



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

August 11, 2023

Information Reports

[2023-INFO-68](#) Commissioner of Finance - re: Economic Update – Increased Interest Rates Taking Effect, although Climate and Conflict continue to Impact Global Food Prices and Housing Prices Rise Again in Durham Region

Early Release Reports

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

[2023-P-**](#) Commissioner of Planning and Economic Development – re: Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Michael Smith Planning Consultants Development Coordinators Ltd., on behalf of Gowanlea Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2023-003

Confidential Reports Authorized for Release

The following confidential reports have been previously authorized for release at the appropriate time.

[2023-COW-30](#) Confidential Report of the Commissioner of Works - re: Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby

Staff Correspondence

There is no Staff Correspondence

Durham Municipalities Correspondence

There are no Durham Municipalities Correspondence

Other Municipalities Correspondence / Resolutions

1. [Village of Merrickville-Wolford](#) – re: Resolution passed at their Council meeting held on July 10, 2023, regarding Bill 23, More Homes Built Faster Act
2. [Township of Puslinch](#) – re: Resolution passed at their Council meeting held on July 12, 2023, in support of Selwyn Township’s resolution regarding Short Term Rentals
3. [Township of Puslinch](#) – re: Resolution passed at their Council meeting held on July 12, 2023, in support of the Municipality of Shuniah’s resolution regarding Bill 3 – Special Powers and Duties of Heads of Council
4. [Municipality of South Huron](#) – re: Resolution passed at their Council meeting held on July 17, 2023, regarding Support Time for Change – Municipal Freedom of Information and Protection of Privacy Act

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:

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The Regional Municipality of Durham Information Report

From: Commissioner of Finance
Report: [#2023-INFO-68](#)
Date: August 11, 2023

Subject:

Economic Update – Increased Interest Rates Taking Effect, although Climate and Conflict continue to Impact Global Food Prices and Housing Prices Rise Again in Durham Region

Recommendation:

Receive for information.

Report:

1. Purpose

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

1.2 Economic highlights include:

- On July 12, 2023, the Bank of Canada raised interest rates by another 0.25 per cent, leaving the overnight rate at 5.0 per cent (the 10th increase since March 2022).
- Canadian real gross domestic product (GDP) increased 1.9 per cent year-over-year from May 2022 to May 2023, led by the services sector.
- The Labour Force Survey (July) by Statistics Canada released on August 4, 2023, showed little change in Canada's unemployment rate which increased 0.1 points to 5.5 per cent. This was the third consecutive monthly increase in the unemployment rate.
- While still down from the January 2022 peak of \$1.2 million, Durham Region's average year-over-year existing home transactions price increased 6.7 per cent to \$961,852 in July 2023.
- The headline Consumer Price Index (CPI) rate of increase fell from a year-over-year 3.4 per cent to 2.8 per cent in June 2023.
- Energy prices continued to fall, with year-over-year Ontario natural gas supply costs decreasing 26.4 per cent June 2022 to June 2023 and gasoline and

diesel also posting double digit decreases. Canadian manufactured product prices fell 5.5 per cent over the same period.

- Global food commodity prices rose in July, influenced by the termination of the Black Sea Grain Initiative and new trade restrictions on rice.

2. Previous Reports and Decisions

- 2.1 This report updates the June 23, 2023, Report #2023-INFO-56 “Bank of Canada Reacts to Consumer Consumption Growth and Persistent Inflation with Another Interest Rate Increase.”

3. Bank of Canada Interest Rate Increase

- 3.1 The Bank of Canada, on July 12, 2023, raised interest rates by another 0.25 per cent following the 0.25 per cent increase in June 2023. The overnight rate is now 5.0 per cent. In the decision, the Bank of Canada cited a slowing downward momentum in core inflation, still robust household spending, strong labour market, higher housing resales and prices and still accumulated household savings.
- 3.2 Given the lag-time between interest rate hikes and impacts, the Bank of Canada continues to assess economic indicators and effects on inflation ahead of the next September 6, 2023, interest rate announcement. The Bank of Canada aims to keep inflation, as measured by the Statistics Canada Consumer Price Index (CPI), within a “control range” of 1.0 to 3.0 per cent, with a target of 2.0 per cent.
- 3.3 Many forecasters believe the Bank of Canada will hold interest rates steady in September, which may prove difficult if shelter and food prices continue to push core CPI higher. According to the World Bank, suffering from acute food insecurity increased from 135 million to 345 million people from 2019 to 2022. Russia’s war on Ukraine, supply chain disruptions, and the COVID-19 pandemic pushed food prices to record levels and geo-political events continue to present risks. For example, Ukraine is a key global grain exporter and Russia’s recent refusal to let food exports flow from Ukraine, along with the recent attacks on Ukraine’s agricultural storage and export infrastructure, will exacerbate supply challenges and disruptions. These decisions have put added pressure on wheat prices and many other foods that depend on this staple grain as a production input.

4. Canadian Economic Growth Outlook

- 4.1 Canadian real gross domestic product (GDP) increased 0.3 per cent for the month of May 2023 growing 1.9 per cent year-over-year May 2022 to May 2023. Growth continues to be led by services-producing industries, which year-over-year in May 2023 were up 2.3 per cent, compared to 0.5 per cent of growth for Canadian goods-producing industries over the same period.
- 4.2 According to Statistics Canada, Canada’s real GDP grew by 0.8 per cent during the first quarter, after no material change in the last quarter of 2022. First quarter 2023 growth in household spending was 1.5 per cent higher for goods and 1.3 per cent higher for services. Improvements in supply chains have boosted motor

vehicle shipments abroad, helping exports 2.4 per cent higher and offsetting decreased overall investments in housing (down 3.9 per cent) and business machinery and equipment (down 2.5 per cent).

5. The Labour Market

- 5.1 According to Statistics Canada August 4, 2023, Labour Force Survey, the unemployment rate moved up only slightly by 0.1 points to 5.5 per cent, down 6,000 jobs, after rising 0.4 per cent over May and June 2023. The report notes employment decreases in construction (down 2.8%), public administration (down 1.4%), information, culture, and recreation (down 1.8%) and transportation and warehousing (down 1.3%). Job increases occurred in the areas of health care and social assistance (up 0.9%), educational services (up 1.3%), finance, insurance, real estate, rental and leasing (up 1.1%) and agriculture (up 4.6%).
- 5.2 Canada's average full-time hourly wages increased 5.0 per cent on a year-over-year basis to \$33.24 per hour in July 2023 (up 5.2 per cent), according to Statistics Canada, while part-time workers saw increased wages of 4.7 per cent to reach an average of \$23.50 per hour.
- 5.3 The Bank of Canada July Monetary Report noted that "...tighter monetary policy appears to be moderating the demand for labour. Job vacancies have declined since the January Report, and net job creation has been below the pace implied by population growth in recent months...As well, respondents to the Business Outlook Survey for the second quarter of 2023 noted that finding the workers they need has become easier. Firms attribute this to less competition for labour and improved labour supply."
- 5.4 According to Statistics Canada, Canada is amongst the 20 fastest growing populations in the world and in March 2023 recorded "... the first 12-month period in Canada's history where population grew by over one million people." However, analysis by Scotiabank Global Economics, using Statistics Canada data, supported the Bank of Canada view that net job creation is below what might be anticipated from heightened population growth.
- 5.5 In the July 28, 2023 "The Global Week Ahead," Scotiabank noted, "Countries around the world are monitoring the Canadian immigration experiment with a keen eye on how it evolves with implications for labour markets... The evidence may turn out to be more positive in future, but at least to this point the narrative that immigration is driving jobs and GDP is more hype based upon spurious correlations than substance... Since the end of 2021 through to June 2023—the period over which the implementation of more aggressive immigration policies changed markedly—84% of all employment gains in Canada have gone either to those born in Canada (52%) or to longstanding landed immigrants (aka permanent residents) who have been here for 10 or more years (32%)... The point to this evidence is that we need to understand the nature of employment gains to have a better understanding of how the labour market is changing, how immigration may or may not be impacting the pool of employed individuals, and how Canada's immigration programs are achieving success or whether there is

room for improvement.”

- 5.6 RBC Economics in its July 27, 2023 “Proofpoint” release noted that, “A growing population means more demand for an already tight supply of housing and other services. Non-permanent residents (NPRs) have a role to play in bolstering the workforce to address that demand. But more action is needed to match their skills to emerging shortages... roughly 4.3 million baby boomers are set to reach retirement age by 2033... In the absence of immigration, a shortfall of at least 400,000 workers will open up... The good news is the wave of newcomers has helped shrink the number of job vacancies in Canada... But progress has been minimal in a few sectors, including healthcare (short an astounding 144,000 workers), construction (short 64,000 workers) and a range of greying industries.” RBC Economics provided the following graphic, using Statistics Canada data, to show the percentage change in job vacancies between 2019 and 2022 for key industries and the direction and magnitude of change in these sectors is concerning.



- 5.7 Statistics Canada’s latest aggregated job vacancy report in May 2023 noted that there were 1.4 unemployed persons for each job vacancy.

6. Housing and Household Affordability

- 6.1 According to the Toronto Regional Real Estate Board (TRREB), in Durham, after the average price year-over-year for existing home transactions climbed to \$999,787 in June (3.1 per cent), there was a 3.8 per cent month-to-month decrease for July 2023, with average prices settling at \$961,582. While this is still down from the January 2022 year-over-year peak of \$1,175,010, Durham average prices have moved higher overall in the first half of 2023, compared to the last

quarter of 2022.

- 6.2 In July 2023, City of Toronto prices also dropped month-over month, falling 7.5 per cent to \$1.07 million. Although prices also fell over 3.0 per cent in Peel and Halton Regions in July, prices in the Regions outside Toronto still increased for July 2023 year-over-year by between 0.2 per cent (Halton) and 6.4 per cent (York), with Peel increasing 1.2 per cent and Durham increasing 6.7 per cent over the same period. According to TRREB, home sales, new listings and home prices were up in July 2023 in comparison to July 2022. On a seasonally adjusted basis, the market experienced more balance in July compared to June, with sales trending lower while new listings were up.

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

	Year-over-Year		Durham Peak Jan-22	Monthly Changes		
	Jul-22	Jul-23		May-23	Jun-23	Jul-23
Durham	901,412	961,852	1,175,010	988,644	999,787	961,852
York	1,274,911	1,356,977	1,519,583	1,377,590	1,391,215	1,356,977
Peel	1,066,973	1,079,553	1,291,955	1,142,062	1,145,515	1,079,553
Halton	1,253,458	1,255,713	1,484,265	1,273,198	1,294,251	1,255,713
Toronto	1,019,100	1,066,184	1,073,111	1,197,021	1,152,424	1,066,184

Source: Toronto Regional Real Estate Board (Market Watch)

- 6.3 TRREB's August 3, 2023, press release noted: "Home sales continued to be above last year's levels in July, which suggests that many households have adjusted to higher borrowing costs. With that being said, it does appear that the sales momentum that we experienced earlier in the spring has stalled somewhat since the Bank of Canada restarted its rate tightening cycle in June. Compounding the impact of higher rates has been the persistent lack of listings for people to purchase compared to previous years."
- 6.4 The Bank of Canada's July 2023 Monetary Policy Report noted that household financial health indicators demonstrate that many households remain financially healthy due both to built-up savings and the strong labour market, noting higher interest rates are not likely to cause severe financial stress for many. However, the report also noted, "While most indicators of household financial stress remain below pre-pandemic levels, there are signs that some households are relying more on credit card debt, and some have fallen behind on their payments. These households are likely to cut their spending by disproportionately more than others." The bank noted that for now mortgage delinquency rates are near all-time lows.
- 6.5 According to the Bank of Canada, only one-third of mortgage holders have been affected by higher interest rates, with many more households set to face higher debt-service costs upon renewal. In terms of new mortgages, the Bank of

Canada, amongst other measures of financial vulnerability, uses the mortgage debt service ratio (DSR) to assess the share of income homebuyers are dedicating to mortgage debt. All else being equal, if 25 per cent or more of a household's income is going to mortgage payments, they may be vulnerable to financial stress. The Bank of Canada reported for the fourth quarter of 2022, that first-time homebuyers faced a 46.5 per cent DSR compared to 34.0 per cent for repeat homebuyers and 22.1 per cent for investors.

- 6.6 Heightened vulnerabilities were highlighted when on August 3, 2023, the federal government, Office of the Superintendent of Bankruptcy, reported a significant rise in both consumer and business insolvencies for the period June 2022 to June 2023. Consumer insolvencies in Ontario were up 26.4 per cent (31,377 to 39,652) and business insolvencies were up 38.5 per cent over the same period (761 to 1,054). While all are being hit with rising costs, including price inflation and higher interest rates, businesses also face reductions in consumer demand as general consumer spending trends lower.

7. Consumer Price Index (CPI): Canadian Headline Inflation

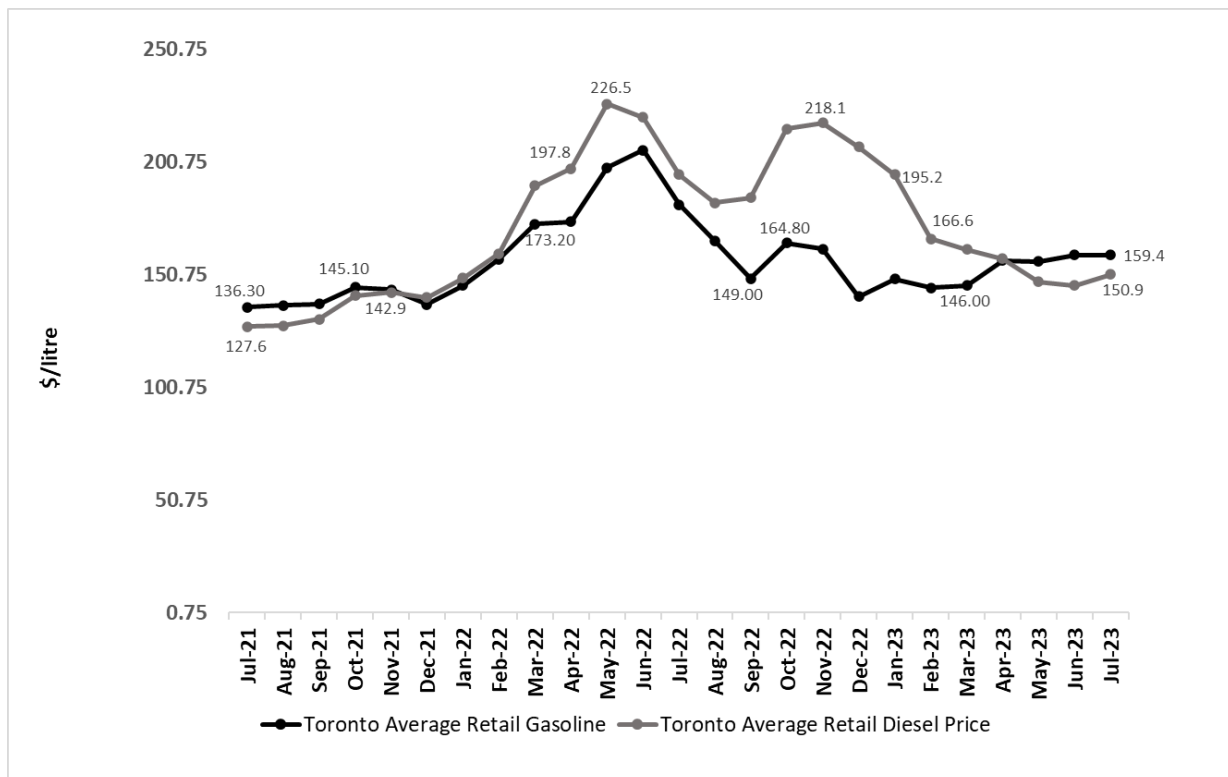
- 7.1 While the Province of Ontario's annual CPI percentage change was 2.6 per cent, the Canadian CPI rate of increase fell from 3.4 per cent in May 2023 year-over-year, to 2.8 per cent, year-over-year June 2022 to June 2023. Over this June 2022 to June 2023 period, Canadian gasoline prices fell 21.6 per cent.
- 7.2 Significant household debt levels, rising shelter and mortgage interest rate costs, and continuing food price escalation remain key issues. There was a 9.1 per cent inflationary increase in grocery store food prices between June 2022 and June 2023 year-over-year (almost unchanged from the 9.0 per cent increase year-over-year recorded last month, and off the January 2023 peak of 11.4 per cent). Excluding food, all-items CPI would have landed at an annual increase of just 1.7 per cent for June 2023, demonstrating the major effect of food price increases. Increased food price risk can be anticipated, given Russia's recent cancellation of the grain deal, the "Black Sea Grain Initiative", which had allowed major grain exports from Ukraine.
- 7.3 Overall, Canadian CPI shelter costs increased 4.8 per cent between June 2022 and June 2023. Excluding mortgage interest cost increases, the June year-over-year all-items CPI would be at the Bank's 2.0 per cent inflation target year-over-year for June, according to Statistics Canada. Mortgage interest costs increased 20.1 per cent between June 2022 and June 2023, and were a main contributor to the all-items Canadian CPI increase, as mortgage interest rates effect household mortgage costs as renewals continue to occur. Rents over the same period increased 6.1 per cent.
- 7.4 The Region's material inputs and services are directly impacted by higher prices. While price increases are on a downward trend, Statistics Canada noted for June 2023 that the overall price of goods increased by 1.2 per cent year-over-year compared to June 2022, while services' costs in Canada increased 3.8 per cent over the same reference period.

7.5 The next CPI release date utilizing July data is on August 15, 2023

8. Energy Prices

8.1 According to Natural Resources Canada (Figure 2), the Toronto benchmark average monthly retail price of gasoline in July 2023 was 12.3 per cent lower than July 2022 at \$1.59 per litre. Toronto diesel prices also fell significantly over the same one-year period from \$1.95 per litre to \$1.51 per litre in July 2023 (a decrease of 22.7 per cent). Despite the previous year showing improvement for consumers, both gasoline and diesel prices are still over 15 per cent higher compared to July 2021, when pricing was between \$1.26 per litre (diesel) and \$1.33 per litre (gasoline).

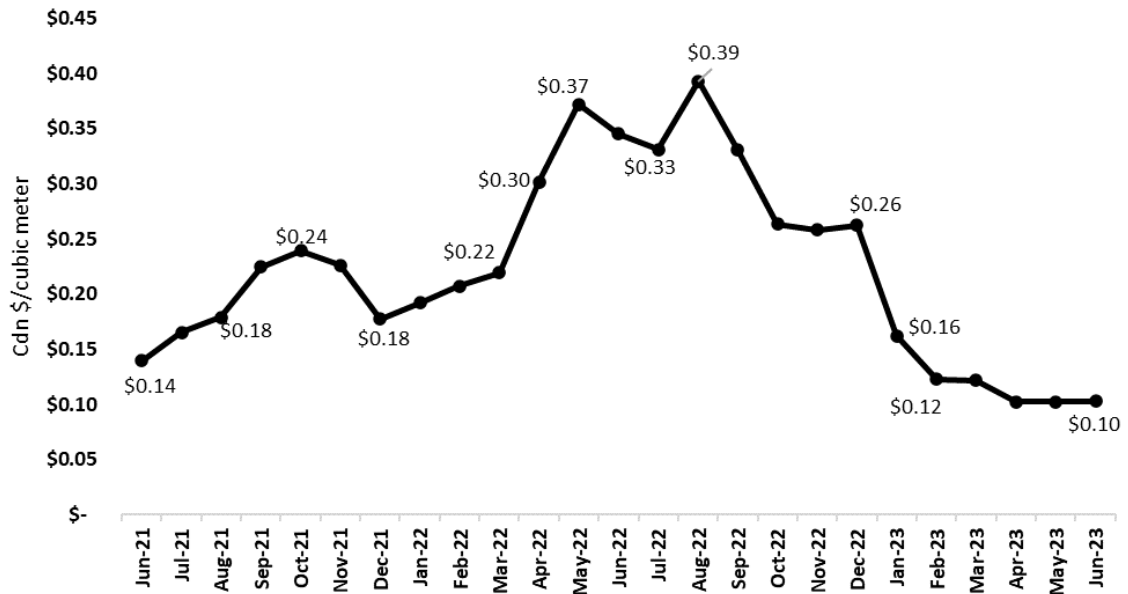
Figure 2: Price Escalation of Diesel and Gasoline July 2021 to July 2023
(Monthly Average Toronto Benchmark \$/litre)



Source: Natural Resources Canada

Figure 3 shows year-over-year Enbridge Gas Union Dawn Ontario natural gas supply costs decreasing 26.4 per cent June 2022 to June 2023 (excluding distribution), falling to a level of 10 cents per cubic meter. June 2023 Union trade hub pricing is 74 per cent below its August 2022 peak of 39 cents per cubic meter.

Figure 3: Natural Gas Prices
(Union Dawn Ontario Price Canadian \$/cubic meter)



Source: Sproule Holdings Limited

9. Material Input Prices

- 9.1 The Statistics Canada Industrial Product Price Index (IPPI), including energy and petroleum products, measures price changes for products manufactured in Canada and reflects 22 industrial product price categories. Year-over-year, June 2022 to June 2023, the trend for the IPPI Index overall, is down 5.5 per cent since June 2022.
- 9.2 Table 1 highlights drops in many product pricing categories. June 2023 lumber and wood product prices were down 19.8 per cent year-over-year. Energy and petroleum products are down 33.3 per cent, while primary ferrous and non-ferrous metal products are down 10.9 per cent and 1.0 per cent respectively over the same period.

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

Product Category	IPPI Price Index		Yr over Yr % Change
	June 2022	June 2023	
Primary Ferrous Metal Products	170.6	152.0	-10.9%
Primary Non-ferrous Metal Products	140.5	139.1	-1.0%
Lumber & Wood Products	152.2	122.1	-19.8%
Fabricated Metal Products & Construction Materials	144.8	139.6	-3.6%
Machinery & Equipment	110.1	118.1	7.3%
Chemicals and Chemical Products	137.1	122.5	-10.6%
Packaging Materials and Containers	125.9	130.3	3.5%
Energy and Petroleum Products	195.1	130.2	-33.3%
Total Industrial Product Price Index	131.6	124.4	-5.5%

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

10. Relationship to Strategic Plan

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

11. Conclusions

- 11.1 There remains considerable economic uncertainty and risk. The July 2023 interest rate increase was in response to falling but persistent inflation, GDP growth, a still healthy job market, job earnings rising between four and five per cent per annum and lower but still prevalent job vacancies.

11.2 Price pressures are anticipated to continue across the board, with food and shelter costs and household affordability still major public policy concerns and no magic bullet in sight to significantly achieve supply and demand balance within the housing market, especially in the Greater Toronto Area, a key destination for record immigration.

Respectfully submitted,

Original Signed By

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

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



EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

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

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Michael Smith Planning Consultants Development Coordinators Ltd., on behalf of Gowanlea Ltd., to permit the severance of a farm dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Township of Brock, File: OPA 2023-003

Recommendation:

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

- A) That Amendment #193 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 February 14, 2023, Michael Smith Planning Consultants Development Coordinators Ltd. on behalf of Gowanlea Ltd. submitted an application to amend the Regional Official Plan (ROP) to permit the severance of a dwelling rendered surplus as a result of the consolidation on non-abutting farm parcels in the Township of Brock.

2. Site Description

- 2.1 The subject site is located on the north side of Brock Concession Road 7, east of Ridge Road and west of Sideroad 18A. The property is municipally known as 1705 Brock Concession Road 7 and is located at Part of Lots 17 & 18, Brock Concession 7 (refer to Attachment #1).
- 2.2 The subject site is rectangular in shape and is approximately 39.4 hectares (97.3 acres) in size. The southern portion of the site contains an existing house, accessory buildings and a livestock barn. The existing accessory building and livestock barn are to be removed. A wooded area is located in the northeast corner of the site.
- 2.3 The surrounding land uses to the subject site includes:
- a. North - agricultural land, a wooded area and rural residences
 - b. East –Agricultural land, rural residences, a wooded area and Sideroad 18A
 - c. South – Brock Concession Road 7, rural residences, agricultural land, wooded area
 - d. West –Agricultural land, and rural residences, Beaverton River wetland, a camping site and Ridge Road

3. Background

- 3.1 Gowanlea Ltd. has applied to amend the Durham Regional Official Plan (ROP) to permit the severance of a 0.4 ha (1 acre) rural residential parcel of land containing a farm dwelling, from a 39.4 hectare (100 acre) farm parcel.

- 3.2 The applicant has submitted a concurrent Zoning By-law Amendment Application (ZBA-2023-01) with the Township of Brock to rezone the proposed retained farm parcel to prohibit any further severances, and the construction of any new dwellings.

4. Reports Submitted in Support of the Application

- 4.1 A Planning Justification Report/Agricultural Assessment prepared by Michael Smith Planning Consultants Development Coordinators Ltd. dated January 2023, has been submitted in support of the application. The report concludes that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Greenbelt Plan, the Regional Official Plan, the Lake Simcoe Protection Plan (LSPP) and Provincial Minimum Distance Separation (MDS) requirements.
- 4.2 An Environmental Site-Screening Questionnaire dated January 11, 2023, completed by Cambium Inc., reported the subject site as having low level of environmental concerns and no further assessment is required.

5. Previous Reports and Decisions

- 5.1 On May 2, 2023, the Planning and Economic Development Committee received the Public Meeting Report #2023-P-13, which includes details of the proposed non-abutting surplus farm dwelling severance.

6. Provincial Plans and Policies

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

6.2 Lake Simcoe Protection Plan (LSPP)

- 6.3 The subject site is within the Lake Simcoe watershed. The objectives of LSPP are protecting, improving or restoring the elements that contribute to the ecological health of Lake Simcoe as well as build on the protections for the Lake Simcoe watershed that are provided by provincial plans that apply in all or part of the Lake Simcoe watershed, including the Oak Ridges Moraine Conservation Plan and the Greenbelt Plan. The applicant is not proposing development near the shores of

Lake Simcoe, on or near tributaries of Lake Simcoe or in or near *Key Natural Heritage and Key Hydrologic Features* that are outside of settlement areas, the *Greenbelt Plan* and the *Oak Ridges Moraine Plan*. As such, the objectives of the proposal complies with the LSPP.

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 Gowanlea owns a total of 22 agricultural properties in the Township of Brock. The applicant's family lives in the homestead located at 11400 Highway 12. 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 a viable farm size 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 May 5, 2023. Commissioner's Report #2023-P-13 provides information on the application.
- 9.2 The Region did not receive any written submission from the public related to the proposed amendment application.

10. Consultation

- 10.1 On May 23, 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. The implementing Zoning By-law Amendment will prohibit any further severances, and the construction of any dwellings on the retained farm parcel.
- 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 also indicated they have no concerns with the approval of the proposed 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 5, 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 #193 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 #193 to the Durham Regional Official Plan

Respectfully submitted,

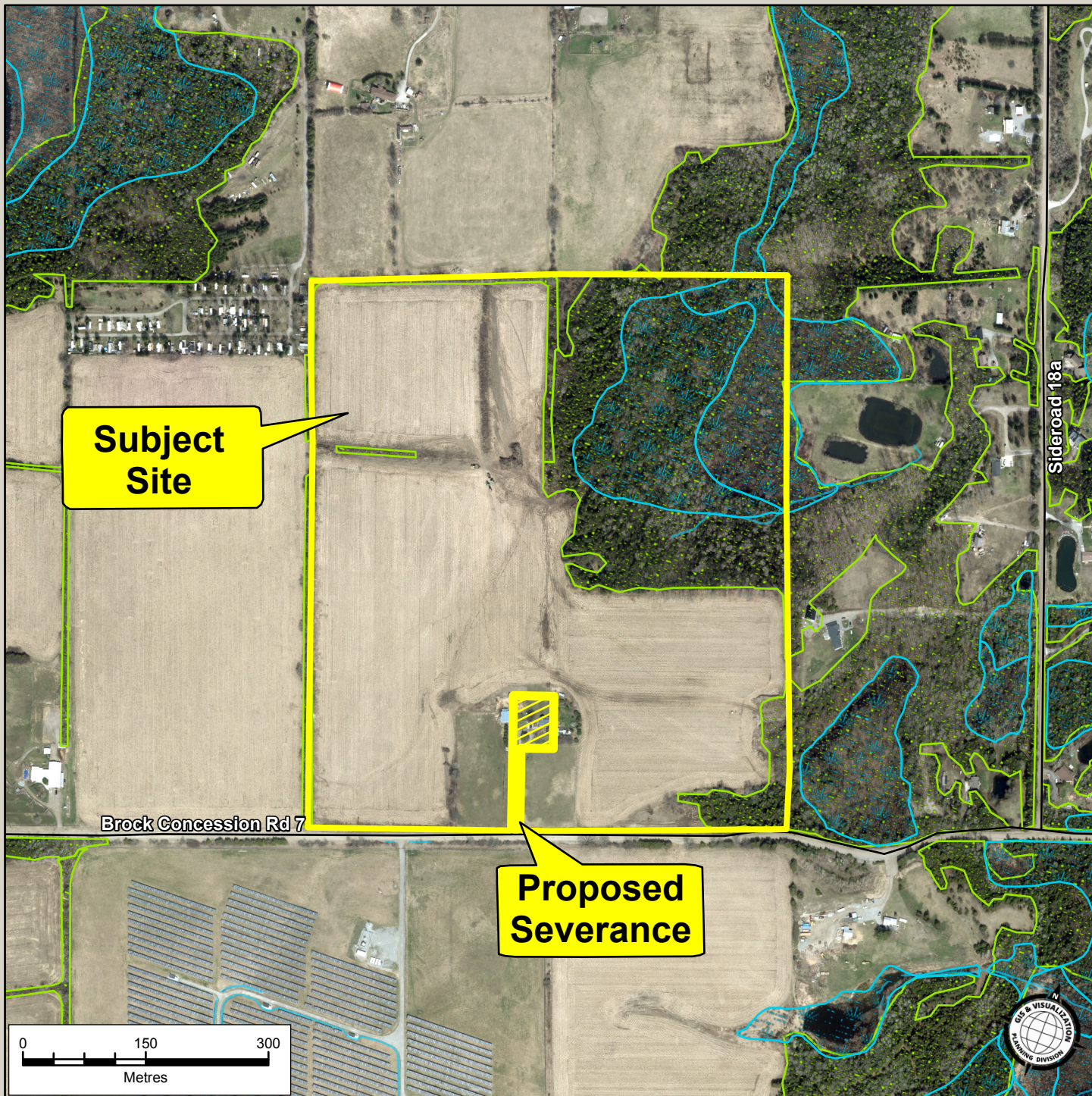
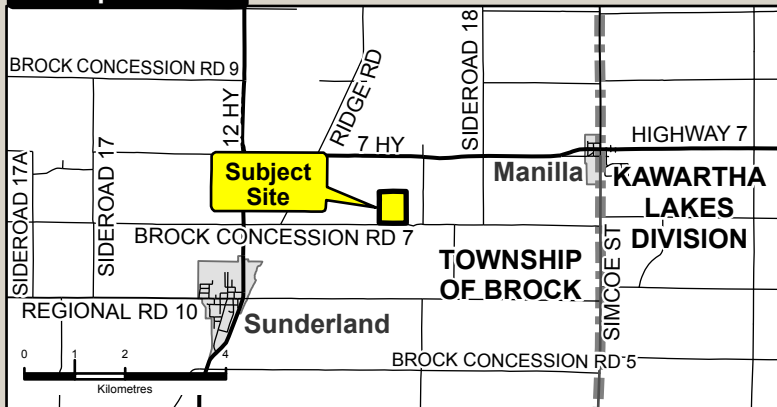
Original signed by

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



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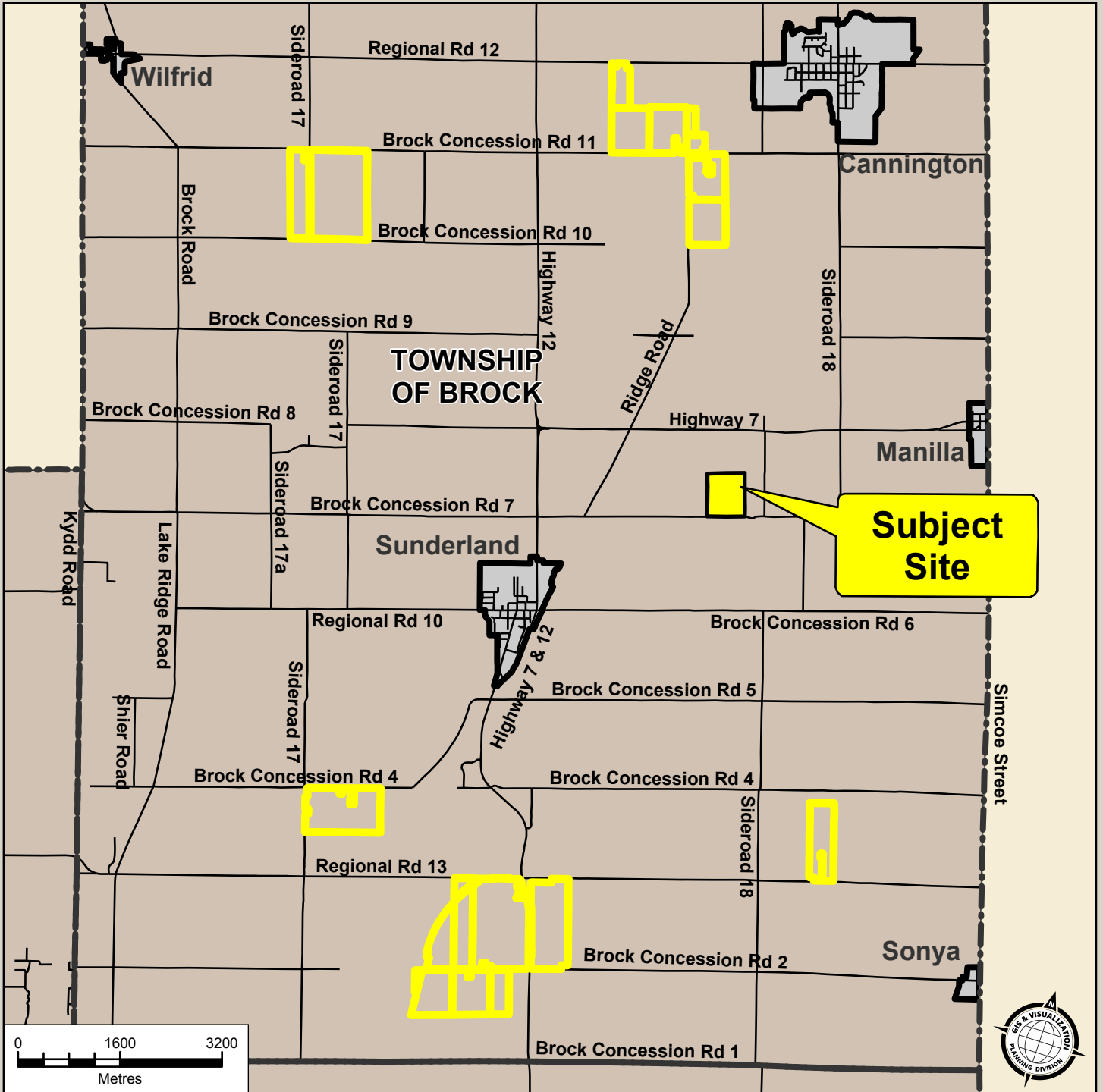
Municipal Context



Attachment #2
Commissioner's Report: 2023-P-**
File: ROPA 2023-003
Municipality: Township of Brock

Legend

-  Subject Site
-  Other Lands Owned by Gowanlea Ltd.



Data Sources:
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This is not a plan of survey.

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

Amendment #193 to the Durham Regional Official Plan

- Purpose and Effect:** The purpose and effect of this Amendment is to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels.
- Location:** The subject site is located on the north side of Brock Concession Road 7, east of Ridge Road and west of Sideroad 18A. The property is municipally known as 1705 Concession Road 7 and is part of Lots 17 & 18, Concession 7 in the Township of Brock.
- Basis:** The residential dwelling on the subject site is not required by and is a surplus to the farm operation. The 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 (ggg) A surplus farm dwelling is severed from the parcel identified as Assessment No. 18-39-050-005-28300 located in Part of Lots 17 & 18, Concession 7 in the Township of Brock, subject to the inclusion of provisions in the zoning by-law to prohibit the establishment of any dwellings on the retained parcel. In accordance with Provincial and Regional policies no further severance of 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.

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



The Regional Municipality of Durham Report

To: Committee of the Whole
From: Acting Commissioner of Works
Report: [#2023-COW-30](#)
Date: June 14, 2023

Subject:

Confidential Report of the Commissioner of Works – Proposed or Pending Acquisition or Disposition of Land for Regional Corporation Purposes as it relates to Property in the Town of Whitby

Recommendation:

That the Committee of the Whole recommends to Regional Council:

- A) That authority be granted to Regional Municipality of Durham staff to initiate expropriation proceedings where necessary for the property located at 1635 Dundas Street East in the Town of Whitby to satisfy the immediate shelter and support services for unsheltered and vulnerable residents in the Regional Municipality of Durham;
- B) That authority be granted to the Regional Clerk and Regional Chair to execute any notices and forms as may be statutorily mandated by the Expropriations Act R.S.O. 1990, c. E.26 to give effect to Recommendation C in this report, including the Notices of Application of Approval to Expropriate;
- C) That authority be granted to Regional Municipality of Durham staff to serve and publish Notices of Application for Approval to Expropriate the property requirements as described in Recommendation A of this report, and to forward to the Ontario Land Tribunal any requests for hearings received, to attend the hearings to present the Regional Municipality of Durham's position, and to present the Ontario Land Tribunal's recommendations to Regional Council for consideration;

- D) That all agreements successfully negotiated and reports required for amicable property acquisitions and all agreements and reports required for settlements pursuant to the *Expropriations Act*, R.S.O. 1990, c. E. 26 related to the 1635 Dundas Street East in the Town of Whitby approved in accordance with the Delegation of Authority By-law 04-2023 or by Regional Council, be deemed confidential for any reporting requirements to Regional Council pursuant to section 239 (2)(c) of the *Municipal Act, 2001*, S.O. 2001, c. 25, as it relates to a proposed or pending acquisition or disposition of land for Regional corporate purposes, and only be released publicly by the Commissioner of Works once all claims for compensation have been resolved on a full and final basis; and
- E) That this report be made public at the time that Regional staff proceed with initiating steps related to Recommendation C should negotiations fail, or if the subject property is acquired amicably with successful negotiations of an agreement of purchase and sale.
-

Report:**1. Purpose**

- 1.1 The purpose of this report is to obtain approval to expropriate the Subject Property at 1635 Dundas Street East in the Town of Whitby, if the Regional Municipality of Durham (Region) is unable to obtain an amicable agreement through negotiations with the property owners.

2. Background

- 2.1 The current demand for safe indoor sleep space far exceeds the shelter capacity in the Region. Persons requesting indoor space to sleep and stabilize are being directed to overflow indoor warming locations with space to sit in a chair overnight. *A Renewed Homelessness and Housing Support Service System for the Regional Municipality of Durham*, prepared by Org Code Inc identified the need for increased shelter, supportive housing, and deeply affordable housing options to meet increasing needs in the Region.
- 2.2 As of April 2023, 267 persons have been identified as experiencing homelessness in the Region, of which 167 have been experiencing homelessness for six months or longer. As of December 2022, there were 8,284 households on the Durham Access to Social Housing (DASH) waitlist.

- 2.3 The Subject Property was previously operated as a long-term care facility which ceased operation in 2022. The property was identified by the Region as an ideally suited site to address the lack of available shelter when it was listed for sale in June of 2022.
- 2.4 Before the Region was able to submit an offer, the property was sold on October 7, 2022, for Eight Million Dollars (\$8,000,000) to a private corporation and the transaction closed on December 16, 2022. Efforts to negotiate a lease with the property owner lasted for months in early 2023 but were unsuccessful. Given the immediate requirement for housing, and the highly suitable attributes of this property for the current need, the Region has opened negotiations to purchase the site from the new owners. As of the writing of this report no amicable agreement has been reached.

3. Property Acquisition

- 3.1 Regional staff have identified the subject property as an ideal site to supplement the current affordable housing stock and assist in resolving the immediate requirement for housing. Current improvements on site, given the previous use of the property, are well suited to the Region's needs. The site is currently vacant, and as such, no residents or business would be displaced because of the acquisition. The property is also within proximity to transportation, amenities, and other Region provided services.
- 3.2 The building at 1635 Dundas St. East in the Town of Whitby is 70,527 square feet and has been vacant since the operations ceased in 2022. The building will be used for shelter and support services for unsheltered and vulnerable patrons to be added with limited upfitting.
- 3.3 The design of the building offers opportunities for a variety of shelter and supportive housing options. The space includes 85 residential rooms with shower facilities and can accommodate up to 160 people. There are several common rooms to support programs and services for clients as well as private outdoor space.
- 3.4 While the Region will attempt to obtain the property through amicable negotiations, there are situations where negotiations become lengthy, or an agreement cannot be reached with the property owners. Where lengthy negotiations are not an option or an agreement cannot be reached with the property owners, Regional staff may need to consider the option to commence the expropriation process to acquire the property. If negotiations are not successful for this property, there are no other equally desirable sites that offer advantages comparable to those outlined in section 3.1 of this report.

4. Relationship to Strategic Plan

- 4.1 This report aligns with/addresses the following strategic goals and priorities in the Durham Region Strategic Plan:
- a. Community Vitality Goal 2.3: Influence the social determinants of health to improve outcomes for vulnerable populations.
 - b. Community Vitality Goal 2.4: Support a high quality of life for all through human services delivery.
 - c. Social Investment Goal 4.3: Demonstrate leadership in poverty prevention.
 - d. Social Investment Goal 4.4: Expand access to existing life stabilization programs.
 - e. Service Excellence Goal 5.1: Optimize resources and partnerships to deliver exceptional quality services and value.

5. Conclusion

- 5.1 Regional Municipality of Durham staff will negotiate with the property owners to acquire the subject property. Should these negotiations fail, this approval will permit staff to commence expropriation proceedings to ensure that the lack of housing for vulnerable residents is addressed.
- 5.2 If Regional Municipality of Durham staff exercise the option to commence expropriation pursuant to the authority being sought through this report, staff will seek further authority from Regional Council to expropriate the property requirement and proceed to serve notices on affected property owners as mandated by the *Expropriations Act R.S.O. 1990, c. E.26*.
- 5.3 This report has been reviewed by Legal Services – Office of the CAO.
- 5.4 For additional information, contact: Christine Dunkley, Manager, Financial Services and Corporate Real Estate at 905-668-7711 extension 3475.

6. Attachments

Attachment #1: Properties of Interest, Map 1 – 1635 Dundas Street East, Whitby

Respectfully submitted,

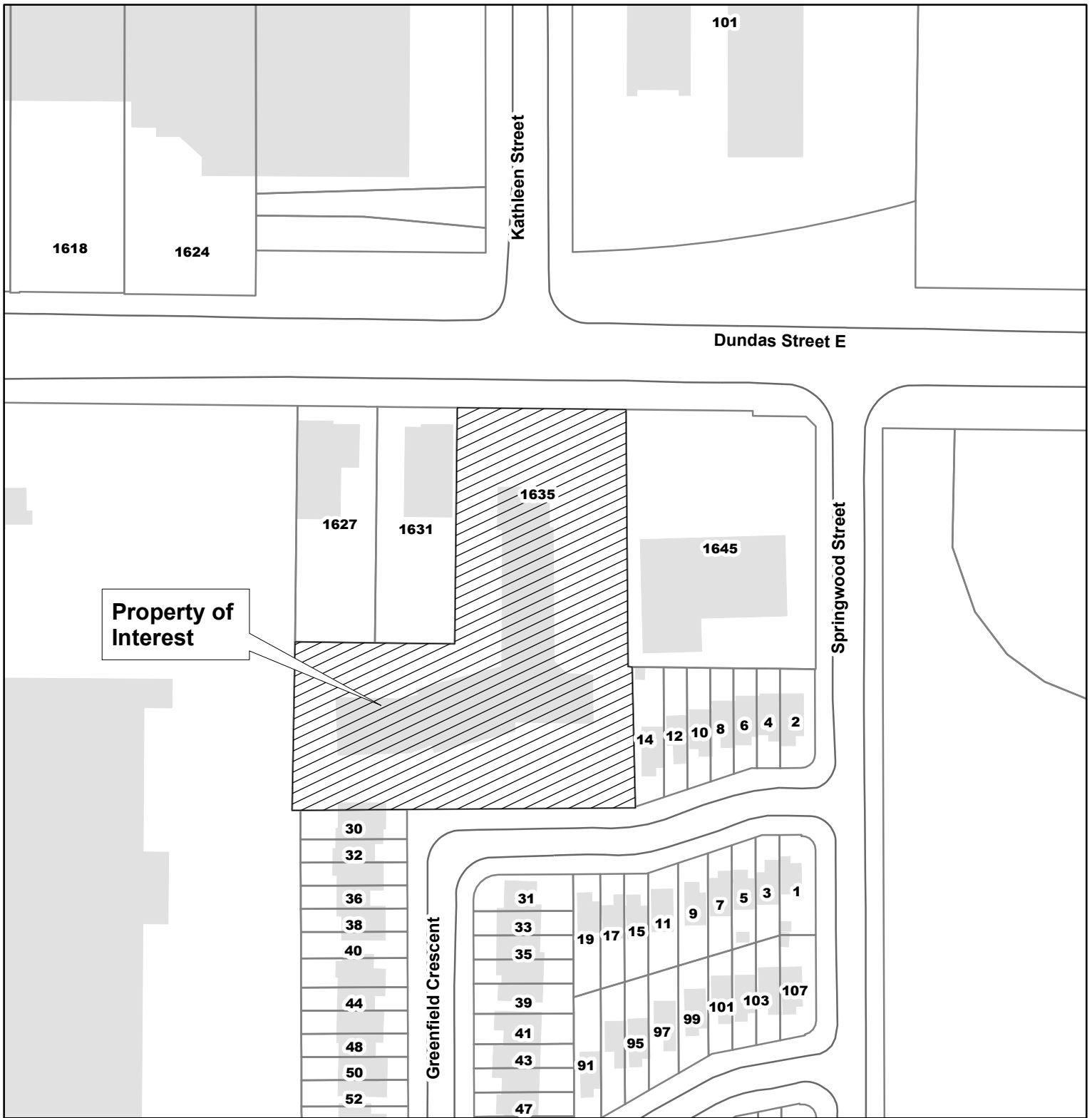
Original signed by:

Ramesh Jagannathan
MBA, M.Eng., P.Eng., PTOE
Acting Commissioner of Works

Recommended for Presentation to Committee

Original signed by:

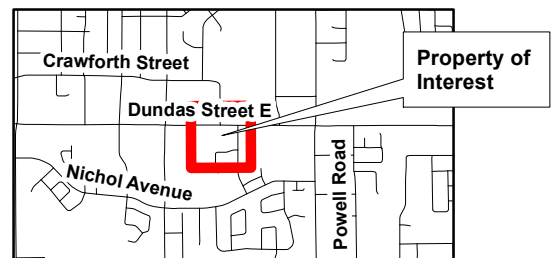
Elaine C. Baxter-Trahair
Chief Administrative Officer



1635 Dundas Street East, Whitby



GIS Data: Produced by Durham Region, 2019.
 2017 Contours /2017 Drainage /2017 Orthophotography provided by © First Bas e Solutions Inc.
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 Map Created: June 6, 2023



Corporate Services Department Legislative Services Division	
Date & Time Received:	August 08, 2023 8:43 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Established 1793
Incorporated
Wolford 1850
Merrickville 1860
Amalgamated 1998



Telephone (613) 269-4791
Facsimile (613) 269-3095

VILLAGE OF MERRICKVILLE-WOLFORD

Resolution Number: R - 236 - 23

Date: July 10, 2023

For Clerk's use only, if required		
Recorded Vote Requested By:		
Barr	Y	N
Cameron	Y	N
Gural	Y	N
Ireland	Y	N
Maitland	Y	N

Moved by: Barr Gural Ireland Maitland

Seconded by: Barr Gural Ireland Maitland

Notice of Motion: Proposed Provincial Planning Statement

Be it hereby resolved that:

WHEREAS the goal of increasing housing supply and reducing barriers in planning processes as set out in the recent legislative, regulatory, and policy changes, including new provisions from Bill 23, More Homes Built Faster Act is welcomed; and

WHEREAS the proposed Provincial Planning Statement (sections 2.6 and 4.3) would dramatically remove municipal power and render aspects of the Village of Merrickville-Wolford Official Plan and other official plans throughout Ontario inoperative, terminate some local planning autonomy, and directly interfere with municipalities' ability to meet local variation and unique community needs; and

WHEREAS the proposed PPS changes that would allow proliferation of lots with protection restricted to specialty crop areas only diminishes the purpose, use and integrity of rural and agricultural lands, thereby removing protection and restricting future uses of those lands; and

WHEREAS the proposed PPS changes encourage sprawl and rural roadway strip development, rather than more fiscally and environmentally sustainable practices like intensification in established settlement areas; and

WHEREAS the Rideau Valley Conservation Authority has played a crucial role in providing planning input and reviewing services to assist our municipality and has provided its own comments outlining its concerns and recommendations;

Established 1793
Incorporated
Wolford 1850
Merrickville 1860
Amalgamated 1998



Telephone (613) 269-4791
Facsimile (613) 269-3095

VILLAGE OF MERRICKVILLE-WOLFORD

NOW THEREFORE BE IT RESOLVED THAT the Council of the Corporation of the Village of Merrickville-Wolford urges the province to:

- Pause proposed changes to the PPS, particularly regarding natural heritage (section 4.1) and agricultural lands (sections 2.6 and 4.3)
- Reinvest trust in the local planning authority of all 444 municipalities, recognizing that each one has unique landscapes, housing needs and visions for local planning matters
- Follow the recommendations provided by the Rideau Valley Conservation Authority


AND THAT our fellow municipalities be urged to voice their concerns regarding the proposed undermining of local planning authority;

AND FURTHER THAT a copy of this resolution be sent to all 444 municipalities, The Hon. Doug Ford, Premier of Ontario, The Hon. Steve Clark, Minister of Municipal Affairs and Housing and MPP for Leeds-Grenville-Thousand Islands and Rideau Lakes, The Hon. Lisa Thompson, Minister of Agriculture, Food and Rural Affairs, The Hon. David Piccini, Minister of Environment, Conservation and Parks, the Association of Municipalities of Ontario, the Rural Ontario Municipal Association and the Federation of Canadian Municipalities.

Carried Defeated


Michael Cameron, Mayor



 Corporate Services Department Legislative Services Division	
Date & Time Received:	August 03, 2023 1:55 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Hon. Steve Clark
777 Bay St
17th Floor, Toronto
ON M5G 2E5
VIA EMAIL:
steve.clark@pc.ola.org

Hon. Ted Arnott, MPP
181 St. Andrew St. East
2nd Floor, Fergus
ON N1M 1P9
VIA EMAIL:
ted.arnottco@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

Hon. Matthew Rae, MPP
55 Lorne Ave. E
Stratford,
ON N5A 6S4
VIA EMAIL:
Matthew.Rae@pc.ola.org

August 3, 2023

RE: Consent Agenda Item 6.48 Selwyn Township - Short Term Rentals

Please be advised that Township of Puslinch Council, at its meeting held on July 12, 2023 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2023-226: Moved by Councillor Sepulis and
Seconded by Councillor Bailey

That the Consent Agenda item 6.48 listed for JULY, 2023 Council meeting be received; and

Whereas the Township of Puslinch is in receipt of Selwyn Township resolution of June 27, 2023;

Be it resolved that the Township of Puslinch also supports the resolution and also requests that the Province move forward as soon as possible to legislate that all third party Short Term Rental brokerage companies, for example Airbnb and VRBO, appropriately manage and be responsible for their listings and to compel compliance that the Province establish the requirement for STR companies to require each rental listing to be registered and to pay an appropriate annual fee and that STR company provide this registry along with the collected fees to the municipality in which the STR properties are located which allows the municipality to be aware of all registered STR properties and to have access to funds for municipal expenses to enforce/respond to issues at a STR property; and further



That the Province require the STR company to de-list/remove the property from the company's listings so that the property cannot be rented where a municipality has identified and verified life, health and/or nuisance infractions including noise, fire safety, septic, etc.; and

That a copy of this resolution be sent to all Ontario municipalities for support as well as to the Minister of Municipal Affairs and Housing Steve Clark, Speaker Ted Arnott, and MPP Matthew Rae.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,

Courtenay Hoytfox
Municipal Clerk

June 29, 2023

Hon. Doug Ford
Premier of Ontario
Room 4620
99 Wellesley St. W.,
Toronto, Ontario M7A 1A1

Via Email: premier@ontario.ca

Please be advised that at its meeting held on the 27th day of June 2023, the Council of the Township of Selwyn passed the following resolution:

Resolution No. 2023 – 143 – Notice of Motion – Short-Term Rentals

Councillor Brian Henry – Councillor John Boyko –

Whereas the demand for alternative accommodations has resulted in an increased prominence of residential properties being advertised for short term accommodations through third party companies such as Airbnb and VRBO; a shift from the ‘traditional’ cottage rental historically managed by a property owner; and

Whereas over the past decade a flood of properties have been removed from the ownership and long-term rental market (*Canada Research Chair in Urban Governance at McGill University*) contributing to housing shortages, increased housing demands and increased housing costs resulting in housing affordability issues, including affordable rentals; and

Whereas short term rentals (STR) can be beneficial, when operated appropriately, by providing solutions for the accommodation industry that supports local tourism and small businesses as well as providing an opportunity for property owners to generate income from their residence (permanent or seasonal) using a convenient third-party system; and

Whereas STR’s can create nuisances including noise, parking, high volumes of visitors attending a property, septic capacity and fire safety, for adjacent residential property owners who wish to experience quiet enjoyment of their property; and

Whereas research indicates that demand for STR’s is increasing, in part due to vacationers choosing domestic travel options as well as the financial benefits to property owners, demonstrating that STR’s are here to stay; and

Mailing Address
PO Box 270
Bridgenorth
Ontario K0L 1H0

Tel: 705 292 9507
Fax: 705 292 8964

Whereas there are no Provincial regulations in place governing third party STR companies resulting in a variety of regulations/guidelines being implemented at the local municipal level which creates inconsistencies, confusion and frustrations for both consumers and residents across the Province;

That the Township of Selwyn request that the Province move forward as soon as possible to legislate that all third party Short Term Rental brokerage companies, for example Airbnb and VRBO, appropriately manage and be responsible for their listings and to compel compliance that the Province establish the requirement for STR companies to require each rental listing to be registered and to pay an appropriate annual fee and that STR company provide this registry along with the collected fees to the municipality in which the STR properties are located which allows the municipality to be aware of all registered STR properties and to have access to funds for municipal expenses to enforce/respond to issues at a STR property; and further

That the Province require the STR company to de-list/remove the property from the company's listings so that the property cannot be rented where a municipality has identified and verified life, health and/or nuisance infractions including noise, fire safety, septic, etc...

That a copy of this resolution be sent to all Ontario municipalities for support as well as to Minister of Municipal Affairs and Housing Steve Clark, local M.P.P. Dave Smith and M.P. Michelle Ferreri.

Carried.

If you have any questions, please do not hesitate to contact us.

Sincerely,

Megin Hunter

Megin Hunter
Office Assistant/Receptionist
mhunter@selwyntownship.ca

cc: steve.clark@pc.ola.org
michelle.ferreri@parl.gc.ca
dave.smithco@pc.ola.org
All Ontario Municipalities



 Corporate Services Department Legislative Services Division	
Date & Time Received:	August 08, 2023 11:42 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Hon. Ted Arnott, MPP
181 St. Andrew St. East
2nd Floor, Fergus
ON N1M 1P9

VIA EMAIL:

ted.arnottco@pc.ola.org

Hon. Matthew Rae, MPP

55 Lorne Ave. E

Stratford,

ON N5A 6S4

VIA EMAIL:

Matthew.Rae@pc.ola.org

Hon. Steve Clark
777 Bay St
17th Floor, Toronto
ON M5G 2E5

VIA EMAIL:

steve.clark@pc.ola.org

Township of Puslinch
7404 Wellington Road 34
Puslinch, ON N0B 2J0
www.puslinch.ca

August 8, 2023

RE: 9.4.5 County of Wellington Planning Report - Comments on the Government's Proposal to Grow the Greenbelt

Please be advised that Township of Puslinch Council, at its meeting held on July 12, 2023 considered the aforementioned topic and subsequent to discussion, the following was resolved:

Resolution No. 2021-090: Moved by Councillor Goyda and
Seconded by Councillor Bailey

That the Consent Agenda item 6.34 listed for JULY 12, 2023 Council meeting be received; and

Whereas Council supports the resolution from Municipality of Shuniah regarding Bill 3 - Special Powers and Duties of Heads of Council; and

That Council direct staff to support and circulate in accordance with the resolution.

Therefore, the Township of Puslinch, passes this resolution to petition the Government of Ontario that:



1. These changes to the Municipal Act, 2001, are unnecessary and will negatively impact the Municipality of Puslinch;
2. That if the Ontario Government deems these changes necessary in large single-tier municipalities such as Toronto and Ottawa, that such changes should not be implemented in smaller municipalities;
3. That the Ontario Government should listen to concerns raised by Associations such as AMO and AMCTO;
4. That if the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the Planning Act and funding of more affordable housing.

CARRIED

As per the above resolution, please accept a copy of this correspondence for your information and consideration.

Sincerely,
Courtenay Hoytfox
Municipal Clerk

CC:
Association of Municipalities of Ontario (AMO) amo@amo.on.ca
All Ontario Municipalities



COUNCIL RESOLUTION

Date: Jun 20, 2023

Resolution No.: 232-23

Moved By: _____

Seconded By: _____

WHEREAS the Government of Ontario, through the Minister of Municipal Affairs and Housing, has introduced Bill 3 which is described as "An Act to amend various statutes with respect to special powers and duties of heads of council";

AND WHEREAS this Bill, if enacted, will give Mayors additional authority and powers, and correspondingly take away authority and powers from Councils and professional staff, and will include giving the Mayor the authority to propose and adopt the Municipal budget and to veto some decisions of Council;

AND WHEREAS this Bill, if enacted, will give authority over professional staff to the Mayor, including that of the Chief Administrative Officer;

AND WHEREAS these changes will result in a reduction of independence for professional staff including the CAO, who currently provide objective information to the Council and public and will now take direction from the Mayor alone when the Mayor so directs;

AND WHEREAS the Government of Ontario is proposing to expand the list of municipalities where the Head of Council has strong mayor powers and duties;

THEREFORE, this Municipality of Shuniah, passes this resolution to petition the Government of Ontario that:

1. These changes to the Municipal Act, 2001, are unnecessary and will negatively affect the Municipality of Shuniah;
2. That if the Ontario Government deems these changes necessary in large single-tier municipalities such as Toronto and Ottawa, that such changes should not be implemented in smaller municipalities;
3. That the Ontario Government should listen to concerns raised by Associations such as AMO and AMCTO;
4. That if the stated goal of this legislation is to construct more housing in Ontario that this can be accomplished through other means including amendment of the Planning Act and funding of more affordable housing.

Council further directs the Clerk to ensure that a copy of this resolution be provided to the Premier of Ontario, the Minister of Municipal Affairs and Housing, Thunder Bay MPP's, the Association of Municipalities of Ontario, and other Municipalities in Ontario."

Carried Defeated Amended Deferred

Signature



CORPORATION OF THE MUNICIPALITY OF SOUTH HURON

322 Main Street South P.O. Box 759

Exeter Ontario

N0M 1S6

Phone: 519-235-0310 Fax: 519-235-3304


Toll Free: 1-877-204-0747

www.southhuron.ca

August 2, 2023

Via email: Kaleed.Rasheed@ontario.ca

Honourable Rasheed
Minister of Public and Business Service Delivery (MPBSD)

 Corporate Services Department Legislative Services Division	
Date & Time Received:	August 03, 2023 1:49 pm
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

Re: Support Time for Change – Municipal Freedom of Information and Protection of Privacy Act

South Huron Council passed the following resolution at their July 17, 2023 Regular Council Meeting:

Motion: 284-2023

Moved by: T. Oke

Seconded by: M. Denomme

That South Huron Council support the June 26, 2023 resolution of the Municipality of Chatham-Kent regarding Time for Change - Municipal Freedom of Information and Protection of Privacy Act.

Disposition: Carried

Please find attached the originating correspondence for your reference.

Respectfully,

Sue Johnson, Administrative Assistant

Municipality of South Huron

sjohnson@southhuron.ca

519-235-0310 ext 225

Encl.

cc: Judy Smith, Clerk/Freedom of Information Coordinator, Municipality of Chatham-Kent ckclerk@chatham-kent.ca

Lisa Thompson MPP lisa.thompsonco@pc.ola.org

Ben Lobb, MP ben.lobb@parl.gc.ca

Information and Privacy Commissioner of Ontario info@ipc.on.ca

AMCTO Legislative and Policy Advisory Committee amcto@amcto.com

Amo amo@amo.on.ca

All Municipalities in Ontario

July 5, 2023

Via Email: Kaleed.Rasheed@ontario.ca
Minister of Public and Business Service Delivery (MPBSD)

Honourable Rasheed:

**Re: Time for Change
Municipal Freedom of Information and Protection of Privacy Act**

Please be advised the Council of the Municipality of Chatham-Kent at its regular meeting held on June 26, 2023 passed the following resolution:

WHEREAS the Municipal Freedom of Information and Protection of Privacy Act R.S.O. 1990 (MFIPPA) dates back 30 years;

AND WHEREAS municipalities, including the Municipality of Chatham-Kent, practice and continue to promote open and transparent government operations, actively disseminate information and routinely disclose public documents upon request outside of the MFIPPA process;

AND WHEREAS government operations, public expectations, technologies, and legislation surrounding accountability and transparency have dramatically changed and MFIPPA has not advanced in line with these changes;

AND WHEREAS the creation, storage and utilization of records has changed significantly, and the Municipal Clerk of the Municipality is responsible for records and information management programs as prescribed by the Municipal Act, 2001;

AND WHEREAS regulation 823 under MFIPPA continues to reference antiquated technology and does not adequately provide for cost recovery, and these financial shortfalls are borne by the municipal taxpayer;

AND WHEREAS the threshold to establish frivolous and/or vexatious requests is unreasonably high and allows for harassment of staff and members of municipal councils, and unreasonably affects the operations of the municipality;

AND WHEREAS the Act fails to recognize how multiple requests from an individual, shortage of staff resources or the expense of producing a record due to its size, number or physical location does not allow for time extensions to deliver requests and unreasonably affects the operations of the municipality;

AND WHEREAS the name of the requestor is not permitted to be disclosed to anyone other than the person processing the access request, and this anonymity is used by requesters to abuse the MFIPPA process and does not align with the spirit of openness and transparency embraced by municipalities;

AND WHEREAS legal professionals use MFIPPA to gain access to information launch litigation against institutions, where other remedies exist;

AND WHEREAS there are limited resources to assist administrators or requestors to navigate the legislative process;

AND WHEREAS reform is needed to address societal and technological changes in addition to global privacy concerns and consistency across provincial legislation;

BE IT RESOLVED THAT the Ministry of Government and Consumer Services be requested to review the MFIPPA, and consider recommendations as follows:

1. That MFIPPA assign the Municipal Clerk, or designate to be the Head under the Act;
2. That MFIPPA be updated to address current and emerging technologies;
3. That MFIPPA regulate the need for consistent routine disclosure practices across institutions;
4. That the threshold for frivolous and/or vexatious actions be reviewed, and take into consideration the community and available resources in which it is applied;
5. That the threshold for frivolous and/or vexatious also consider the anonymity of requesters, their abusive nature and language in requests to ensure protection from harassment as provided for in Occupational Health and Safety Act;
6. That the application and scalability of fees be designed to ensure taxpayers are protected from persons abusing the access to information process;
7. That administrative practices implied or required under the Act, including those of the IPC, be reviewed and modernized;
8. That the integrity of the Act be maintained to protect personal privacy and transparent governments.

If you have any questions or comments, please contact Judy Smith at ckclerk@chatham-ketn.ca

Sincerely,

Judy Smith

Digitally signed by
Judy Smith
Date: 2023.07.05
10:48:27 -04'00'

Judy Smith, CMO
Director Municipal Governance
Clerk /Freedom of Information Coordinator

c.

Lianne Rood, MP
Dave Epp MP
Trevor Jones, MPP
Monte McNaughton, MPP
Information and Privacy Commissioner of Ontario
Association of Municipalities of Ontario
AMCTO Legislative and Policy Advisory Committee
Ontario municipalities