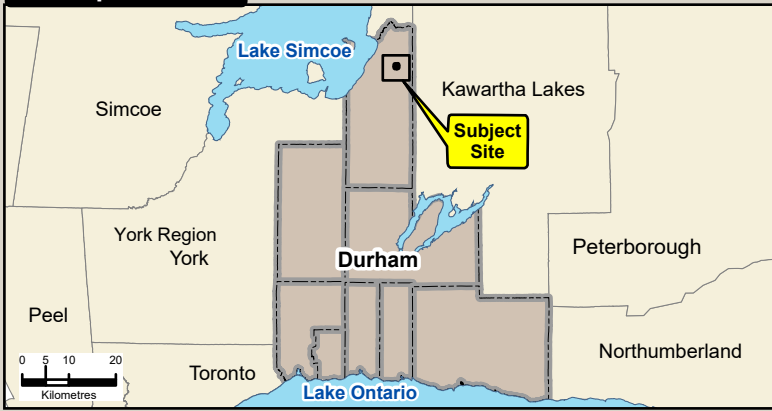
Attachment #1
Commissioner's Report: 2023-P-**
File: ROPA 2022-004
Municipality: Township of Brock



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Municipal Context



Attachment #2
Commissioner's Report: 2023-P-**
File: ROPA 2022-004
Municipality: Township of Brock

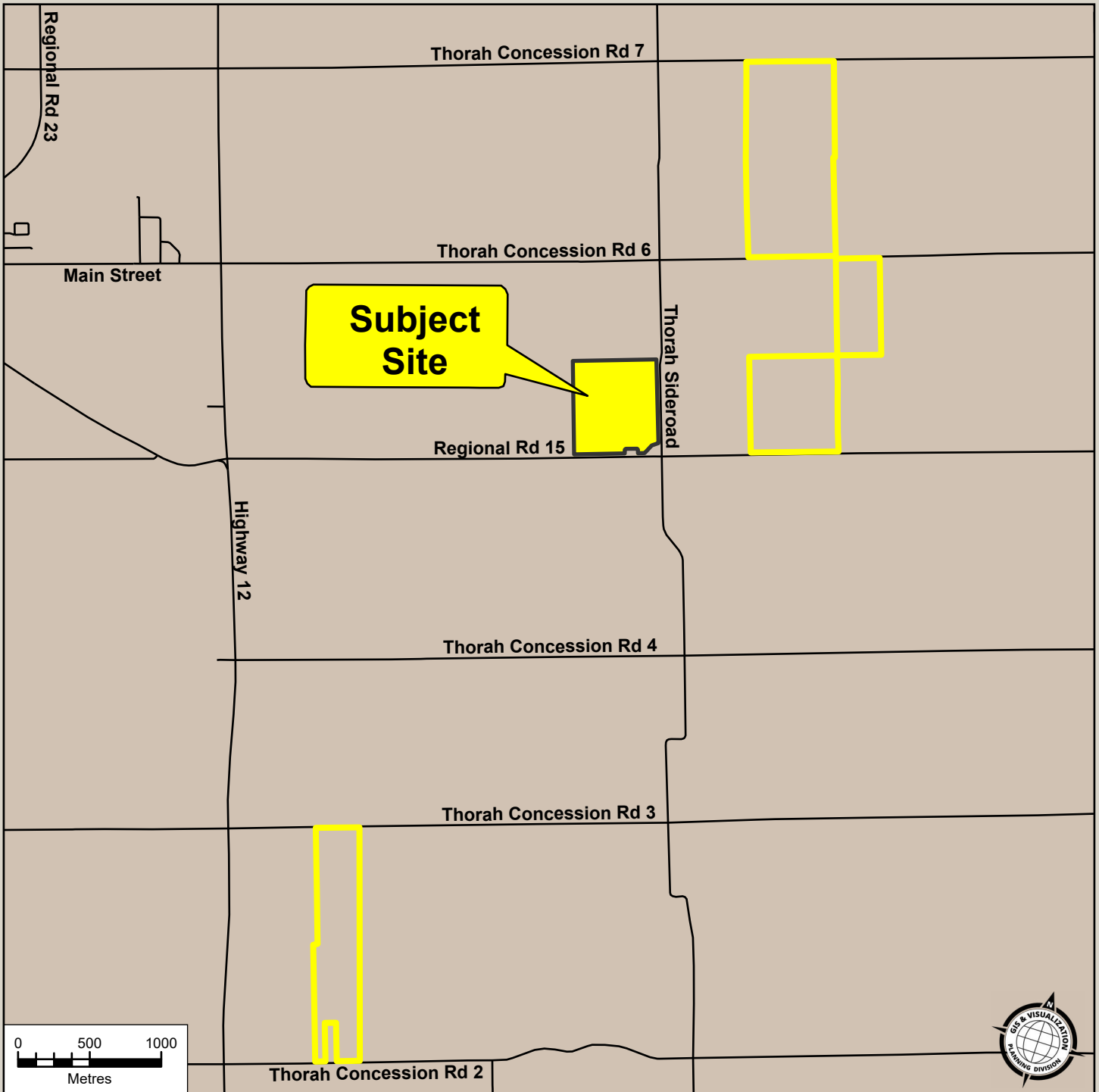
Legend



Subject Site



Other Lands Owned by Wechsel Farms



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Amendment #192 to the Durham Regional Official Plan

- Purpose and Effect:** The purpose of this Amendment is to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels on lands designated as “Prime Agricultural Areas.”
- Location:** The subject site is located on the north side of Regional Road 15, west of Thorah Sideroad and is approximately 2.4 kilometres east of the Beaverton Urban Area. The site is municipally known as B1845 Regional Road 15 and is described as Part of Lot 6, Concession 5, former Township of Thorah, in the Township of Brock.
- Basis:** The subject farm property has been consolidated with the other non-abutting farm parcels owned by the applicant. The residential dwelling on the subject site is not required by, and is surplus to, the farm operation. This amendment conforms with the Durham Regional Official Plan, the Greenbelt Plan, and the Growth Plan for the Greater Golden Horseshoe and is consistent with the Provincial Policy Statement.
- Amendment:** The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:
- “9A.3.2 fff) A surplus farm dwelling rendered surplus from the parcel identified as Assessment No.18-39-010-003-14300 located in Part of Lot 6, Concession 5, former Township of Thorah, in the Township of Brock, subject to the inclusion of the provisions in the zoning by-law to prohibit the establishment of any dwellings on the retained parcel in accordance with the Provincial and Regional policies, no further severance of the property is permitted.
- Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to this Amendment.
- Interpretation:** The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.



Interoffice Memorandum

Date: August 4, 2023

To: Health & Social Services Committee

From: Dr. Robert Kyle

Subject: Health Information Update – July 30, 2023

Health
Department

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

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

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

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

Respectfully submitted,

Original signed by

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

*“Service Excellence
for our Communities*

UPDATES FOR HEALTH & SOCIAL SERVICES COMMITTEE
July 30, 2023

Health Department Media Releases/Publications

tinyurl.com/yft5bvar

- COVID-19 Vaccine Updates (Jul 17)

tinyurl.com/yvkz8f4z

- Vaccine-Derived Poliovirus Type 2 in Newcomers in Canada (Jul 19)

tinyurl.com/3zeuet96

- Durham Region Weekly Beach Report (Jul 20)

tinyurl.com/whdyfr4t

- Mosquitoes test positive for West Nile Virus in Durham (Jul 21)

tinyurl.com/42ya7ksm

- Health Equity Series – Improve Health Through Financial Empowerment (Jul 24)

tinyurl.com/44nsc765

- What's Up Doc? Vol 16 No 2 (Jul 24)

tinyurl.com/bdd8pw2s

- Durham Region Weekly Beach Report (Jul 27)

tinyurl.com/yjtuf7t7

- World Hepatitis Day (Jul 28)

tinyurl.com/28cjx6w9

- Mosquitoes test positive for West Nile Virus in Durham (Jul 28)

GOVERNMENT OF CANADA

Department of Justice Canada

tinyurl.com/2p8uzb2c

- Increased federal support for families, women and survivors of Intimate Partner Violence in Ontario (Jul 17)

Employment and Social Development Canada

tinyurl.com/mrafd8ms

- Government of Canada celebrates the seven-year anniversary of the Canada Child Benefit (Jul 20)

Environment and Climate Change Canada

tinyurl.com/mrx4sdwv

- Government of Canada delivers on key climate commitment to phase out inefficient fossil fuel subsidies (Jul 24)

tinyurl.com/3pshjxpx

- Minister Guilbeault concludes trip to India, including participation in G20 Environment and Climate Sustainability Ministerial (Jul 28)

Health Canada

tinyurl.com/3eubrbrm9

- Statement from Health Canada on Appointment on New Co-Chair to Science Advisory Committee on Pest Control Products (SAC-PCP) (Jul 18)

tinyurl.com/mr3h2n2e

- Government of Canada launches online consultation for the Safe Long-Term Care Act (Jul 21)

tinyurl.com/3xrw7etj

- Canada Dental Benefit helps more than 100,000 children improve their oral health since launch of second benefit period (Jul 21)

Prime Minister's Office

tinyurl.com/47hvycrt

- Prime Minister announces changes to the Ministry (Jul 26)

Privy Council Office

tinyurl.com/nhk29vhr

- Joint Statement from Canada, Mexico and the United States following the Second Trilateral Fentanyl Committee Meeting (Jul 27)

Public Health Agency of Canada

tinyurl.com/bde4kw8z

- Government of Canada Invests in Child Maltreatment and Child Welfare Research (Jul 20)

tinyurl.com/3md7ww28

- Government of Canada provides over \$177M to CAMH for the implementation of a national three-digit number for suicide prevention and to bolster distress centres (Jul 24)

tinyurl.com/mr9tjmms

- Statement from the Minister of Health and Minister of Mental Health and Addictions and Associate Minister of Health on World Hepatitis Day 2023 (Jul 28)

GOVERNMENT OF ONTARIO

Ministry of Economic Development, Job Creation and Trade

tinyurl.com/mp85pv9n

- Ontario Supporting Innovation in Growing Life Sciences Sector (Jul 25)

Ministry of the Environment, Conservation and Parks

tinyurl.com/3ty6385h

- Ontario Supporting Local Projects to Protect the Great Lakes (Jul 17)

Ministry of Health

tinyurl.com/mtpn3edj

- Ontario Reducing Wait Times in Emergency Departments (Jul 20)

tinyurl.com/4nu5nyf5

- Ontario Doing Even More to Grow its Health Care Workforce (Jul 24)

Premier's Office

tinyurl.com/uz27w5n9

- Ontario Connecting Children and Youth Closer to Home (Jul 19)

OTHER ORGANIZATIONS

Association of Local Public Health Agencies

tinyurl.com/62cej2xt

- Public Health Matters – A Business Case for Local Public Health (Jul 19)

Canadian Centre for Occupational Health and Safety

tinyurl.com/rka7yv47

- Free Handbook on Climate Change and its Impact on the Workplace (Jul 27)

Canadian Institutes of Health Research

tinyurl.com/2zsau9na

- Government of Canada and JDRF Canada jointly invest \$33 million in research to defeat diabetes (Jul 27)

Canadian Partnership Against Cancer

tinyurl.com/2hmtfnkt

- Canada's first cancer data strategy aims to transform cancer care by closing critical data gaps (Jul 18)

Heart and Stroke Foundation

tinyurl.com/yj257dsz

- Congenital heart disease team grants to drive interdisciplinary research collaboration (Jul 17)

Ontario Power Generation

tinyurl.com/yzud227n

- OPG celebrates the early completion of Darlington Unit 3 (Jul 18)

World Health Organization

tinyurl.com/munw24e8

- WHO launches "One life, one liver" campaign on World Hepatitis Day (Jul 28)

World Hepatitis Alliance

tinyurl.com/bdte5ra4

- World Hepatitis Alliance raise awareness of viral hepatitis on World Hepatitis Day as research shows hepatitis B and C cause significantly higher cancer risk than smoking a daily pack of cigarettes (Jul 27)



Planning & Development Services

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Fax. 905-683-0360

TOWN OF AJAX


65 Harwood Avenue South
Ajax, ON L1S 2H9
www.ajax.ca

July 28, 2023

Provincial Land Use Plans Branch
Ministry of Municipal Affairs and Housing
777 Bay Street, 13th Floor
Toronto, ON M7A 2J3

Submitted by E-mail: growthplanning@ontario.ca

Re: ERO Number: 019-6813 – Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new Provincial planning policy document

		Corporate Services Department Legislative Services Division	
Date & Time Received:	July 31, 2023 9:28 am		
Original To:	CIP		
Copies To:			
Take Appropriate Action	<input type="checkbox"/>	File	<input type="checkbox"/>
Notes/Comments:			

To whom it may concern,

The above-mentioned bulletin was posted on April 6, 2023 and updated on June 16, 2023 on the Environmental Registry of Ontario, requesting comments on the proposed Provincial Planning Statement by August 4, 2023.

Town staff have prepared comments in response to the bulletin. Staff comments on the proposed Provincial Planning Statement were forwarded to the Town's June 5, 2023 Community Affairs and Planning Committee meeting, and the subsequent Council meeting on June 19, 2023 for ratification. The staff report with comments and Council's resolution are included as attachments within this package.

Please contact Caroline Murphy, Senior Planner (Caroline.Murphy@ajax.ca), if you have any questions.

Sincerely,

Geoff Romanowski, MCIP, RPP, CPT
Director, Planning and Development Services
Town of Ajax

ATT-1: Town of Ajax Comments on the Proposed Provincial Planning Statement

ATT-2: Town of Ajax June 19, 2023 Council Resolution

Cc: Caroline Murphy, Senior Planner, Town of Ajax
Sean McCullough, Supervisor, Planning Policy & Research, Town of Ajax
Stev Andis, Manager of Planning, Town of Ajax
Clerks Department, Durham Region Area Municipalities
Clerks Department, Region of Durham

Town of Ajax Report



Report To: Community Affairs and Planning Committee

Prepared By: Caroline Murphy, MCIP, RPP – Senior Planner

Report #: PDS-2023-21

Subject: **Town of Ajax Comments on the Proposed Provincial Planning Statement**

Ward(s): All

Date of Meeting: June 5, 2023

Recommendations:

1. That the Report entitled “Town of Ajax Comments on the Proposed Provincial Planning Statement” be received for information;
2. That staff’s comments included within this Report be endorsed as the Town’s comments in response to the proposed Provincial Planning Statement, as outlined in ERO No. 019-6813: *Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument*;
3. That staff’s comments included within this Report be forwarded to the Provincial Land Use Plans Branch of the Ministry of Municipal Affairs and Housing on the comment deadline of June 5, 2023, and that a copy of Council’s resolution be sent following the June 19, 2023 Council meeting; and
4. That a copy of this Report be distributed to the Region of Durham and all local Durham Region municipalities.

1.0 Background:

On October 25, 2022, the Ministry of Municipal Affairs and Housing released Environmental Registry of Ontario (ERO) posting No. 019-6177: *Review of a Place to Grow and Provincial Policy Statement*, for a 66-day commenting period requesting ideas on how to integrate A Place to Grow and the Provincial Policy Statement to create a streamlined Province-wide land use planning policy framework. Planning staff did not provide comments on this ERO posting; opting instead to wait for the proposed policy document to provide detailed Ajax-focused comments.

On April 6, 2023, the Ministry of Municipal Affairs and Housing released ERO posting No. 019-6813: *Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument*, for a 60-day commenting period ending on June 5, 2023, seeking input on the proposed Provincial Planning Statement which combines policies from A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 and the Provincial Policy Statement, 2020.

Within ERO posting No. 019-6813, the Province posed the following questions for consideration when reviewing the draft document:

1. What are your thoughts on the policies that have been included from the Provincial Policy Statement (PPS, 2020) and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan, 2020) in the proposed policy document, including the proposed approach to implementation?
2. What are your thoughts on the proposed policy direction for large and fast-growing municipalities and other municipalities?
3. What are your thoughts regarding the proposed policies to generate housing supply, including an appropriate range and mix of housing options?
4. What are your thoughts on the proposed policies regarding the conservation of agriculture, aggregates, natural and cultural heritage resources?
5. What are your thoughts on the proposed policies regarding planning for employment?
6. Are there any other barriers to, or opportunities for, accelerating development and construction (e.g., federal regulations, infrastructure planning and approvals, private/public partnerships for servicing, provincial permitting, urban design guidelines, technical standards, zoning, etc.)?

Staff have reviewed the proposed Provincial Planning Statement, 2023 (PPS, 2023) and have generally provided responses to the above questions within the Discussion Section of this report. In reviewing the PPS, 2023, Staff first revisited the in-effect Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020. The Province has also released a proposed approach to implement the proposed PPS, 2023, which will have implications as the Town undertakes updates to the Ajax Official Plan. Staff have included comments that respond to the proposed transition approach.

1.1 The Provincial Policy Statement, 2020

The Provincial Policy Statement, 2020 (PPS, 2020) provides policy direction on matters of provincial interest related to land use planning and development. It guides decisions on land use planning and development, to achieve appropriate patterns of development while protecting resources of provincial interest, public health and safety, and the quality of the natural and built environment. The PPS, 2020 sets out policies to accommodate an appropriate range and mix of land uses to meet long term needs by supporting and integrating the principles of strong communities, a clean and healthy environment, and economic growth.

Section 3 of the *Planning Act* requires any decision of Council pertaining to land use planning to be consistent with the policy statements (i.e. PPS), that are in effect on the date of the decision.

1.2 A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020 (Growth Plan) was prepared and approved under the Places to Grow Act, 2005 and was last amended on August 28, 2020. The Growth Plan builds upon the policy foundation provided by the PPS and is established as a long-term plan outlining the Province's vision for building complete communities and appropriately managing growth. In addition, municipalities are to promote economic development and competitiveness by providing an appropriate mix of employment uses and providing opportunities for a diversified economic base. The Growth Plan provides direction on where and how to grow, including minimum intensification and density targets, while prioritizing infrastructure to support growth, and protecting natural heritage systems and cultural heritage resources. The Growth Plan also issued population and employment projections, and established requirements for completing Municipal Comprehensive Reviews, including Land Needs Assessments, Settlement Area Boundary Expansions and Employment Area Conversions.

Section 3 of the *Planning Act* requires any decision of Council pertaining to land use planning to conform with all provincial plans (i.e. Growth Plan), that are in effect on the date of the decision.

2.0 Discussion:

2.1 The Provincial Planning Statement, 2023 (PPS, 2023)

The Provincial Planning Statement proposes to replace the in-effect Provincial Policy Statement and A Place to Grow: Growth Plan for the Greater Golden Horseshoe. While staff are not opposed to exploring opportunities to consolidate the policy statement and growth plan, staff are however opposed to and concerned with, the removal of key policy objectives and planning directives.

This new consolidated land use policy document groups policies under the following five (5) themes:

- generate an appropriate housing supply;
- make land available for development;
- provide infrastructure to support development;
- balance housing with resources; and
- implementation.

These themes are the underlying focus of the updated and/or newly created policies within the document. The following are the Town's comments as categorized by the chapter numbers of the PPS, 2023:

a) Comments on Chapter 1: Introduction

This chapter appears to have been updated to remove redundant language, introduce a new defined term "*Large and fast-growing municipalities*", and revise the policy statement's "vision" to better align with its housing objectives focus. The Town of Ajax has been identified as a "large and fast-growing municipality" along with twenty-eight (28) other municipalities in the Province. Therefore, the Town would be subject to the policies within the PPS, 2023 that are specific to the large and fast-growing municipalities as outlined in subsequent chapters.

Staff do not have any comments on this chapter specifically, but have comments on subject matter that is mentioned within it and further discussed in subsequent chapters.

b) Comments on Chapter 2: Building Homes, Sustaining Strong and Competitive Communities

This chapter contains significant changes to the provincial planning regime which eliminate mandatory minimum intensification (including the deletion of the delineated built-up area) and density targets (except in the Major Transit Station Areas), creates broader permissions for residential intensification, reduces requirements to permit a settlement area boundary expansion, requires large and fast-growing municipalities to direct growth to strategic growth areas, removes the concept of/the need for a municipal comprehensive review, introduces a new definition for "*employment areas*", and provides revisions to the Energy Conservation, Air Quality and Climate Change Subsection.

Intensification and density targets have been a guiding principle of the Growth Plan since 2006. The Growth Plan, 2020 required that 50% of all growth occur through intensification within a delineated built-up area originally established in 2006. While the document's purported goal is to create housing, intensification has been largely muted in the new document and is only

encouraged in specific areas. Large and fast-growing municipalities are only required to identify appropriate minimum density targets in Strategic Growth Areas, and there is no longer a prescribed minimum intensification target.

Comment: Intensification targets and the built-up area boundary have been instrumental tools in helping to reduce urban sprawl and creating transit supportive communities by creating a key performance measure used to evaluate progress. Staff do not support the removal of minimum intensification targets and the built-up area boundary. If the Province wants to see a systematic change to the delivery of housing, especially within existing neighbourhoods, the Province should continue to require minimum intensification targets.

Comment: Minimum density targets have been an important tool in the delivery of housing options. The Town supports the requirement to identify minimum density targets in Strategic Growth Areas to deliver transit supportive densities.

Within new Settlement Areas or Settlement Area Boundary Expansions, large and fast-growing municipalities are only encouraged to plan for a minimum density target of 50 residents and jobs per gross hectare. For comparison, as of 2019 the existing Community Area density in Ajax was 56 people and jobs per hectare, and the density of approved or draft approved applications was 70 people and jobs per hectare. The Transit Supportive Guidelines, 2016¹ released by the Ministry of Transportation outlined that 50 residents and jobs combined per hectare support basic transit service, representing one bus every 20-30 minutes; whereas a minimum density of 80 residents and jobs per hectare can support frequent transit service, representing one bus every 10-15 minutes. Higher densities also help build complete communities by locating more people to support local community services and commercial areas.

Comment: In order to deliver transit supportive communities municipalities should continue to be required to plan for minimum density targets in Settlement Areas, outside of Strategic Growth Areas. The minimum density target within new Settlement Area Boundary Expansion Areas should also be increased to 60 people and jobs per hectare at a minimum.

The proposed PPS, 2023 no longer includes population and employment forecasts. The proposed implementation document identifies that municipalities will be required to meet or exceed the 2051 forecasts allocated to them through an approved upper-tier Official Plan during their next Official Plan Review. Municipalities will be required to complete their own forecasts to support future Official Plan updates.

Comment: While staff support the continued use of the 2051 forecast in the next review, eliminating and requiring lower-tier municipalities to complete growth forecasts will, on an aggregate basis, increase costs to individually hire consultants. This will also make it difficult to coordinate the installation of services at a Regional level with varying approaches to forecasting growth. Staff disagree with the elimination of the growth forecast.

¹ Link to the MTO Transit Supportive Guidelines: <http://www.mto.gov.on.ca/english/transit/pdfs/transit-supportive-guidelines.pdf>

The PPS, 2023 proposes broader permissions for residential intensification. For example, Subsection 2.2.1b)2 states, “*all types of residential intensification, including the conversion of existing commercial and institutional buildings for residential use, development and introduction of new housing options within previously developed areas, and redevelopment which results in a net increase in residential units in accordance with policy 2.3.3*”.

Comment: Staff agree that a range and mix of housing is required but disagree with this approach to allow conversions of any existing commercial and institutional buildings. With this approach, what is in place to protect these support land uses that are also a required component of a complete community? Staff recommend that criteria be included to protect institutional uses such as schools. Staff also suggest that a minimum gross floor area of commercial space be maintained within buildings that are proposed for conversion.

Subsection 2.3 *Settlement Areas and Settlement Area Boundary Expansions* contains significant changes regarding the ability to expand or create a new settlement area. Previously, in the PPS, 2020, this could only be considered through a Municipal Comprehensive Review (MCR) and only where the following had been demonstrated:

- a) sufficient opportunities to accommodate growth and to satisfy market demand are not available through intensification, redevelopment and designated growth areas to accommodate the projected needs over the identified planning horizon;*
- b) the infrastructure and public service facilities which are planned or available are suitable for the development over the long term, are financially viable over their life cycle, and protect public health and safety and the natural environment;*
- c) in prime agricultural areas:*
 - 1. the lands do not comprise specialty crop areas;*
 - 2. alternative locations have been evaluated, and*
 - i. there are no reasonable alternatives which avoid prime agricultural areas; and*
 - ii. there are no reasonable alternatives on lower priority agricultural lands in prime agricultural areas;*
- d) the new or expanding settlement area is in compliance with the minimum distance separation formulae; and*
- e) impacts from new or expanding settlement areas on agricultural operations which are adjacent or close to the settlement area are mitigated to the extent feasible.*

The Growth Plan, 2020, Subsection 2.2.8.3 includes criteria for an expansion to a settlement area boundary as well:

Where the need for a settlement area boundary expansion has been justified in accordance with policy 2.2.8.2, the feasibility of the proposed expansion will be determined and the most appropriate location for the proposed expansion will be identified based on the comprehensive application of all of the policies in this Plan, including the following:

- a) there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- b) the infrastructure and public service facilities needed would be financially viable over the full life cycle of these assets;*
- c) the proposed expansion would be informed by applicable water and wastewater master plans or equivalent and stormwater master plans or equivalent, as appropriate;*
- d) the proposed expansion, including the associated water, wastewater and stormwater servicing, would be planned and demonstrated to avoid, or if avoidance is not possible,*

- minimize and mitigate any potential negative impacts on watershed conditions and the water resource system, including the quality and quantity of water;*
- e) key hydrologic areas and the Natural Heritage System for the Growth Plan should be avoided where possible;*
- f) prime agricultural areas should be avoided where possible. To support the Agricultural System, alternative locations across the upper- or single-tier municipality will be evaluated, prioritized and determined based on avoiding, minimizing and mitigating the impact on the Agricultural System and in accordance with the following:*
- i. expansion into specialty crop areas is prohibited;*
 - ii. reasonable alternatives that avoid prime agricultural areas are evaluated; and*
 - iii. where prime agricultural areas cannot be avoided, lower priority agricultural lands are used;*
- g) the settlement area to be expanded is in compliance with the minimum distance separation formulae;*
- h) any adverse impacts on the agri-food network, including agricultural operations, from expanding settlement areas would be avoided, or if avoidance is not possible, minimized and mitigated as determined through an agricultural impact assessment;*
- i) the policies of Sections 2 (Wise Use and Management of Resources) and 3 (Protecting Public Health and Safety) of the PPS are applied;*
- j) the proposed expansion would meet any applicable requirements of the Greenbelt, Oak Ridges Moraine Conservation, Niagara Escarpment, and Lake Simcoe Protection Plans and any applicable source protection plan; and*
- k) within the Protected Countryside in the Greenbelt Area:*
- i. the settlement area to be expanded is identified in the Greenbelt Plan as a Town/Village;*
 - ii. the proposed expansion would be modest in size, representing no more than a 5 per cent increase in the geographic size of the settlement area based on the settlement area boundary delineated in the applicable official plan as of July 1, 2017, up to a maximum size of 10 hectares, and residential development would not be permitted on more than 50 per cent of the lands that would be added to the settlement area;*
 - iii. the proposed expansion would support the achievement of complete communities or the local agricultural economy;*
 - iv. the proposed uses cannot be reasonably accommodated within the existing settlement area boundary;*
 - v. the proposed expansion would be serviced by existing municipal water and wastewater systems without impacting future intensification opportunities in the existing settlement area; and*
 - vi. expansion into the Natural Heritage System that has been identified in the Greenbelt Plan is prohibited.*

Under the new PPS, 2023, Subsection 2.3.4 the criteria for an expansion to or creation of a settlement area is more permissible and has been scaled back to the following:

- a) that there is sufficient capacity in existing or planned infrastructure and public service facilities;*
- b) the applicable lands do not comprise specialty crop areas;*
- c) the new or expanded settlement area complies with the minimum distance separation formulae;*
- d) impacts on agricultural lands and operations which are adjacent or close to the settlement area are avoided, or where avoidance is not possible, minimized and mitigated to the extent feasible as determined through an agricultural impact assessment or equivalent analysis, based on provincial guidance; and*

e) the new or expanded settlement area provides for the phased progression of urban development.

Not only has the evaluation criteria for an expansion and/or new settlement area been scaled back, the concept of a Municipal Comprehensive Review (MCR) has been removed in its entirety. Historically, an MCR process is undertaken by the Region of Durham in consultation with the lower-tier municipalities, external agencies, stakeholders, and the public to review:

- How and where the lower-tier municipalities will grow;
- How to use and protect land and resources within the Region;
- What housing types and job opportunities are needed for the residents of the Region; and
- How people and goods will move across the Region and beyond.

The MCR process allowed for a comprehensive evaluation of employment area conversions to non-employment uses, and settlement area boundary expansions or the creation of new settlement areas. The level of detail of the assessment would have to correspond with the complexity and scale of the proposal.

Comment: Staff disagree with the removal of the MCR as it served as a valuable land use planning exercise to properly evaluate what the land needs are now and into the future. The criteria within both the PPS, 2020 and Growth Plan, 2020 provided clear direction when evaluating the appropriateness of any proposal for employment conversion or settlement area boundary expansion. Without this comprehensive review process with detailed criteria, Staff anticipate that there will be greater conflict between parties debating requirements and associated Ontario Land Tribunal appeals, an increase in cross-jurisdictional issues, an inconsistent approach to the evaluation of employment conversions and settlement area boundary expansions, and greater potential for negative impacts on the natural heritage system, watershed health, and agricultural areas.

Comment: Policies related to stormwater management outlined in Subsection 2.2.8 of the Growth Plan, 2020 as mentioned above have not been included in the PPS, 2023. It is imperative that settlement area boundary expansions be informed by watershed plans, to ensure that downstream communities are not negatively impacted by flooding. Policies that require settlement area boundary expansions to be informed by watershed plans, and stormwater management plans must be re-incorporated to the list of requirements in Subsection 2.3.4 of the PPS, 2023.

The PPS, 2023 continues to require large and fast-growing municipalities to plan to achieve minimum density targets in Major Transit Station Areas. This will require the Town to continue to plan to achieve a minimum density of 150 people and jobs per hectare around the Ajax GO Station. However, the Growth Plan, 2020, previously required municipalities to plan to achieve minimum density targets with MTSA's along priority transit corridors identified in the Growth Plan. The PPS, 2023 will require municipalities to plan to achieve a minimum of 160 people and jobs in MTSA's along higher order transit routes, which will include the future Durham-Scarborough Bus Rapid Transit (BRT). While the draft Regional Official Plan has proposed to designate Kingston Road as a Rapid Transit Corridor and be planned to achieve a minimum density of 150 people and jobs per hectare within Regional Centres along the Rapid Transit Corridor, the Town will be required to evaluate and delineate the boundaries of the MTSA's to Plan to achieve the minimum density target.

Comment: Staff are happy to see the inclusion of Major Transit Station Area (MTSA) density targets within the PPS, 2023, as it will help create density around the new stations and capitalize on major Provincial transit investments. Staff also support policy that allow municipalities to request lower density targets from the Minister around stations if development is restricted around the station, such as Special Policy Areas along Notion Road in Ajax, or within employment areas.

The proposed PPS, 2023, continues to require municipalities to plan for, protect and preserve employment areas for current and future uses, and for those that are located in proximity to major goods movement facilities and corridors. The definition of employment areas is proposed to be changed to areas designated in an official plan for clusters of business and economic activities including manufacturing, research and development in connection with manufacturing, warehousing goods movement, and associated retail and office (as part of a manufacturing or warehouse). However, the proposed definition and policy prohibit commercial uses, public service facilities, office and retail not associated with primary employment use. Residential and other sensitive land uses continue to be prohibited.

While it is important to continue to prohibit residential and other sensitive land uses from employment areas, other employment support uses (i.e. restaurants, personal service) contribute to the day-to-day operations of employment areas. The Town's Official Plan and Zoning By-law permit a range of employment support uses (i.e. restaurants, personal service), with size limitations on standalone uses.

Comment: While staff agree that employment areas need to be protected, staff disagree with the scaled back definition and policy direction of what can be included in an employment area. The definition reduces the areas within the Town that can be protected for what is currently identified as an employment area, which also includes employment support uses. This proposed change eliminates the ability for employment support uses to be permitted within areas of employment under the new definition. Employment areas should continue to allow employment support uses and continue to prohibit residential and sensitive uses.

Subsection 2.9: Energy Conservation, Air Quality and Climate Change has been proposed to replace the existing Subsection 1.8 of the PPS, 2020 with the same title. The wording has been condensed but maintains the focus to reduce greenhouse gas (GHG) emissions.

Comment: Staff have no issues with the revised Subsection 2.9: Energy Conservation, Air Quality and Climate Change. This revised subsection identifies approaches that the Town is already taking. It states that planning authorities shall plan to reduce GHG emissions (known as climate change mitigation) and prepare for the impacts of a changing climate (known as climate change adaptation). The Town has set community and corporate GHG emission reduction targets and has declared a climate emergency. The Town has developed mitigation plans including an Energy Conservation and Demand Management Plan that is updated every five (5) years and is currently developing other sector specific mitigation plans such as the Corporate Green Fleet Strategy and the Transportation Demand Management Plan.

c) Comments on Chapter 3: Infrastructure and Facilities

Chapter 3 focuses on infrastructure and public service facilities. More specifically, it provides policy direction on transportation systems and infrastructure corridors; airports, rail and marine facilities; land use compatibility; sewage, water and stormwater; waste management; energy supply; and public spaces, recreation, parks, trails and open space. This chapter remains very similar to Subsection 1.6 Infrastructure and Public Facilities of the PPS, 2020. There are very

few changes to the transportation related policies, additional clarification provided for the sewage, water, and stormwater related policies, and a new approach to school design is introduced.

Staff's focus on this chapter is on the proposed innovative approaches in the design of schools. Subsection 3.1 General Policies for Infrastructure and Public Service Facilities includes a new policy that states, "*Planning authorities, in consultation with school boards, should consider and encourage innovative approaches in the design of schools and associated childcare facilities, such as schools integrated in high-rise developments, in strategic growth areas, and other areas with a compact urban form.*"

Comment: Staff agree that schools are a major component of a complete community and support the consideration of the above-mentioned innovative design. However, staff anticipate that there may be barriers related to the size of sites that would be considered appropriate for such innovative, compact school designs (i.e. space for/in proximity to outdoor fields, parking, etc. that are necessary to support a school). Staff are of the opinion that such innovative designs would be most appropriate in the Major Transit Station Areas (MTSAs) given the proximity to transit and therefore, reducing the need for parking to support a school use. MTSAs allow for high-rise developments and are strategic growth areas, which is where the Province intends for these schools to be located. Staff support exploring this innovative design option.

d) Comments on Chapter 4: Wise Use and Management of Resources

Chapter 4 focuses on the wise use and management of resources. More specifically, it provides policy direction on water; agriculture; minerals and petroleum; mineral aggregate resources; and cultural heritage and archaeology.

Within the proposed PPS, 2023, the Province has indicated that as of April 6, 2023, the natural heritage policies and related definitions remain under consideration by the government and that once they are available for review and comment, they will be made available through a separate ERO posting. The Town anticipates having comments on Subsection 4.1 Natural Heritage of the proposed PPS, 2023 once that section has been released by the government for review and comment.

Subsection 4.3 Agriculture includes significant changes related to lot creation permissions by allowing new residential lots in prime agricultural areas, subject to less restrictive criteria than the policies of the PPS, 2020. For example, the PPS, 2020 only allows lot creation for new residential lots in prime agricultural areas if it is for a residence surplus to a farming operation because of farm consolidation and subject to further criteria, whereas the PPS, 2023 includes much more permissible language. The purpose of language in the PPS, 2020 was to prevent the further fragmentation of agricultural areas to preserve farmland and reduce land use conflict between agricultural and non-agricultural uses.

Comment: Staff support the continued protection of agricultural land and limitations on new lot creation for non-agricultural uses should be maintained. Further, staff support the continued application of the Greenbelt Plan policies and that lot creation continue to be prohibited in the Greenbelt Plan area. As long as the Greenbelt Plan policies remain in effect as currently written, there is little to no impact on the Town's lands in this regard.

Subsections 4.4 Minerals and Petroleum; and 4.5 Mineral Aggregate Resources remain unchanged with the exception of “Extraction in Prime Agricultural Areas”, which does not affect the Town of Ajax.

Subsection 4.6, Cultural Heritage and Archaeology, of the PPS, 2023 remains very similar to Section 2.6 of the PPS, 2020, however, slight changes to terminology limit the efficacy of its policies. The most significant change is in the first policy, which previously stated that “*Significant built heritage resources and significant cultural heritage landscapes shall be conserved.*” This policy now proposes that “*Protected heritage property, which may contain built heritage resources or cultural heritage landscapes, shall be conserved.*” While the differences may seem trivial, they influence the types of properties for which this policy is applicable.

For example, the first policy of Section 2.6 of the PPS, 2020 may be applicable to non-designated heritage properties captured on a municipality’s heritage register or inventory. By contrast, the first policy of Subsection 4.6 of the PPS, 2023 only applies to “*protected heritage property,*” which generally excludes non-designated properties. Across Ontario municipalities, non-designated heritage properties outnumber designated heritage properties approximately five-to-one, so the exclusion of non-designated properties from this policy has far-reaching effects.

Comment: Staff do not support this change because it significantly limits the number and type of heritage properties that “must be conserved.” Section 2.6 of the PPS, 2020 is applicable to dozens of non-designated properties in Ajax that are included on the Town’s Inventory of Non-Designated Heritage Properties. However, if the PPS, 2023 is implemented, these same properties will not be served by the new policies of Subsection 4.6.

The majority of the other changes within Subsection 4.6 of the PPS, 2023 are less impactful than the one described above. In most cases, they improve the readability of the policies by removing redundant and/or ambiguous language and tightening the use of defined terms.

e) Comments on Chapter 5: Protecting Public Health and Safety

Chapter 5 focuses on protecting public health and safety. More specifically, it provides policy direction on natural and human-made hazards. This chapter remains almost identical to Chapter 3: Protecting Public Health and Safety of the PPS, 2020 and appears to have been updated to eliminate redundant language.

No Comment: The Town does not have any comments on this chapter as very few changes were made.

2.2 Proposed Approach to Implementation of the proposed Provincial Planning Statement

Further to the implementation and interpretation section of the PPS, 2023 itself, the Province has prepared a separate document regarding the proposed approach to its implementation. The following is an overview of the implementation and staff’s comments.

a) Effective Date and Transition:

The Province has indicated a Fall 2023 target date for the policies to be in effect and therefore, any decision made on a planning matter on or after the effective date of the new policy document would be subject to the new policies. Given that there are a number of comments to be clarified/worked through and that a key component of the policy document (Natural Heritage

Section) has not even been released for review and comment, Staff find this targeted timeline to be ambitious.

b) Timing for Official Plan Updates:

The transition document identifies that Official Plans would be required to be updated at the time of their ordinary review cycle. The *Planning Act* already requires Official Plans to be updated every five (5) years or ten (10) years after a new Official Plan. Although this is the current process, there will be a period of time where the Official Plan will not be consistent with the new policy statement and therefore, is likely to create conflict as to which policies apply.

c) Employment Area Changes:

If Bill 97: *Helping Homebuyers, Protecting Tenants Act, 2023* is passed, the definition of “area of employment” in the *Planning Act* would change to scope employment areas to only uses that would be classified as heavy industry, manufacturing, large-scale warehousing, etc. (i.e. uses that cannot locate in mixed-use areas). The Province has identified that many municipalities’ existing employment areas currently allow a range of uses, including a mix of office, retail, industrial, warehousing, and other uses. The Province has identified that municipalities would be required to pass time-sensitive Official Plan updates to take place to align with the new definition.

The majority of the Town’s employment lands under the current definition may no longer be classified under the new definition. Not only would many employment areas potentially not be protected from conversion requests, but employment support uses would also no longer be permitted to locate on the newly identified employment areas.

Employment Areas form an integral component of the Town’s land use structure and ability to provide a diverse job base. To secure new economic and employment opportunities, the Town needs to ensure that it has a variety of serviced employment parcels, of varying sizes, that can accommodate both small and large employers. The Town’s employment areas have been highly sought after, experiencing significant construction and investment over the last 5-7 years, on both vacant and developed properties. Without protection from conversion, sensitive land uses are likely to encroach into employment areas and negatively impact the operations of industrial operations. Without proper protection of employment areas, the Province is likely to create another crisis, impacting economic development and investment.

Employment support uses not only contribute to job density within employment areas, but they also support the day-to-day operations, and should continue to be permitted, and municipalities should be required to apply size limitations to provide a balanced approach.

All upper-tier municipalities have either recently completed or are nearing completion of their Municipal Comprehensive Review (MCR). The MCR process included robust consultation and a comprehensive review of employment land needs for the Region and for each municipality, representing roughly a 14-year supply of the Town’s employment land.

Comment: Staff do not support the proposed requirement to update Official Plans, through a time sensitive amendment, to change the ‘definition’ of “area of employment”. In order to protect the economic vitality of employment areas, and to prevent encroaching sensitive land-uses, the Province needs to continue to protect employment areas from conversion. Any employment areas identified in recently completed upper-tier Official Plans, which are to be identified in lower-tier Official Plans during their next Official Plan review, should continue to be protected. Only

once a lower-tier municipality proceeds with the next review in 5 to 10 years, should the employment areas be required to be re-examined.

If municipalities are required to complete time-sensitive amendments of their Official Plans and Zoning By-laws to implement the changes, this will result in the need to bring forward unbudgeted capital projects to complete the work.

d) Continued Implementation of 2051 Forecasts (at minimum):

The Growth Plan currently requires municipalities to plan for specific population and employment forecasts to 2051. Although it is expected that a municipality continue to use the 2051 forecasts at this time, once updates are necessary to extend beyond the 2051 horizon, municipalities would have to conduct their own forecasting for population and employment growth.

The Town does not have the resources in-house to conduct population and employment growth forecasts and would be required to hire consultants. With all lower-tier municipalities completing their own forecasts, potentially using different methodology, results are likely to vary greatly. This will impact planning for servicing infrastructure across jurisdictional boundaries.

e) Timing for Changes to Upper-Tier Planning Responsibilities:

Bill 23: *More Homes Built Faster Act, 2022*, made changes to the *Planning Act* that will remove statutory approval authorities from seven (7) upper-tier municipalities, including the Regional Municipality of Durham. This change comes into effect upon proclamation which documentation released during this consultation identifies could occur in winter of 2024 at the earliest.

The Town has not been contacted by the Province to discuss what this change entails. Municipal budgeting processes are to start in summer 2023 for 2024, municipalities need additional information and definitive notice to enable municipal staff to adjust processes, and hire additional staff, if needed, to facilitate the transition.

Comment: That the Province provide advanced notice on the transition of upper-tier planning responsibilities to lower-tier municipalities, to enable proper business planning and alignment of the 2024 operating budget with the changes if additional staff and resources are needed.

f) Go-Forward Approach to Provincially Significant Employment Zones:

In 2019, the Province established Provincially Significant Employment Zones (PSEZs) across the Province, with one (1) in the Town located in south Ajax. All employment lands located generally south of Bayly Street were included in a shared PSEZ #3 with the City of Pickering.

The Province is not proposing to carry over PSEZs into the PPS, 2023. However, the government is seeking feedback on the need to identify select PSEZs or portions of PSEZs for the sole purpose of protecting employment lands consistent with the proposed new definition of “*areas of employment*”. As proposed, this approach would be preserved for the highest priority locations (i.e. heavy industry and other uses that cannot be located near sensitive uses), and would receive elevated levels of protection from conversion to non-employment uses. Examples of sites include: Ontario Food Terminal, Sanofi Canada’s Toronto biopharmaceutical facility, and Stelco’s Hamilton Works.

If the Province proceeds with the approach to amend the definition of ‘area of employment’ in both the *Planning Act* and PPS, 2023, the existing Provincially Significant Employment Zone in

south Ajax, and employment areas in north and east Ajax containing facilities such as Amazon, Gordon Foods, H&M, Loblaws Distribution Centre, and other small and medium sized industrial units have recently been constructed should all be added to the Provincially Significant Employment Zone. These major investments provide diverse job opportunities within the Town, represent core food and distribution industries, and need to be protected to ensure that they can operate safely and efficiently.

Comment: There is a need to protect the economic vitality of existing employment areas, including vacant serviced employment land, to meet the economic needs of a growing population. The Province needs to take a more robust approach to protecting employment areas across the Province. If the Province ignores the need to protect employment areas through the new PPS, 2023 and the *Planning Act*, the Province must engage municipalities in a robust consultation exercise to identify and protect strategically important existing and vacant employment areas, and maintain a level of protection similar to Provincially Significant Employment Zones.

g) Approach to Maintain Existing Greenbelt Policies:

The Province recognizes the potential for the policies of the PPS, 2023 to affect the implementation of the policies in the Greenbelt Plan. To address this issue, the Province has indicated that an amendment is being proposed to the Greenbelt Plan that would indicate that the previous policies in the Growth Plan and the PPS would continue to apply in the instances where the Greenbelt refers to them.

Comment: Staff do not support any amendments to the Greenbelt Plan, and are happy with the solution to this potential policy conflict.

2.3 Barriers to and Opportunities for Accelerating Development and Construction

In response to the Province's question on page 2 of this report regarding any barriers to, or opportunities for, accelerating development and construction, staff have identified the following:

a) Barriers:

The Town is faced with several barriers as it relates to accelerating development and construction. Development and housing construction are primarily driven by the market, private landowners and businesses, and is therefore, beyond the Town's control. Some additional barriers include the following:

- Frequent and significant changes in legislation diverting staff time away from development application review;
- Lack of staff resources and time to align work plans to implement legislative and policy changes;
- Reliance on Regional and Provincial partners
 - Grant funding
 - Servicing capacity allocation
 - Approvals (i.e. Regional Official Plan Amendment No. 186 by the Province);
- Unknowns related to Bill 23 (i.e. status of Regional Planning);
- Cost of infrastructure construction; and

Further, the PPS, 2023 as proposed will likely open a number of issues, such as the conversion of employment areas, for appeal to the Ontario Land Tribunal (OLT). Not only will this negatively

impact the economic competitiveness of the Province, it will redirect significant staffing resources to defend employment areas. Ultimately, this will result in the processing of applications more slowly as OLT hearings will need to be prioritized.

b) Opportunities:

There are also a number of opportunities to accelerate development and construction which are largely dependent on funding and various partnerships. Some opportunities include:

- Financial resources are needed to implement initiatives
 - Grant opportunities (i.e. Streamline Development Approval Fund);
- Work with Region and Province to advance approvals of Region's Official Plan and Amendments;
- Opportunities to open up publicly owned vacant or underutilized lands; and
- Hire external consultants to assist in implementation.

3.0 Financial Implications:

There are no financial implications related to the recommendations in this report.

4.0 Communication Issues:

The Province released a posting on the Environmental Registry of Ontario (ERO) for a 60-day consultation period on the proposed Provincial Planning Statement ending on June 5, 2023. Due to the rapid commenting deadline, staff will be required to submit comments immediately following the June 5, 2023 Community Affairs and Planning Committee meeting, and follow up with a Council resolution following the June 19, 2023 Council meeting.

The Province also indicated that the Natural Heritage section of the new policy document remains under consideration by the government. Once the proposed policies and definitions are ready for review and comment, the Province has identified that they will be made available through a separate posting on the ERO. Town staff will continue to check the ERO and report to Council as needed.

5.0 Relationship to Strategic Plan:

This report aligns with the following section of the 2022-2026 Strategic Plan – Action26:

Pillar:	Growing our Community
Priority 1.	Embrace dynamic and sustainable growth
1.6	Continue to monitor and respond to legislative changes

6.0 Conclusion:

The Provincial Planning Statement, 2023 proposes to replace the in-effect Provincial Policy Statement, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2020. Staff are not opposed to exploring opportunities to consolidate the policy statement and Growth Plan to more comprehensively provide direction on: growth management, housing and economic development; infrastructure planning, including sewage, water and stormwater management services, transportation, transit, energy supply and corridor protection; protection and management of resources, including prime agricultural areas, aggregates, natural heritage,

water, and cultural heritage; and protection of public health and safety, such as mitigating potential risks due to natural and human-made hazards.

Staff are however opposed to and concerned with, the removal of key policy objectives and planning directives from the in-effect policy statement and Growth Plan. Tools such as the municipal comprehensive review, minimum intensification and delineated greenfield area density targets, and criteria required to evaluate and consider the conversion of employment areas and expansion of settlement area boundaries which are all proposed to be eliminated.

For nearly twenty (20) years, municipalities have had the ability to rely on these tools to inform good land use planning and decision-making. The less restrictive and vague approach to directing growth will make it harder for municipalities to plan for and achieve complete communities.

Staff understand the need for more housing, but not at the cost of abandoning all other components of a complete community and good planning. There needs to be a balance between residential intensification that creates opportunities for more housing, protecting employment lands to create a diversified economic base, and protection of agricultural lands, natural heritage systems, and cultural heritage resources.

Without specific intensification targets, a delineated built-up boundary, and policies in place to protect various land uses, there is no longer a clear and measurable policy framework to guide growth.

Attachments: N/A

Prepared by:

Caroline Murphy, MCIP, RPP– Senior Planner

Submitted by:

Geoff Romanowski, MCIP, RPP, CPT– Director of Planning and Development Services

Approved by:

Shane Baker – Chief Administrative Officer



The Corporation of the Town of Ajax

June 19, 2023

Council Resolution Extract

The following resolution pertaining to the business of the Community Affairs & Planning Committee Meeting of June 5, 2023 was adopted by Council of the Corporation of the Town of Ajax at its meeting held on June 19, 2023:

5. Presentations / Reports

5.1 PDS-2023-21: Town of Ajax Comments on the Proposed Provincial Planning Statement

Main Motion as Amendment

Moved by: M. Crawford
Seconded by: R. Tyler Morin

1. That the Report entitled "Town of Ajax Comments on the Proposed Provincial Planning Statement" be received for information;
2. That staff's comments included within this Report be endorsed as the Town's comments in response to the proposed Provincial Planning Statement, as outlined in ERO No. 019-6813: *Review of proposed policies adapted from A Place to Grow and Provincial Policy Statement to form a new provincial planning policy instrument*;
3. That staff's comments included within this Report be forwarded to the Provincial Land Use Plans Branch of the Ministry of Municipal Affairs and Housing on the comment deadline of June 5, 2023, and that a copy of Council's resolution be sent following the June 19, 2023 Council meeting; and
4. That a copy of this Report be distributed to the Region of Durham and all local Durham Region municipalities.
5. That Council approve the recommendation saved and except comments respecting:
 - Municipal Comprehensive Reviews identified on Page 7
6. That Council approve the recommendation save and except comments respecting:
 - Non-Designated Heritage Properties identified on Page 10
7. That report PDS-2023-21 be forwarded to the Heritage Advisory Committee for their review and that any comments be submitted as a standalone submission reflecting the views of the Heritage Advisory Committee.

CARRIED



The Corporation of the Town of Ajax
June 19, 2023
Council Resolution Extract

Questions regarding the contents of this extract may be directed to the undersigned.

A handwritten signature in blue ink, appearing to read "Jason McWilliam".

Jason McWilliam
Manager of Legislative Services / Deputy Clerk
Town of Ajax
T: 905-619-2529 x 3342
E: Jason.McWilliam@ajax.ca

City Clerk's Office

Secretariat
Sylwia Przewdziecki
Council Secretariat Support
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web: www.toronto.ca

**In reply please quote:
Ref.: 23-PH4.8**

(Sent by Email)

July 25, 2023

ALL ONTARIO MUNICIPALITIES:

**Subject: Planning and Housing Committee Item 4.8
City Comments on the Proposed Provincial Planning Statement (Ward All)**

City Council on June 14 and 15, 2023, considered [Item PH4.8](#), and a copy is attached for your information or appropriate action.


for City Clerk

S. Przewdziecki/wg

Attachment

Sent to: Minister of Municipal Affairs and Housing, Province of Ontario
Minister of Economic Development, Job Creation and Trade, Province of Ontario
Leader, Official Opposition, Province of Ontario
Members of Provincial Parliament
All Ontario Municipalities
Executive Director, Association of Municipalities of Ontario

c. City Manager

 Corporate Services Department Legislative Services Division	
Date & Time Received:	July 31, 2023 9:17 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Planning and Housing Committee

PH4.8		Adopted		Ward: All
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City Comments on the Proposed Provincial Planning Statement

City Council Decision

City Council on June 14 and 15, 2023, adopted the following:

1. City Council express its concern to the Minister of Municipal Affairs on the general direction taken in the proposed Provincial Planning Statement as it represents fundamental changes in how growth planning is carried out in the Province and by the City of Toronto.
2. City Council support in principle the provisions in the proposed Provincial Planning Statement that encourage the supply of housing, notwithstanding, that references to "Affordable Housing" and "Housing that is affordable to low-and moderate-income households" have not been carried over.
3. City Council request the Province of Ontario through ERO 019-6813 and outlined in Attachment 1 to the report (May 17, 2023) from the Chief Planner and Executive Director, City planning to:
 - a. maintain all policy references to “residential intensification” and “redevelopment” in the current Provincial Policy Statement to provide clarity that where sufficient land and servicing exists to accommodate forecast population through infill, the need for greenfield development is diminished;
 - b. require that large and fast-growing municipalities accommodate a minimum of 50 percent of all residential development within their existing settlement area and that new settlement areas or settlement area expansion lands are planned for a minimum density target of 50 residents and jobs per gross hectare;
 - c. maintain the density targets of Urban Growth Centres (Growth Plan 2.2.3.2) and policies that directed how Urban Growth Centres will be planned (Growth Plan 2.2.3.1);
 - d. provide flexibility for municipalities to identify additional higher order transit corridors that deviate from the definition of "higher order transit" in the proposed Provincial Planning Statement;
 - e. maintain the Growth Plan policies (2.2.4.8 – 2.2.4.10) that support the development of complete communities with a compact built form and affordable housing within Major Transit Station Areas, on lands adjacent to Major Transit Station Areas, and along transit corridors;
 - f. include reference to affordable housing in Provincial Planning Statement Policy 2.4.2.6 given provincial direction to include affordable housing in Protected Major Transit Station

Areas through inclusionary zoning;

g. maintain that municipalities may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a 5-year official plan update and only where it has been demonstrated that certain conditions have been met (Provincial Policy Statement 1.1.3.8);

h. lead a provincial-municipal process with large and fast-growing municipalities for the periodic preparation of regional population and employment forecasts. Enable municipalities to continue to be able to adopt higher forecasts;

i. direct municipalities in the Greater Golden Horseshoe to continue using population and employment forecasts of Schedule 3 of the Growth Plan for managing growth to 2051 and ensuring “at least 25 year” supply of land;

j. maintain the current definitions of “affordable” housing and "low and moderate-income households" or provide explicit direction for municipalities to set their own definition;

k. maintain the requirement for municipalities to establish targets for housing affordable to low- and moderate-income households (Provincial Policy Statement 1.4.3(a)) and for affordable ownership and affordable rental housing (Growth Plan 2.2.6.1(a)(ii));

l. maintain Growth Plan policy 2.2.6.3 that provides direction to municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit types to accommodate a diverse range of households sizes and incomes;

m. revise the definition of “housing options” to include consideration for affordable housing, tenure, and unit types to accommodate a range of household sizes;

n. amend proposed policy 2.2.1.b.2, related to the conversion of existing commercial and institutional buildings for residential uses, to include a requirement to maintain or replace employment space within the redevelopment or within an off-site location;

o. enact a Regulation to permit the use of zoning with conditions, pursuant to Section 113 of the City of Toronto Act, 2006, that would enable a municipality to secure replacement employment space as part of redevelopments proposing to convert existing commercial and institutional space;

p. enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act 2006, that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential;

q. revise the Employment Area definition to explicitly include film production, cluster of office uses, stand-alone convenience retail and services to serve businesses and workers within Employment Areas, and enable municipalities to define components of Employment Areas to serve local economies;

r. maintain the current timeframe for when a conversion of employment lands can be considered: only when municipalities are undertaking their 5-year Official Plan review, absent the Municipal Comprehensive Review concept;

s. strengthen land use policy protections for all Employment Areas across the Province to ensure that these lands support the economy and are viable over the long-term;

- t. require that municipalities determine that sensitive land uses proposed near manufacturing, warehousing and other major facilities are compatible or can be made compatible prior to permitting a sensitive land use;
- u. retain the existing Growth Plan policy (2.2.5.8) which requires that the development of sensitive land uses, major retail and major office will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other major facilities;
- v. maintain the current Provincial Policy Statement and Growth Plan policies that explicitly support energy efficiency, increased vegetation, and improved air quality;
- w. maintain and expand the geographic scope of the current Provincial Policy Statement and Growth Plan policies related to natural heritage protection, climate action, intensification, and greenhouse-gas reduction;
- x. expand the geographic scope of the Growth Plan's protections for natural heritage systems (4.2.2), water resource systems and watershed planning (4.2.1), and stormwater management (3.2.7) to the entire Province;
- y. maintain the Growth Plan's provincially identified Agricultural System;
- z. maintain Growth Plan policy 4.2.8.1 requiring municipalities to develop and implement official plan policies and other strategies related to conserving mineral aggregate resources;
- aa. change the definition of "waste management system" to consider the waste hierarchy and is inclusive of and prioritizes resource recovery and environmental outcomes consistent with the Province's circular economy ambitions;
- bb. align the Waste Management policies with the language of the Waste Free Ontario Act and Resource Recovery and Circular Economy Act and provide guidance on how municipalities are to interpret the Waste Management policies in the Provincial Planning Statement alongside the Resource Recovery and Circular Economy Act;
- cc. include policy direction that requires municipalities to coordinate and plan for appropriate and adequate shared waste management infrastructure;
- dd. include policy direction that ensures the provision of lands for integrated waste management, including recycling and processing facilities, and residual disposal/management;
- ee. maintain and expand the geographic scope of Growth Plan policy 4.2.1.4 that requires a sub-watershed plan for large-scale development in greenfield areas;
- ff. maintain policy references to "key hydrologic features, key hydrologic areas and their functions", from the current Provincial Policy Statement (2.2.1(e)) and expand the geographic scope of Growth Plan policy 4.2.1.2;
- gg. include direction in the proposed Provincial Planning Statement that planning authorities shall protect, improve, or restore the quality and quantity of water;
- hh. recognize and promote green infrastructure's role in water and stormwater systems;

ii. maintain all transportation related policies in the current Provincial Policy Statement and Growth Plan that support reducing vehicle trips;

jj. include language regarding planning for a transportation system in way that accounts for factors such as equity, cost, air quality, winter maintenance and resiliency;

kk. modify policies concerning the protection of heritage properties to say, “protected heritage property shall be conserved”, recognizing that the definition of “protected heritage property” includes more than lands with built heritage resources or cultural heritage landscapes;

ll. maintain the existing Land Needs Assessment methodology as Provincial guidance to the large and fast-growing municipalities for assessing land needs as a complement to the Provincial Projections Methodology Guideline available to other municipalities;

mm. include as part of the transition regulation that all planning matters (Official Plan Amendments or Zoning By-law Amendments) that predate the in-effect date of the new Provincial Planning Statement be transitioned under the existing planning framework. These include planning matters that are: (1) deemed complete and in process/under review; (2) city-initiated process underway or nearing completion, or (3) Council-adopted but is under appeal or appeal period nearing;

nn. continue to transition Official Plan Amendment 231 as a matter in process that was approved under the Growth Plan, 2006;

oo. acknowledge the importance of and requirement for undertaking integrated planning across the Province;

pp. provide guidance on expectations with respect to municipal engagement with Indigenous communities on land use planning matters that identify best practices;

qq. clarify the scope of a municipality's obligation to identify potential impacts of decisions on the exercise of Aboriginal or treaty rights and how the Province's role in addressing asserted Aboriginal or treaty rights will be integrated in the municipal decision-making process; and

rr. add a new policy that enables municipalities to put in place local policies that address the changing nature of office space and needs to reflect the local context.

4. City Council confirm that film production will continue to be considered a form of manufacturing for the purposes of land use planning and interpretation of official plan policies and zoning standards.

5. City Council forward Attachment 2 to the report (May 17, 2023) from the Chief Planner and Executive Director, City Planning from the Film Commissioner and Director, Entertainment Industries related to the impacts the proposed Provincial Planning Statement has on the City's film production industry to the Minister of Municipal Affairs and Housing and the Minister of Economic Development, Job Creation and Trade.

6. City Council forward a copy of the report (May 17, 2023) from the Chief Planner and Executive Director, City Planning to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, the Leader of

the Official Opposition, all Ontario MPPs, the Association of Municipalities of Ontario, and all Ontario municipalities for their information and consideration.

7. City Council request the Minister of Municipal Affairs and Housing to undertake dedicated consultation with affected industry stakeholders on any changes to policies related to the protection of employment lands in advance of proceeding with the proposed Provincial Planning Statement.

Committee Recommendations

The Planning and Housing Committee recommends that:

1. City Council express its concern to the Minister of Municipal Affairs on the general direction taken in the proposed Provincial Planning Statement as it represents fundamental changes in how growth planning is carried out in the province and by the City of Toronto.
2. City Council support in principle the provisions in the proposed Provincial Planning Statement that encourage the supply of housing, notwithstanding, that references to "Affordable Housing" and "Housing that is affordable to low- and moderate-income households" have not been carried over.
3. City Council request the Province through ERO 019-6813 and outlined in Attachment 1 to the report (May 17, 2023) from the Chief Planner and Executive Director, to:
 - a. maintain all policy references to "residential intensification" and "redevelopment" in the current Provincial Policy Statement to provide clarity that where sufficient land and servicing exists to accommodate forecast population through infill, the need for greenfield development is diminished.
 - b. require that large and fast-growing municipalities accommodate a minimum of 50 percent of all residential development within their existing settlement area and that new settlement areas or settlement area expansion lands are planned for a minimum density target of 50 residents and jobs per gross hectare.
 - c. maintain the density targets of Urban Growth Centres (Growth Plan 2.2.3.2) and policies that directed how Urban Growth Centres will be planned (Growth Plan 2.2.3.1).
 - d. provide flexibility for municipalities to identify additional higher order transit corridors that deviate from the definition of "higher order transit" in the proposed Provincial Planning Statement.
 - e. maintain the Growth Plan policies (2.2.4.8 – 2.2.4.10) that support the development of complete communities with a compact built form and affordable housing within MTSAs, on lands adjacent to MTSAs, and along transit corridors.
 - f. include reference to affordable housing in Provincial Planning Statement Policy 2.4.2.6 given provincial direction to include affordable housing in Protected Major Transit Station Areas through inclusionary zoning.
 - g. maintain that municipalities may identify a settlement area or allow the expansion of a settlement area boundary only at the time of a 5-year official plan update and only where it has been demonstrated that certain conditions have been met (Provincial Policy Statement 1.1.3.8).

- h. lead a provincial-municipal process with large and fast-growing municipalities for the periodic preparation of regional population and employment forecasts. Enable municipalities to continue to be able to adopt higher forecasts.
- i. direct municipalities in the Greater Golden Horseshoe to continue using population and employment forecasts of Schedule 3 of the Growth Plan for managing growth to 2051 and ensuring “at least 25 year” supply of land.
- j. maintain the current definitions of “affordable” housing and "low and moderate-income households" OR provide explicit direction for municipalities to set their own definition.
- k. maintain the requirement for municipalities to establish targets for housing affordable to low- and moderate-income households (Provincial Policy Statement 1.4.3(a)) and for affordable ownership and affordable rental housing (Growth Plan 2.2.6.1(a)(ii))
- l. maintain Growth Plan policy 2.2.6.3 that provides direction to municipalities to use available tools to require that multi-unit residential developments incorporate a mix of unit types to accommodate a diverse range of households sizes and incomes.
- m. revise the definition of “housing options” to include consideration for affordable housing, tenure, and unit types to accommodate a range of household sizes.
- n. amend proposed policy 2.2.1.b.2, related to the conversion of existing commercial and institutional buildings for residential uses, to include a requirement to maintain or replace employment space within the redevelopment or within an off-site location.
- o. enact a Regulation to permit the use of zoning with conditions, pursuant to Section 113 of the City of Toronto Act 2006, that would enable a municipality to secure replacement employment space as part of redevelopments proposing to convert existing commercial and institutional space.
- p. enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act 2006, that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential.
- q. revise the Employment Area definition to explicitly include film production, cluster of office uses, stand-alone convenience retail and services to serve businesses and workers within Employment Areas, and enable municipalities to define components of Employment Areas to serve local economies.
- r. maintain the current timeframe for when a conversion of employment lands can be considered: only when municipalities are undertaking their 5-year Official Plan review, absent the Municipal Comprehensive Review concept.
- s. strengthen land use policy protections for all Employment Areas across the Province to ensure that these lands support the economy and are viable over the long-term.
- t. require that municipalities determine that sensitive land uses proposed near manufacturing, warehousing and other major facilities are compatible or can be made compatible prior to permitting a sensitive land use.

u. retain the existing Growth Plan policy (2.2.5.8) which requires that the development of sensitive land uses, major retail and major office will avoid, or where avoidance is not possible, minimize and mitigate adverse impacts on industrial, manufacturing or other major facilities.

v. maintain the current Provincial Policy Statement and Growth Plan policies that explicitly support energy efficiency, increased vegetation, and improved air quality.

w. maintain and expand the geographic scope of the current Provincial Policy Statement and Growth Plan policies related to natural heritage protection, climate action, intensification, and greenhouse-gas reduction.

x. expand the geographic scope of the Growth Plan's protections for natural heritage systems (4.2.2), water resource systems and watershed planning (4.2.1), and stormwater management (3.2.7) to the entire Province.

y. maintain the Growth Plan's provincially identified Agricultural System.

z. Maintain Growth Plan policy 4.2.8.1 requiring municipalities to develop and implement official plan policies and other strategies related to conserving mineral aggregate resources.

aa. change the definition of "waste management system" to consider the waste hierarchy and is inclusive of and prioritizes resource recovery and environmental outcomes consistent with the Province's circular economy ambitions.

bb. align the Waste Management policies with the language of the Waste Free Ontario Act and Resource Recovery and Circular Economy Act (RRCEA) and provide guidance on how municipalities are to interpret the Waste Management policies in the Provincial Planning Statement alongside the RRCEA.

cc. include policy direction that requires municipalities to coordinate and plan for appropriate and adequate shared waste management infrastructure.

dd. include policy direction that ensures the provision of lands for integrated waste management, including recycling and processing facilities, and residual disposal/management.

ee. maintain and expand the geographic scope of Growth Plan policy 4.2.1.4 that requires a sub-watershed plan for large-scale development in greenfield areas.

ff. maintain policy references to "key hydrologic features, key hydrologic areas and their functions", from the current Provincial Policy Statement (2.2.1(e)) and expand the geographic scope of Growth Plan policy 4.2.1.2.

gg. include direction in the proposed Provincial Planning Statement that planning authorities shall protect, improve, or restore the quality and quantity of water.

hh. recognize and promote green infrastructure's role in water and stormwater systems.

ii. maintain all transportation related policies in the current Provincial Policy Statement and Growth Plan that support reducing vehicle trips.

jj. include language regarding planning for a transportation system in way that accounts for factors such as equity, cost, air quality, winter maintenance and resiliency.

kk. modify policies concerning the protection of heritage properties to say, “protected heritage property shall be conserved”, recognizing that the definition of “protected heritage property” includes more than lands with built heritage resources or cultural heritage landscapes.

ll. maintain the existing Land Needs Assessment methodology as Provincial guidance to the large and fast-growing municipalities for assessing land needs as a complement to the Provincial Projections Methodology Guideline available to other municipalities.

mm. include as part of the transition regulation that all planning matters (Official Plan Amendments or Zoning By-law Amendments) that predate the in-effect date of the new Provincial Planning Statement be transitioned under the existing planning framework. These include planning matters that are: (1) deemed complete and in process/under review; (2) city-initiated process underway or nearing completion, or (3) Council-adopted but is under appeal or appeal period nearing.

nn. continue to transition Official Plan Amendment 231 as a matter in process that was approved under the Growth Plan, 2006.

oo. acknowledge the importance of and requirement for undertaking integrated planning across the Province.

pp. provide guidance on expectations with respect to municipal engagement with Indigenous communities on land use planning matters that identify best practices.

qq. clarify the scope of a municipality's obligation to identify potential impacts of decisions on the exercise of Aboriginal or treaty rights and how the Province's role in addressing asserted Aboriginal or treaty rights will be integrated in the municipal decision-making process.

rr. add a new policy that enables municipalities to put in place local policies that address the changing nature of office space and needs to reflect the local context.

4. City Council confirm that film production will continue to be considered a form of manufacturing for the purposes of land use planning and interpretation of official plan policies and zoning standards.

5. City Council forward Attachment 2 to the report (May 17, 2023) from the Chief Planner and Executive Director to the Minister of Municipal Affairs and Housing and the Minister of Economic Development, Job Creation and Trade from the Film Commissioner and Director, Entertainment Industries related to the impacts the proposed Provincial Planning Statement has on the City’s film production Industry.

6. City Council forward a copy of the report (May 17, 2023) from the Chief Planner and Executive Director to the Premier of Ontario, the Minister of Municipal Affairs and Housing, the Minister of Economic Development, Job Creation and Trade, the Leader of the Official Opposition, all Ontario MPPs, the Association of Municipalities of Ontario, and all Ontario municipalities for their information and consideration.

7. City Council request that the Minister of Municipal Affairs and Housing undertake dedicated consultation with affected industry stakeholders on any changes to policies related to the protection of employment lands in advance of proceeding with the proposed Provincial Planning Statement.

Origin

(May 17, 2023) Report from the Chief Planner and Executive Director, City Planning

Summary

The policy led planning system under which municipalities within the Greater Golden Horseshoe (GGH) Area have operated since 2006 has experienced numerous changes over the last 5 years requiring the City to continuously review, examine and adapt our planning policies and practices. On April 6, 2023 as part of Bill 97, the Ministry of Municipal Affairs and Housing introduced a draft Provincial Planning Statement that is intended to replace the current Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe. Some policies of the Growth Plan are intended to be incorporated into the new Provincial Planning Statement and the Growth Plan is proposed to be repealed.

The proposed repeal of the Growth Plan now treats the region generally the same as any other part of the Province despite it being home to 70% of Ontarians. While some Growth Plan policies are found in the proposed Provincial Planning Statement, virtually all the foundational ones have been eliminated and the overall policy intent of establishing a regional plan to lay out and coordinate planning, resource and infrastructure management efforts has been abandoned. Absent a comprehensive and coordinated regional growth management framework, potential unintended consequences may include, loss of agricultural land and associated worsening food insecurity, degradation of the natural heritage system and it's ability to mitigate the impacts of climate change, impacts on water quality, uncoordinated infrastructure planning that increases costs for local and regional governments, uncoordinated and unsustainable development patterns that encourage car dependency, and the loss and removal of employment lands needed to support a diverse economic base.

The direction for regional planning implied in the draft Provincial Planning Statement represents a seminal change in the land use planning system in the GGH that together with recent and potential future governance changes pose risks to the widely recognized benefits of coordinated and integrated land use, resource and infrastructure planning and calls into question progress toward widely understood and desirable outcomes around climate adaptation, inclusion, economic and financial stability over the next decades. Growing imperatives around housing supply and paying for infrastructure should spark an evolution in regional planning through a focussed collaborative process around making the Growth Plan work better, without jettisoning its fundamental goals around limiting sprawl and long-term land use predictability.

The Province has provided stakeholders 60 days to review the proposed document and comments are due no later than June 5, 2023. Staff will submit the recommendations from Planning and Housing Committee to the provincial ERO posting and will submit additional comments received at City Council's meeting on June 14-16, 2023 as supplementary information to the recommendations contained in this report.

This report outlines staff comments on the proposed Provincial Planning Statement as itemized in Attachment 1. The recommendations contained in this report address concerns raised by City staff intended to inform the Ministry of the City's comments and suggested revisions to the proposed Provincial Planning Statement. Staff from City Planning, Engineering & Construction Services, Economic Development & Culture, the Housing Secretariat, Toronto Water, Parks,

Forestry & Recreation, Corporate Finance and Legal Services reviewed and provided comments organized in the following six themes:

1. Regional Planning;
2. Housing;
3. Employment Lands Planning;
4. Environment;
5. Infrastructure; and
6. Implementation

Background Information (Committee)

(May 17, 2023) Report and Attachments 1 and 3 from the Chief Planner and Executive Director, City Planning on City Comments on the Proposed Provincial Planning Statement (<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-236614.pdf>)
Attachment 2 - Provincial Planning Statement 2023: Impact on Film Production Industry (<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-236776.pdf>)

Communications (Committee)

(May 29, 2023) Letter from Geoff Kettel and Cathie Macdonald, Co-Chairs, Federation of North Toronto Residents' Associations (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-169993.pdf>)
(May 31, 2023) Letter from Craig McLuckie, President, Toronto Industry Network (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170052.pdf>)
(May 31, 2023) Letter from Victoria Harding, Executive Director, DGC Ontario (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170104.pdf>)
(May 31, 2023) Letter from Issac Tang, Borden Ladner Gervais LLP, on behalf of PT Studios Inc. (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170105.pdf>)
(May 31, 2023) Letter from Peggy Kyriakidou, President, and Jayson Mosek, Business Agent, NABET 700-M UNIFOR (PH.New)
(<https://www.toronto.ca/legdocs/mmis/2023/ph/comm/communicationfile-170106.pdf>)

Communications (City Council)

(June 14, 2023) Letter from Les Veszlenyi and Angela Barnes, Co-Chairs of the Mimico Lakeshore Community Network (CC.Supp)
(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-170401.pdf>)
(May 31, 2023) Letter from Ian Carmichael and John Caliendo, Co-Chairs, ABC Residents Association (CC.New)
(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-170438.pdf>)

Speakers

Victoria Harding, Directors Guild of Canada - Ontario
Cynthia Lynch, FilmOntario
Peggy Kyriakidou, NABET 700M UNIFOR
Angela Mastronardi, IATSE Local 873



File Number: ACS2023-FCS-FLT-0002

July 18, 2023

Colin Best,
President of the Association of Municipalities (AMO)
200 University Ave., Suite 801
Toronto, Ontario, M5H 3C6
amopresident@amo.on.ca

By e-mail

Re: Donation of Decommissioned Ambulance to St. John Ambulance

Mr. Best,

On behalf of Ottawa City Council, I am writing to advise that the City of Ottawa has approved the attached report from the Finance and Corporate Services Committee to donate a decommissioned ambulance to St. John Ambulance.

Additionally, I would like to draw to your attention to a motion Ottawa City Council approved at the City Council meeting of June 14, 2023, to donate a decommissioned ambulance to the Embassy of Ukraine:

MOTION 2023 16-16

Moved by: Councillor R. Brockington

Seconded by: Mayor M. Sutcliffe

WHEREAS the City of Ottawa has previously donated surplus ambulances to specific causes or organizations, such as the Salvation Army Community and Emergency Response team, the Government of Nunavut as well as organizations doing work in Ghana and Ethiopia; and

WHEREAS the Embassy of Ukraine has expressed a need for a decommissioned ambulance to support their humanitarian efforts and provide medical aid in this growing emergency situations; and

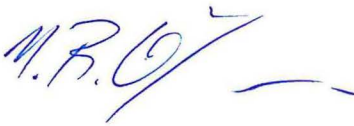
WHEREAS the provision of an ambulance will pursue the goal of ensuring adequate conditions to provide urgent medical care and to further improve emergency response in the Ukraine; and

WHEREAS Section 41(4) of the City's Procurement By-law 2000-50, as amended, states that: "the sale of surplus furniture, vehicles, equipment, stock, supplies and other goods and material shall be made to the highest responsive bidder and the sale shall be made in accordance with the provisions of this by-law where applicable;" and

THEREFORE BE IT RESOLVED that Council waive Subsection 41(4) of By-law No. 2000-50, as amended, and approved the donation of one ambulance to the Embassy of Ukraine.

Should you have any questions regarding these actions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "M. R. O'Connor", with a horizontal line extending to the right.

M. Rick O'Connor
City Clerk, City of Ottawa

Encl (1)

cc: Municipalities of Ontario
amo@amo.on.ca

1. **Donation of Decommissioned Ambulance to St. John Ambulance**
Don d'une ambulance mise hors service à Ambulance Saint-Jean

Committee Recommendation

That Council waive Subsection 41(4) of the City's Procurement By-law 2000-50, as amended, and approve the donation of one decommissioned ambulance to St. John Ambulance, with the lost residual value to be funded from the Fleet Reserves.

Recommandation du Comité

Que le Conseil suspend l'application du paragraphe 41(4) du Règlement sur les approvisionnements de la Ville (no 2000-50), dans sa version modifiée, et d'approuver le don d'une ambulance mise hors service à Ambulance Saint-Jean, en récupérant la valeur résiduelle perdue dans les fonds du parc automobile.

Documentation/Documentation

1. General Manager and Chief Financial Officer's Report (A), Finance and Corporate Services Department, submitted 22 June 2023 (ACS2023-FCS-FLT-0002)

Rapport du Directeur général et chef des finances (T), Direction générale des finances et des services organisationnels, daté le 22 juin 2023 (ACS2023-FCS-FLT-0002)

Subject: Donation of Decommissioned Ambulance to St. John Ambulance

File Number: ACS2023-FCS-FLT-0002

Report to Finance and Corporate Services Committee on 4 July 2023

and Council 12 July 2023

Submitted on June 22, 2023 by Cyril Rogers, General Manager and Chief Financial Officer (A), Finance and Corporate Services Department

Contact Person: Laila Gibbons, Director, Fleet Services, Finance and Corporate Services Department

613-580-2424 x23988, Laila.Gibbons@ottawa.ca

Ward: Citywide

Objet : Don d'une ambulance mise hors service à Ambulance Saint-Jean

Dossier : ACS2023-FCS-FLT-0002

Rapport au Comité des finances et des services organisationnel

le 4 juillet 2023

et au Conseil le 12 juillet 2023

Soumis le 22 juin par Cyril Rogers, Directeur général et chef des finances (T), Direction générale des finances et des services organisationnels

Personne ressource : Laila Gibbons, Directrice, Services du parc automobile, Direction générale des finances et des services organisationnels

613-580-2424 poste 23988, Laila.Gibbons@ottawa.ca

Quartier : À l'échelle de la ville

REPORT RECOMMENDATION

That the Finance and Corporate Services Committee recommend that Council waive Subsection 41(4) of the City's Procurement By-law 2000-50, as amended, and approve the donation of one decommissioned ambulance to St. John Ambulance, with the lost residual value to be funded from the Fleet Reserves.

RECOMMANDATION DU RAPPORT

Que le Comité des finances et des services organisationnels recommande au Conseil de suspendre l'application du paragraphe 41(4) du *Règlement sur les approvisionnements* de la Ville (n° 2000-50), dans sa version modifiée, et d'approuver le don d'une ambulance mise hors service à Ambulance Saint-Jean, en récupérant la valeur résiduelle perdue dans les fonds du parc automobile.

BACKGROUND

City Council, at its meeting on 31 August 2022, approved the following Motion ([2022-81/20](#)):

WHEREAS St. John Ambulance (Ambulance St-Jean) supports events and festivals in the City of Ottawa by supporting the Ottawa Paramedic Service, including but not limited to opioid harm reduction; and

WHEREAS St. John Ambulance is seeking the donation of a surplus ambulance to provide training to employees and volunteers and to replace the one currently used for service the public in sports, arts, cultural festivals and major events.

WHEREAS the City of Ottawa has approximately 85 to 90 ambulances in its fleet at any given period and the expected life cycle of an ambulance is estimated at 54 months and between 200,000 to 230,000 kilometers; and

WHEREAS the City of Ottawa usually disposes of roughly 10 to 12 ambulances per year and the next replacement cycle for ambulances in Ottawa is scheduled for June, 2023 (31 new ambulances on order); and

WHEREAS the residual value of a used ambulance averages between \$20,000 to \$23,000; and

WHEREAS Section 41(4) of the City's Procurement By-law 2000-50, as amended, states that: "the sale of surplus furniture, vehicles, equipment, stock, supplies and other goods and material shall be made to the highest responsive bidder and the sale shall be made in accordance with the provisions of this by-law where applicable." And

WHEREAS Ottawa City Council has previously waived this provision in order to donate of surplus ambulances to specific causes or organizations (for example, the Salvation Army Community and Emergency Response team, and organizations doing work in Ghana and Ethiopia);

THEREFORE BE IT RESOLVED that staff report back to Council when the next ambulance is ready for disposal, and,

BE IT FURTHER RESOLVED that at the time of the report, Council consider waiving Subsection 41(4) of By-law No. 2000-50, as amended, and consider the donation of one ambulance to St. John Ambulance, with the lost residual value be funded from the Fleet Reserves.

The City's Disposal of Fleet Vehicles and Equipment Policy includes the following provision on Donation:

"Through donation to an eligible person group or body where Council considers the donation to be in the interest of the City, as set out in the *Municipal Act*. This option is initiated by a sponsoring Councillor. The report or motion brought forward to Committee, Transit Commission or Council must waive section 41(4) of the procurement by-law to allow the donation."

DISCUSSION

St. John Ambulance has requested the donation of a decommissioned ambulance to provide training to employees and volunteers and to replace the one currently used to service the public in sports, arts, cultural festivals and major events.

The City of Ottawa has, over the years, donated decommissioned vehicles to non-profit charitable organizations that serve the public interest. St. John Ambulance is a charitable organization that provides first aid and emergency medical services to the community. A decommissioned ambulance from the City of Ottawa would be a valuable asset for St. John Ambulance, as it would allow them to continue to support sports, arts, cultural festivals and major events in collaboration with the Ottawa Paramedic Service to provide medical coverage and assistance to event attendees and organizers. A decommissioned ambulance has been used in the past for training and education purposes, as well as opioid harm reduction. By donating a decommissioned ambulance to St. John Ambulance, the City of Ottawa would be supporting a worthy cause that benefits the health and safety of its residents.

The City of Ottawa roughly disposes of 10 to 12 ambulances per year and the next replacement cycle for ambulances in Ottawa is anticipated in Q3 2023 (31 new ambulances on order). The residual value of a used ambulance averages between \$20,000 to \$23,000. The Procurement By-law provides that “the sale of surplus furniture, vehicles, equipment, stock, supplies and other goods and material shall be made to the highest responsive bidder and the sale shall be made in accordance with the provisions of this by-law where applicable,” which also applies to used/decommissioned vehicles. Ottawa City Council has previously waived this provision in order to donate surplus ambulances to specific causes or organizations (for example, the Salvation Army Community and Emergency Response team, and organizations doing work in Ghana and Ethiopia).

FINANCIAL IMPLICATIONS

Should Council approve waiving Subsection 41(4) of By-law No. 2000-50, as amended, the lost residual value of donating one ambulance, estimated between \$20,000 to \$23,000, will be funded from the Fleet Reserve.

LEGAL IMPLICATIONS

There are no legal impediments to approving the recommendation in this report.

COMMENTS BY THE WARD COUNCILLOR(S)

This is a citywide report.

CONSULTATION

Staff from the Finance and Corporate Services Department and Fleet Services Branch were consulted in the preparation of this report and support the donation of the decommissioned ambulance to the St. John Ambulance.

ACCESSIBILITY IMPACTS

No accessibility impacts have been identified.

RISK MANAGEMENT IMPLICATIONS

No risk management implications have been identified.

TERM OF COUNCIL PRIORITIES

This report aligns with the following objective in the 2019-2022 City Strategic Plan and Term of Council Priorities:

- Thriving Communities priority in promoting safety for our residents

DISPOSITION

Fleet Services will arrange for donation of the decommissioned ambulance upon Council approval. Legal Services will complete the Donation Agreement and any documents required to transfer the ownership of the decommissioned ambulance.