



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

May 20, 2022

Information Reports

2022-INFO-42 Commissioner of Works re: Spring 2022 Waste Collection Delays Update

Early Release Reports

2022-P-** Commissioner of Planning and Economic Development – re: Decision Meeting Report - Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006

Early release reports will be considered at the June 7, 2022, Planning and Economic Development meeting

Staff Correspondence

There is no Staff Correspondence

Durham Municipalities Correspondence

1. **Town of Ajax** – re: Resolution passed at their Council meeting held on May 16, 2022, regarding Council's comments on changes initiated through Bill 109: More Homes for Everyone Act, 2022

Other Municipalities Correspondence/Resolutions

1. **Town of Rainy River** – re: Resolution passed at their Council meeting held on May 9, 2022, regarding Connecting Link Program

Miscellaneous Correspondence

1. **Richard Wannop, Resident of Stouffville** – re: Reconsideration of Land Conversion Request CNR-17, Township of Scugog Employment Conversion Request

Advisory / Other Committee Minutes

1. Durham Region Roundtable on Climate Change (DRRCC) minutes – April 22, 2022
2. 9-1-1 Management Board minutes – April 26, 2022

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

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The Regional Municipality of Durham Information Report

From: Acting Commissioner of Works
Report: #2022-INFO-42
Date: May 20, 2022

Subject:

Spring 2022 Waste Collection Delays Update

Recommendation:

Receive for information

Report:

1. Purpose

1.1 This report provides Regional Council with an update regarding delays to residential waste collection in the Regional Municipality of Durham (Region).

2. Background

2.1 The Region started experiencing waste collection delays in 2021 related to the impact of the highly transmissible Omicron variant of Covid-19 which highlighted the severe labour shortage in Canada. Statistics Canada reported almost one million job vacancies in the fourth quarter of 2021 with further increases in 2022.

2.2 Waste collection has been particularly impacted by labour shortages. Vehicle operators require a DZ class license; obtaining and maintaining this class of license is very expensive. The result is a limited amount of qualified available labour in the waste collection sector.

3. Previous Reports and Decisions

3.1 Report #2021-INFO-115 titled Economic Update – Inflationary Pressures, Supply Chain Disruptions, and Labour Shortages provided a quarterly economic update

from Finance. This report included details of labour shortages impacting multiple Region Departments.

4. Delays in Waste Collection Services

- 4.1 Delays in Regional waste collection services started at the beginning of the COVID-19 pandemic and have persisted into the spring of 2022. Of note, delays in seasonal leaf and yard waste collection have been experienced as this collection service is provided through a temporary increase in collection vehicle operators.
- 4.2 Residents have been informed of these delays via Waste App service alerts, public service announcements, social media postings and information banners on durham.ca/waste.
- 4.3 The delays in waste collection services are not because of contractor performance but are the result of absenteeism due to Covid-19 isolation protocols along with a significant shortage of licensed DZ drivers and general labour. Waste collection contractors are mitigating labour shortages by retaining available sub-contractors, transferring in licensed drivers from other contracts in areas that are not as affected by the current labour shortages, and offering to train and license local drivers.
- 4.4 Other municipalities are also impacted by the driver shortages. The Region of Peel, Region of York, and Northumberland County report experiencing collection delays as well.
- 4.5 Locally, the labour shortage seems to be most prevalent toward the centre of the Greater Toronto Area. Durham's waste management operations are being particularly impacted because several major Durham employers have recently expanded their workforce recruitment significantly. This is adding additional pressure to the local labour shortage as the Region's waste collection contractors compete with these local employers for qualified employees.
- 4.6 When driver shortages cause collection delays, priority is given to the core Blue Box, Green Bin, and garbage collections. This priority results in delays in leaf and yard waste collection. This material can stay uncollected longer than the other materials without health and safety risks.
- 4.7 The leaf and yard waste collection is being supplemented with the help of sub-contractors and using Saturdays and Mondays, which are non-collection days, as catch-up days at the contractors' expense.

5. Reminders to Residents

- 5.1 Residents are reminded to place all waste at the curb for collection by seven o'clock the morning of scheduled collection.
- 5.2 If yard waste is not collected, residents should leave leaf and yard waste at the curb for collection later in the week or the following week.
- 5.3 Leaf and yard waste bags are made of two layers of special reinforced kraft paper and are weather resistant. However, given the current collection delays, waste collection drivers have been instructed to clean up any broken yard waste bags or debris during collection.
- 5.4 Regional staff use the waste app to provide residents with updates on service delays and anticipated collection days. Residents are encouraged to download the app to ensure they receive the most current collection information.
- 5.5 To report a missed collection, residents are encouraged to use the reporting feature on the waste app, on the Region's [website](#), or call or email the waste management call centre.

6. Conclusion

- 6.1 Collection driver shortages resulting from COVID-19 isolation protocols and general labour shortages continue to cause waste collection delays in the Regional Municipality of Durham and neighbouring municipalities.
- 6.2 Subscribing to the Regional Municipality of Durham's waste app is the most effective way to receive current information on collection delays and anticipated changes to collection times to address driver shortages.

Respectfully submitted,

Original signed by:

Jenni Demanuele, CPA, CMA
Acting Commissioner of Works

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: #2022-P-**
Date: June 7, 2022

Subject:

Decision Meeting Report

Application to Amend the Durham Regional Official Plan, submitted by Werrcroft Farms Ltd., to permit the severance of a dwelling rendered surplus as a result of the consolidation of non-abutting farm parcels, in the Municipality of Clarington, File: OPA 2019-006.

Recommendation:

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

- A) That Amendment #188 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 #2022-P-**; and
 - B) That "Notice of Adoption" be sent to the applicant, the applicant's agent, the Municipality of Clarington, the Ministry of Municipal Affairs and Housing, and all other persons or public bodies who requested notification of this decision.
-

Report:**1. Purpose**

- 1.1 On August 14, 2019, Clark Consulting Services Ltd., on behalf of Werrcroft Farms Ltd., submitted an application to amend the Durham Regional Official Plan (ROP) to permit the severance of a 0.43-hectare (ha) or 1.07-acre (ac) rural residential lot containing an existing farm dwelling, from a 76.8 ha (190 ac) agricultural parcel as a result of the consolidation of non-abutting farms parcels.

2. Site Location/Description

- 2.1 The subject site is located on the east side of Vannest Road between Concession Roads 6 and 7, approximately 800 metres (m) west of the Hamlet of Solina. The agricultural parcel is irregular in shape and topography. Two streams within the Farewell Creek Subwatershed meander through the site.
- 2.2 The parcel is legally described as Part of Lot 28, Concession 6, in the Municipality of Clarington and contains three municipal addresses and three dwellings containing a total of four dwelling units, they include:
- 1785 Concession Road 7;
 - 6115 Vannest Road; and
 - 6171 Vannest Road, which contains a secondary dwelling unit (refer to Attachment #1).
- 2.3 The uses surrounding the subject site include:
- a. North – Concession Road 7, and agricultural lands;
 - b. East – Agricultural lands, woodlands and wetlands;
 - c. South – Concession Road 6, agricultural lands, and a cemetery; and
 - d. West – Vannest Road, agricultural lands, woodlands and wetlands.

3. Background

- 3.1 Werrcroft Farms Ltd. is a private corporation owned by Diane and Kevin Werry. The subject farm was purchased in 2016 as part of an expansion to their farming operation. The dwelling at 1785 Concession Road 7 is not needed by the farming operation and is currently tenanted.

- 3.2 Werrcroft Farms Ltd. owns seven farms in partnership with other individuals and/or companies throughout the Region. The subject site is part of a cluster of four land holdings. The proponents presently own an total of approximately 207 ha (511 ac) of agricultural land, with approximately 189 ha (467 ac) being actively farmed.
- 3.3 Clark Consulting Services Ltd. (CCS) prepared a Planning Justification Report, dated August 13, 2019 in support of the application. The report concluded that the proposed amendment meets the objectives and requirements of the Provincial Policy Statement, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan (ORMCP) and the ROP. The report provided the following summary:
- Werrcroft Farms jointly owns seven farms with other individuals/companies;
 - Six of the farms are located throughout the Municipality of Clarington and the other in the City of Oshawa (refer to Attachment #2);
 - Three of the seven farm properties contain an overall total of seven residential units in six dwellings;
 - The subject site, under the Werrcroft Farms company name, is owned by Helen Werry, David Spicer and Wendy Spicer;
 - All of the owners are bona fide farmers;
 - One of the owners lives in one of the detached dwellings on the proposed retained parcel, whereas another family member and an unrelated tenant both live in the other dwelling that contains two separate residential units;
 - Werrcroft Farms currently rents out the existing dwelling on the proposed severed parcel to a tenant that does not have a vested interest in the farming operation;
 - Werrcroft Farms Ltd. also jointly owns the abutting farm parcel to the east at 6120 Werry Road. This property contains two detached dwellings (one of which is occupied by one of the owner's sons and the other dwelling remains vacant).
- 3.4 On April 10, 2019, GHD completed a Phase One Environmental Site Assessment, which indicated that the subject site did not contain any significant environmental site contamination concerns.
- 3.5 At the Public Meeting held on October 1, 2019, Planning and Economic Development Committee questioned if the proposed Regional Official Plan Amendment (ROPA) should be reconsidered or amended to properly reflect the current ownership of the non-consolidated farm parcels in accordance with Policy 9A.2.10 of the ROP.

- 3.6 On September 27, 2021, CCS provided a letter noting that prior to May 17, 2016, the north portion of the subject site (1785 Concession Road 7) was a separate 9.33 ha (23.05 ac) parcel that inadvertently merged with the abutting south lot (6115 and 6171 Vannest Road).
- 3.7 CCS also noted that the Owners initially intended to submit a Land Division Application to Regional Land Division Committee to permit the severance of a dwelling rendered surplus as a result of the consolidation of an abutting farm parcel (which would not require a ROPA under Policy 9A.2.9 of the ROP) until they were notified about the merger.

4. Provincial Plans

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

5. Durham Regional Official Plan

- 5.1 According to Schedule 'A' – Map 'A5' of the Durham Regional Official Plan (ROP), the subject site is primarily designated as "Prime Agricultural Areas" within the Rural System.
- 5.2 According to Schedules 'A' – Map 'A5' and 'B' – Map 'B3' of the ROP, part of the north end of the subject site (including the proposed severed lands and the surplus farm dwelling) is located within the Oak Ridges Moraine and is designated as "Countryside Area" with a "Prime Agriculture" overlay.
- 5.3 The severance of dwellings rendered surplus as a result of the consolidation of farms may be considered under both designations noted above in accordance with the relevant policies of Sub-Section 9A of the ROP.
- 5.4 Policy 9A.2.10 of the ROP permits the severance of a farm dwelling rendered surplus as a result of a farmer acquiring a non-abutting farm, provided that:
 - a. The dwelling is not needed for a farm employee;
 - b. The farm parcel is a size which is viable for farm operations;

- c. For sites within the Protected Countryside of the Greenbelt Plan, the dwelling was in existence as of December 16, 2004;
- d. The farm parcel is zoned to prohibit any further severances or the establishment of any residential dwelling; and
- e. No further severances shall be permitted from the acquired farm parcel.

6. Planning Analysis

- 6.1 Werrcroft Farms Ltd. jointly owns seven farm properties with other individuals/companies throughout the Municipality of Clarington and the City of Oshawa (refer to Attachment #2). Three properties contain six existing detached dwellings, one of which contains two separate residential units on the subject site. At least one of the owners lives in one of three dwellings on the subject site, whereas the remaining two dwellings are rented to another family member and two separate tenants not interested in the farming operation (one of which rents the proposed surplus farm dwelling). The proposed retained agricultural parcel is of a size that will remain viable for farming.
- 6.2 The subject site contains a farmhouse that was constructed in the mid-1800's and has been actively farmed since then. In 2016, the subject site was acquired by the current owners. The farming of this property supports the Werry Farms Ltd. dairy operation.
- 6.3 The retained farm parcel will continue to be used as a viable farm parcel and will not be altered through this application. The proposed severance will not encompass any active farmland.
- 6.4 Werrcroft Farms also jointly owns the east abutting farm parcel under different individuals (6120 Werry Road). This property contains a dairy farm and two accessory detached dwellings (one dwelling is occupied by one of the owner's sons while the other is vacant). It is staff's understanding that the ownership information was created in a way to prevent the merger of this property with the subject site.
- 6.5 The applicant has submitted a concurrent Zoning By-law Amendment application with the Municipality of Clarington. The proposed amendment would rezone the subject site to prohibit further residential development and severances on the proposed retained agricultural parcel.
- 6.6 The proposed amendment complies with MDS requirements and complies with the intent of the applicable provisions of the PPS, the Greenbelt Plan, the Oak Ridges Moraine Plan, and the ROP.

- 6.7 The proposed severed parcel will be limited in size to accommodate the surplus farm dwelling and the existing private well and septic systems.
- 6.8 The subject farm configuration stems from the inadvertent consolidation of two of the Werrcroft's farm parcels and would simply restore the original separate dwelling while enabling additional agricultural lands to be consolidated with the existing larger farm parcel.
- 6.9 The application would maintain the intent of the Regional OP policy by permitting the severance of one surplus farm dwelling from the subject site. Further severances and/or new dwellings would not be permitted on the retained farm parcel in accordance with Provincial and Regional policies.

7. Public Meeting and Submissions

- 7.1 In accordance with the *Planning Act*, a notice of public meeting regarding the application was published in the appropriate newspapers, mailed to those who own land within 120 metres (400 feet) of the subject site and a sign was posted on the property. A public meeting was held on October 1, 2019. Commissioner's Report [#2019-P-40](#) provides information on the application.
- 7.2 The Region did not receive any written submissions from the public concerning the application.

8. Consultation

- 8.1 The Municipality of Clarington advised in their letter dated April 27, 2022 that on August 14, 2019, the applicant submitted a Zoning By-law Amendment Application (file ZBA 2019-0013) to facilitate the proposed development. The Municipality also advised that it accepts the consolidation of farm parcels provided that the retained farm parcel is rezoned to prohibit further residential development.
- 8.2 The Ministry of Municipal Affairs and Housing, the Central Lake Ontario Conservation Authority, the Regional Health Department, Regional Works Department have no concerns with the approval of the amendment.
- 8.3 The Durham Agricultural Advisory Committee (DAAC) advised that they have no concerns with the approval of the amendment.

9. Notice of Meeting

- 9.1 Written notification of the meeting time and location of the Planning and Economic Development Committee meeting was sent to all that requested notification, in accordance with Regional Council procedure.
- 9.2 The recommendation of the Planning and Economic Development Committee is scheduled to be considered by Regional Council on June 29, 2022. 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).

10. Relationship to Strategic Plan

- 10.1 In the processing of ROP 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".
- 10.2 Goal 3 of the DRSP promotes Economic Prosperity. The application specifically supports the Goal 3.5 "Provide a supportive environment for agriculture and agri-food industries.

11. Conclusion

- 11.1 The proposed amendment is consistent with the PPS and conforms with the policies of the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the ROP. It has been demonstrated that the dwelling is surplus to the needs of the farming operation. The related Zoning By-law Amendment will prohibit any additional dwellings on the retained lands and any further severances from subject site. The proposal maintains the intent of the ROP in protecting agricultural lands for agricultural purposes. Furthermore, the proposed severance of the farm dwelling will be limited to the minimum size needed to accommodate the surplus dwelling and will continue to provide a housing option in the rural area. Accordingly, it is recommended that Amendment #188 to the ROP, as shown in Attachment #3, be adopted.

12. Attachments

Attachment #1: Location Sketch

Attachment #2: Agricultural Land Holdings

Attachment #3: Amendment #188 to the Durham Regional Official Plan

Respectfully submitted,

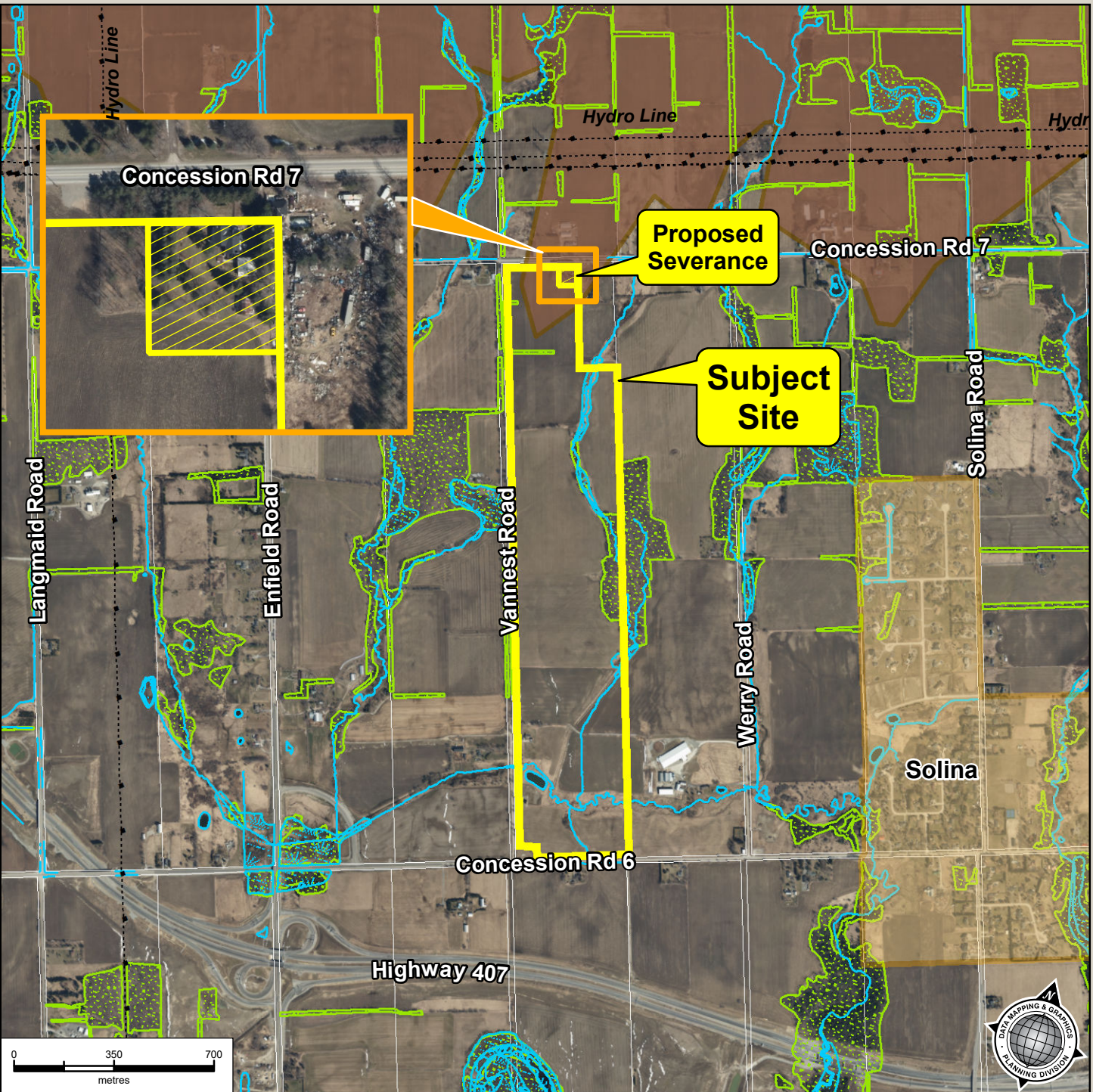
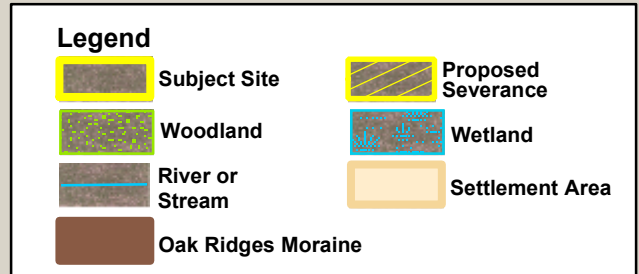
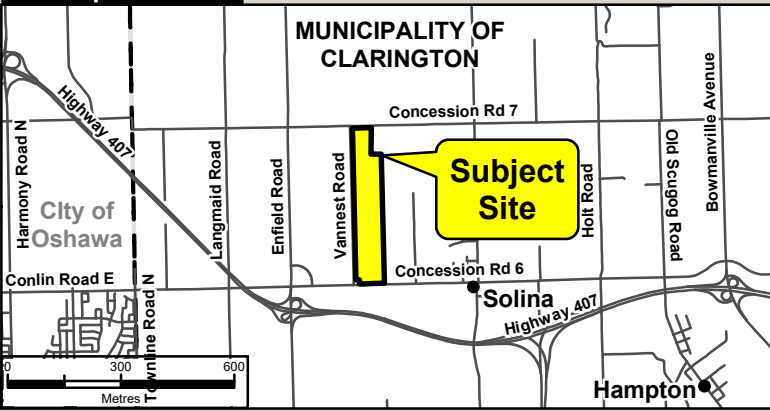
Original signed by Gary Muller for

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

Recommended for Presentation to Committee

Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



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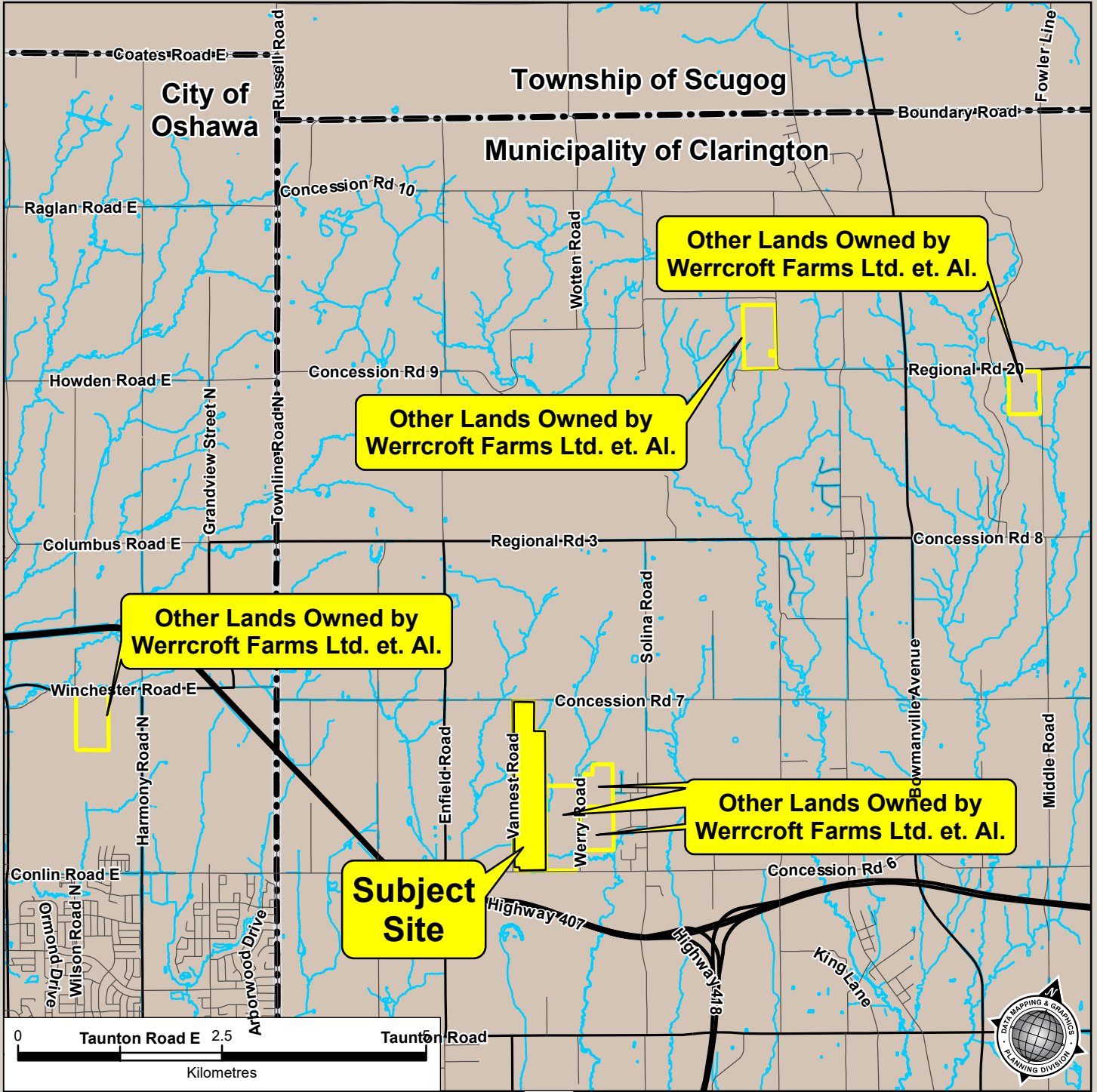
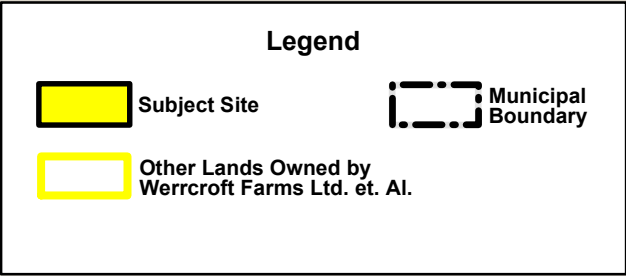
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Municipal Context



Attachment #2
Commissioner's Report: 2022-P-**
File: OPA 2019-006
Municipality: Municipality of Clarington



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Amendment #188 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 “Countryside Area” and “Prime Agriculture Areas,” in the Municipality of Clarington.
- Location:** The subject site is located between Concession Roads 6 and 7 on the east side of Vannest Road. The parcel contains three addresses, which are municipally known as 1785 Concession Road 7, 6115 and 6171 Vannest Road, Part of Lot 28, Concession 6, in the Municipality of Clarington.
- Basis:** The subject site is proposed to be consolidated with the other non-abutting farm parcels owned the applicant. The residential dwelling on the subject lands is not required by, and is surplus to, the farm operation. This amendment is consistent with the Provincial Policy Statement and conforms to the Durham Regional Official Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Growth Plan for the Greater Golden Horseshoe.
- Amendment:** The Durham Regional Official Plan is hereby amended by adding the following policy exception to Section 9A.3.2:
- “9A.3.2 ccc) A surplus dwelling is severed from a parcel identified as Assessment No. 1817 0101 302 8900 located in Part of Lot 28, Concession 6, Former Township of Darlington, Municipality of Clarington, subject to the inclusion of provisions in the zoning by-law to prohibit further severances and the construction of any dwelling on the retained farm parcel.”
- Implementation:** The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regard to this Amendment.
- Interpretation:** The provisions set out in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regard to this Amendment.



**Planning &
Development Services**

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TOWN OF AJAX
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May 17, 2022

Hon. Steve Clark
Minister of Municipal Affairs and Housing
Ministry of Municipal Affairs and Housing
777 Bay Street, 17th Floor
Toronto, ON M5G 2E5

Submitted Online: PlanningConsultation@ontario.ca

Re: **ERO Number: 019-5284** – (Schedule 5) – More Homes for Everyone Act: Amendments to the *Planning Act*
ERO Number 019-5285 – Community Infrastructure and Housing Accelerator – Proposed Guideline
ERO Number: 019-5286 – Opportunities to increase missing middle housing and gentle density, including supports for multigenerational housing

Dear Minister Clark,

The above-mentioned bulletins were posted on March 30th, 2022 on the Environmental Registry of Ontario, requesting comments on changes initiated through *Bill 109: More Homes for Everyone Act, 2022*. Comments had been requested to be submitted by April 29th, 2022. The Town was disappointed to see that Bill 109 received Royal Assent on April 14th, 2022, prior to the ERO commenting deadline.

As a follow up to a letter submitted by the Town of Ajax on April 27, 2022, enclosed is a complete package containing the Town's Council endorsed comments, together with a Council resolution from the May 16, 2022 Council meeting.

Please contact Sean McCullough, Supervisor, Planning Policy & Research (sean.mccullough@ajax.ca) if you have any questions.

ATT 1: May 2, 2022 CAP Report: *Bill 109: More Homes for Everyone Act, 2022* Town of Ajax Comments
ATT 2: Resolution Extract – May 16, 2022 Council Meeting

Sincerely,

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

Cc: Hon. Doug Ford, Premier of Ontario;
Brian Bridgeman, Commissioner, Planning & Economic Development, Regional
Municipality of Durham
Alexander Harris, Regional Clerk, Regional Municipality of Durham
Becky Jamieson, Director of Corporate Services/Clerk, Township of Scugog
Susan Cassel, Clerk, City of Pickering
June Gallagher, Municipal Clerk, Municipality of Clarington
Chris Harris, Clerk, Town of Whitby
Fernando Lamanna, Clerk, Township of Brock
Debbie Leroux, Clerk, Township of Uxbridge
Mary Medeiros, City Clerk, City of Oshawa
Sean McCullough, Supervisor, Planning Policy & Research, Town of Ajax
Stev Andis, Manager of Planning, Town of Ajax

Town of Ajax Report



Report To: Community Affairs and Planning Committee

Prepared By: Sean McCullough, MCIP, RPP
Supervisor, Planning Policy & Research

Report #: PDS-2022-13

Subject: *Bill 109: More Homes for Everyone Act, 2022*
Town of Ajax Comments

Ward(s): All

Date of Meeting: May 2, 2022

Recommendations:

1. That Council receive the report entitled “Bill 109: More Homes for Everyone Act, 2022 - Town of Ajax Comments” for information and endorse staff comments outlined in Section 2.
2. That the Province repeal the following amendments to the *Planning Act*, and engage in meaningful consultation with municipalities:
 - a. Refunding of development application fees for Zoning By-law Amendments and combined Official Plan Amendments, and Site Plan Applications;
 - b. Restricting conditions that a municipality can impose for draft approval of a plan of subdivision; and
 - c. Requirement for encumbered land to be conveyed to the municipality within transit-oriented areas, and contributing to a developments parkland dedication amount.
3. That the Province amend the *Planning Act* to extend legislative timelines for municipal decisions on Official Plan Amendment and Zoning By-law Amendment applications, and further extend legislative timelines for Site Plan applications, following extensive consultation with municipalities, to better reflect the complexities of processing planning applications.
4. That the Province amend the *Planning Act* to specify that the legislative timelines for a municipality to make a decision on an application are suspended when an application is with the applicant, and when the municipality is waiting and/or addressing technical comments from external agencies and/or Provincial Ministries (i.e. stop the clock).
5. That the Province release detailed targeted criteria and guidelines for the Community Infrastructure & Housing Accelerator Tool; provide more detail and

expand consultation requirements; and ensure that any order conforms to Provincial Plans, the Provincial Policy Statement and municipal Official Plans.

- 6. That a copy of this report and Council’s resolution be submitted to the Ministry of Municipal Affairs and Housing; and sent to the Hon. Doug Ford, Premier of Ontario; Hon. Steve Clark, Minister of Municipal Affairs and Housing; the Region of Durham; and Durham Area Municipalities.**

1.0 Background:

On March 30, 2022, the Province of Ontario introduced the More Homes for Everyone Plan and tabled *Bill 109: More Homes for Everyone Act, 2022*, with the stated goal to crack down on speculators driving up the cost of housing, protect homebuyers from predatory development practices, and create more housing options for homeowners and renters by accelerating development timelines to get more homes built faster.

The Plan builds on recommendations from the Ontario Affordable Housing Task Force Report that was released on February 8, 2022. The Task Force was primarily comprised of private sector representatives, and had no municipal representation. The report outlined 55 recommendations with the goal of increasing the supply of housing. The recommendations ranged from requiring greater density, reducing or limiting urban design rules, depoliticizing the planning process, reducing public consultation, and improving the Ontario Land Tribunal.

The Province released the following bulletins on the Environmental Registry of Ontario for a 30 day comment period that ended on April 29, 2022:

- ***ERO No.: 019-5283 – Consultations on the More Homes for Everyone Plan***
- ***ERO No.: 019-5284 – (Schedule 5) – More Homes for Everyone Act: Amendments to the Planning Act***
- ***ERO No.: 019-5285 – Community Infrastructure and Housing Accelerator – Proposed Guideline***
- ***ERO No.: 019-5286 – Opportunities to increase missing middle housing and gentle density, including supports for multigenerational housing***

Even with an April 29, 2022 comment deadline, on April 14, 2022 Bill 109 received Royal Assent without meaningful consultation with municipalities. Municipalities will be significantly impacted by the legislation, which will result in reduced revenue from development applications, and slow the approval of development applications. Many of the proposed amendments in Bill 109 came into force on April 14, 2022 following Royal Assent; while others will come into force on July 1, 2022 and January 1, 2023, as identified in this report.

While it is unclear how comments will now be considered, it is important that the Town submit comments, and strive to work with the Province to find other solutions. Planning staff provided a response prior to the April 29, 2022 ERO deadline to notify the Province that Council endorsed comments would be submitted following the May 16, 2022 Council meeting. As such, Planning and Development Services staff have prepared comments as outlined in Section 2 of this report; and are seeking Council’s endorsement of those comments.

2.0 Discussion:

Bill 109 is an Act to amend various statutes with respect to housing and development. The Act proposes amendments to the *City of Toronto Act, 2006*; *Development Charges Act, 1997*; *New*

Home Construction Licensing Act, 2017; Ontario New Homes Warranties Plan Act; and the Planning Act.

Comments in this report are focused on amendments to the *Planning Act* (ERO No. 019-5284) that, as noted above, have received Royal Assent. Comments on the proposed Community Infrastructure & Housing Accelerator tool guideline (ERO No. 019-5285), and bulletin requesting feedback on ideas for delivering missing middle and multigenerational housing (ERO No. 019-5286) are also provided.

2.1 Summary of Amendments to the *Planning Act* (Schedule 5)

Schedule 5 of Bill 109 implements a series of amendments to the *Planning Act*. The following is an overview of the proposed amendments and the date that the amendment comes into force:

- A new subsection to allow the Minister to suspend the time for appeals related to the Minister’s decision of an Official Plan, or refer the matter to the Ontario Land Tribunal (came into force April 14, 2022)
- Beginning on January 1, 2023, municipalities will be required to refund application fees where a decision has not been made by the municipality within in the legislated timeline, as follows:

Application Type	No Refund	50% Refund	75% Refund	100% Refund
Zoning By-law Amendment Application	Decision with 90 days	Decision made between 91 and 149 days	Decision made between 150 and 209 days	Decision made between 210 days or later
Combined Official Plan Amendment & Zoning By-law Amendment Applications	Decision with 120 days	Decision made between 121 and 179 days	Decision made between 180 and 239 days	Decision made between 240 days or later
Site Plan Application	Decision with 60 days	Decision made between 61 and 89 days	Decision made between 90 and 119 days	Decision made between 120 days or later

- Created a new Community Infrastructure and Housing Accelerator Tool, which is similar to a Minister’s Zoning Order that can be requested by a municipal Council (came into force on April 14, 2022)
- A new subsection requiring Community Benefits Charge By-laws to be reviewed every 5 years (came into force on April 14, 2022)
- Changes to Site Plan Control, including:
 - Implementing a ‘Complete Application’ requirement for Site Plan Applications; similar to Zoning By-law Amendment or Official Plan Amendment Applications (came into force April 14, 2022)
 - Extending Site Plan Application appeal timelines for non-decision from 30 to 60 days (came into Force April 14, 2022)
 - Requiring municipalities to delegate approval of Site Plan Applications to staff (will come into force July 1, 2022)
- Implementing maximum parkland dedication rates in transit-oriented communities (currently no transit-oriented communities in Ajax) as follows:
 - 10% of the lands value for sites 5 hectares or less
 - 15% of the lands value for sites that are greater than 5 hectares (came into force April 14, 2022)

- Providing the Minister of Infrastructure with the authority to identify encumbered land within transit-oriented communities, which includes lands that have easements that cannot be built upon, and requiring the lands to be conveyed to the municipality for parkland purposes (the land would also be counted towards a developments parkland contribution to the municipality) (came into force April 14, 2022)
- New rules to limit the conditions that a municipality can impose on a draft plan of subdivision; restrictions on conditions have not yet been identified and will be implemented through regulation at a later date (came into force April 14, 2022)
- Requiring municipalities to report to the Minister on prescribed matters, which have not yet been identified (came into force on April 14, 2022)
- A new section requiring municipalities to accept surety bonds as a form of performance guarantee for development applications (proclamation date not identified)

2.1.1 Staff's Comments on ERO No.: 019-5284 - Planning Act Amendments

The following are staff's comments on the amendments that were initiated through Bill 109, and were originally requesting comments through ERO No.: 019-5284.

a) Development Application Refunds

The amendments to the *Planning Act* assume that requiring municipalities to partially or fully refund application fees if a decision is not made on an application within the legislated timeline will expedite approvals. First, it is important to understand how *Planning Act* timelines have been adjusted and shortened over the last couple of years. Table 1 outlines the approval timelines prior to Bill 139, timelines implemented by Bill 139, and existing timelines implemented by Bill 108.

Table 1: Planning Act Application Decision Timelines

Planning Act Application Type	Pre Bill 139 Timelines (prior to December 2017)	Bill 139 Timelines	Current Timelines (Bill 108)	Proposed Bill 109 Timelines
Official Plans and Amendments	180 days	210 days	120 days	120 days
Zoning By-laws and Amendments	120 days	150 days	90 days	90 days
Site Plan Approval		30 days		60 days

Municipalities have long conveyed messaging to the Province that the legislated timelines are near impossible to meet for several major reasons that are outside of a municipality's control. Timelines were already significantly reduced under Bill 108, and have not led to improvement in the process. The following are areas outside of municipal control that impact the timeline for processing planning applications:

- One of the biggest issues with meeting the legislated timelines is ensuring that applicants provide accurate information and respond to municipal comments in a timely manner. The application review process is a reiterative process requiring municipalities and applicants to work together to address errors, substandard work, or emergent issues. Municipalities provide detailed comments to applicants during pre-consultation

meetings and afterwards in detailed minutes, and direct applicants to publically available standards, plans, and terms of reference for reports and studies. It is not uncommon for applicants to submit documents that fail to address pre-consultation comments; do not comply with engineering standards, official plan policy or zoning by-law standards; or do not comply with terms of reference for reports and studies. It is also not uncommon for applicants to propose new or revised designs/proposals that were not previously contemplated. Following a municipality's request for additional information or revisions to documents/plans, applicants take months, or even years, to respond and provide the necessary information. Refunding application fees would only serve to incentivize applicants to submit poor or substandard work, and will lead to further delays, denial of applications, and additional appeals to the Ontario Land Tribunal. While the Town commends the Province for providing more resources to the Ontario Land Tribunal, the proposal to refund application fees for non-decision will lead to significantly more delays.

- Depending on the location and nature of an application, municipalities have an obligation to notify many external agencies for comment including, but not limited to, Elexicon Energy, Canada Post, Enbridge Gas Distribution, CN and CP Railways, Ontario Power Generation, Hydro One, NavCanada, Transport Canada, Conservation Authorities, or the Greater Toronto Airport Authority. Many of these organizations provide comments to address matters related to public safety, such as setbacks or safety berms along railways, minimum distance setbacks to pipelines, natural hazards, and flight path or navigation impacts from taller buildings, to name a few. These are complex issues requiring coordination between many agencies and the municipality, and rushing reviews could impact or overlook safety reviews. Major issues would be required to be resolved and clearance from these external agencies would be needed prior to an application submission to the municipality. This would impact smaller developers or businesses with limited capacity or experience to navigate the process.
- Municipalities also circulate to a variety of Provincial Ministries, such as the Ministry of Transportation, whose review timelines can exceed legislated timelines and require further action. These reviews can also be complicated and are required to ensure that Provincial priorities are adhered to such as protecting for planned highway widenings.

Many municipalities, including Ajax, operate on a cost recovery basis for planning and engineering staff. Based on the 2022 Development activity forecast, refunding applications in full could result in approximately \$1.2 million in lost revenue to the municipality. Refunding application fees and reducing revenue will result in municipalities not being able to fund the staff positions required to process development applications; slowing the review of development applications and having the opposite effect on the desired outcome. Alternatively, municipalities would need to substantially increase application fees in order to fund additional staff positions in an attempt to meet legislated timelines, or place the financial burden on the tax payer. Further, the process would require additional resources across the corporation (e.g. Finance staff) to process refunds.

Comment: While staff support the slight extension of the Site Plan Approval timeline from 30 days to 60 days, the application approval timelines for Official Plan Amendments, Zoning By-law Amendments and Site Plan Applications are not realistic. Previous timeline reductions have not resulted in applications being processed faster. Timelines need to be extended to enable municipalities and applicants to work together to find mutually agreeable solutions while ensuring safety requirements are adhered to.

Comment: Staff do not support refunding application fees for non-decision within the legislated timeline. There are many factors outside of a municipality's control that delay the processing of applications. Penalizing municipalities will be detrimental to municipal finances, result in lower staffing levels, and prolonged municipal approvals. Establishing refunds for non-decision within the legislated timelines also provides an incentive to applicants to submit substandard work, and delay responses, which will lead to denial of applications, appeals and backlogs at the Ontario Land Tribunal. Staff strongly urge the Province to consider the negative impacts and repeal the amendments related to refunding application fees.

Comment: The review process is a reiterative process that requires applicants to respond by providing additional information, revise drawings to implement technical requirements and/or find mutually agreeable solutions to issues. In order to reduce appeals to the Ontario Land Tribunal by ensuring that both parties have sufficient time to respond, the Province should implement amendments to stop the clock when an application has been returned to an applicant for response. Further, the clock should be stopped when an application is with an external agency and/or Provincial Ministry where technical matters are being addressed. Please note that this is an improvement needed to the process as a whole, and should not be construed as support for refunding application fees.

Municipalities are also working with local Indigenous groups to build stronger relationships and better planning outcomes. The Town of Ajax has been working with local Indigenous groups to identify applications that they would need to review. Indigenous groups are incrementally building their own staffing levels to complete application reviews. Forcing municipalities to make decisions, or face refunds, could have negative impacts on the positive steps made in moving towards better engagement with local Indigenous groups and their review of planning applications.

b) Site Plan Control Amendments

The legislation requires municipalities to delegate site plan approval to staff, implement a complete application process for Site Plan Applications, and extend the timeline for appeal of a Site Plan Application for non-decision from 30 days to 60 days.

Comment: The Town of Ajax has already delegated site plan approval to staff, and this process has worked well.

Comment: As outlined above, the extension of the appeal timeline from 30 days to 60 days is a positive step forward. However, the timeline is still unrealistic and does not reflect the complexities of Site Plan Applications. There are also many factors that are outside a municipality's control that impact a municipality's ability to approve a site plan application within the timeline.

Comment: The Town generally follows a complete application process for Site Plan Applications to streamline the review process and avoid delays where materials may be missing. However, this process is not formalized through a Letter of Acknowledgement. Implementing a complete application process for Site Plan Applications is a positive step forward, and will help streamline reviews by ensuring the correct materials are submitted at the start of the process. However, time is still required to complete expert review, confirm the accuracy of information in the reports, and coordinate the drawings/studies/reports with each other.

c) Subdivision Conditions

The legislation amends the *Planning Act* to identify that the Minister may prescribe matters that cannot be imposed as conditions of approval for a draft plan of subdivision. The proposed prescribed matters have not been identified.

Allowing municipalities the flexibility to impose conditions of approval necessary for a particular plan of subdivision help to speed up the draft approval process by identifying matters that can be addressed through subsequent processes and/or reviews (e.g. engineering review). Restricting a municipality's ability to impose certain conditions will slow the approval process as certain matters may instead be required to be addressed prior to draft approval.

Comment: Municipalities ultimately assume ownership and are responsible for the long term maintenance of most of the infrastructure constructed through plans of subdivision. Restricting a municipality's ability to impose certain conditions can have long lasting impacts on a municipality's finances if local standards or conditions are not implemented or adhered to. Staff do not support this amendment and any prescribed matters would require extensive consultation with municipalities.

The legislation proposes to allow an approval authority (municipality) to deem a plan of subdivision that has been draft approved and lapsed in the past five (5) years to not have lapsed; provided that the application had not been previously deemed to have lapsed.

Comment: The Town has no concerns with the amendment to extend draft approval, provided that it remains at the sole discretion of the municipality to grant an extension.

d) Parkland Contribution in Transit-Oriented Community

Transit-oriented communities are areas identified by the Province along priority transit routes, such as the Ontario Line, Yonge Subway Extension, and prescribed provincial transit project. Currently there are no transit-oriented communities in Ajax; however, such a designation could be prescribed in Ajax in the future as the Province looks to capitalize on future transit expansion.

The legislation proposes to introduce a maximum parkland contribution of 10% of the lands value for sites 5 hectares or less, or 15% of the lands value for sites that are greater than 5 hectares within a transit-oriented community. The legislation also would allow the Minister of Infrastructure to identify encumbered lands, subject to specific criteria (e.g. subject to an easement), and require the lands to be conveyed to a municipality for park and recreational purposes. The conveyance of encumbered land would be counted towards the parkland contribution.

Planning for transit-oriented communities will require strategic planning to identify the best locations for parkland or other community facilities to support future residents. Parks are dynamic spaces that can accommodate a variety of recreational needs and buildings for recreational purposes. In many cases, buildings or structures cannot be constructed on easements; if parkland within a transit-oriented community only includes encumbered land it will limit what the parkland can be used for, or what can be built on by a municipality. Additionally, parkland in built-up areas, where transit-oriented communities are likely to be located, are increasingly being used for dual purposes to support other infrastructure needs such as underground stormwater management facilities. Requiring encumbered land to be conveyed to municipalities for parkland purposes, and counting it towards parkland contribution will result in

communities with disjointed parkland areas that do not align with planning visions for an area, impede opportunity to provide a full range of recreational opportunities and buildings, and reduce a municipality's ability to fulfill other obligations such as stormwater management.

Comment: The Town does not support the requirement for encumbered land to be conveyed to a municipality, nor that it be required to count towards a development's parkland contribution and requests that these amendments be repealed.

Municipalities are already enabled to decide whether encumbered land should be conveyed and count towards a development's parkland contribution. Municipalities should have the flexibility of determining, based on their vision for an area, whether this is appropriate for the purpose of supporting the development of complete communities.

e) Surety Bonds

The legislation proposes to allow the Minister to make regulation to prescribe and define Surety Bonds, and potentially require, or even allow the developer to require a municipality, to accept surety bonds.

The Town has initiated a two (2) year pilot project to accept Surety Bonds for specified development agreements, including site plan agreements. However, projects such as plans of subdivision, where the municipality will assume ownership and maintenance of infrastructure assets, are required to continue submitting Letters of Credit or similar performance guarantees. The Town has also capped the value of performance guarantee accepted through a Surety Bond in order to reduce risk to the municipality. Ultimately, it will be a municipality who will be required to address delinquency, and therefore it should be left to the municipality to determine an acceptable form of performance guarantee.

Comment: It should be up to municipalities to determine acceptable forms of performance guarantees to ensure that development is constructed to municipal standards, especially where the municipality is assuming ownership and maintenance responsibilities of the assets.

The Town will continue with its pilot project related to Surety Bonds, however, this should not be a legislated requirement.

f) Community Benefits Charge

The legislation proposes to require municipalities to update Community Benefit Charge (CBC) By-laws within five (5) years from when the by-law was first passed. The proposal would also require the Council to pass a resolution as to whether an update is needed, or not.

Comment: Staff do not have any concerns with this proposal provided that the option for the Council to pass a resolution to not require an update remains an option.

g) Community Infrastructure and Housing Accelerator

Details and comments on the proposed Community Infrastructure and Housing Accelerator Tool have been identified below.

Comment: Comments on the amendments to the *Planning Act* related to the Community Infrastructure and Housing Accelerator have been incorporated into comments

below in response to ERO No.: 019-5285, and should also be considered in response to ERO No.: 019-5284.

2.2 Summary of the Community Infrastructure & Housing Accelerator Proposed Guideline

Bill 109 also proposes to create a new Community Infrastructure & Housing Accelerator Tool by amending the *Planning Act*. The tool is essentially a Minister's Zoning Order, and would require a municipal Council to pass a resolution to request a Community Infrastructure & Housing Accelerator order from the Minister. The order could be used to regulate land use permissions, and building standards as such height, size and setbacks. The legislation identifies that the municipality would be required to provide public notice, but leaves it to the municipality to determine how notice should be issued.

In support of the proposed Community Infrastructure & Housing Accelerator, the Province also released a draft guideline through ERO No.: 019-5285, which provides some additional information on what and how the tool could be used.

The guideline identifies that the Community Infrastructure & Housing Accelerator tool could be used for the following types of developments:

- community infrastructure that is subject to *Planning Act* approval including: lands, buildings, and structures that support the quality of life for people and communities by providing public services for matters such as health, long-term care, education, recreation, socio-cultural activities, and security and safety;
- any type of housing, including community housing, affordable housing and market-based housing;
- buildings that would facilitate employment and economic development; and,
- mixed-use developments.

This list is essentially any type of development that could be contemplated in a municipality.

Both the legislation and the guideline specifically identify that the Community Infrastructure & Housing Accelerator Tool could not be used in the Greenbelt Plan Area. The legislation and guideline do identify that in issuing an order, the Minister is able to:

- provide an exemption for other necessary planning-related approvals from provincial plans, the Provincial Policy Statement and municipal official plans, but only if this is specifically requested by the municipality; and,
- impose conditions on the municipality and/or the proponent.

In considering an order that would be exempt from Provincial policy, plans and municipal official plans, the guideline indicates that the proposal would need to demonstrate that matters can be mitigated through aspects such as:

- Public consultation
- Indigenous engagement
- Environmental protection/mitigation

The guideline identifies that the Minister could impose conditions, at his sole discretion; however, no examples have been provided.

2.2.1 Staff Comments on ERO No. 019-5284 and ERO No.: 019-5285 - Community Infrastructure & Housing Accelerator Tool and Guideline

In response to ERO No.: 019-5284 and ERO No.: 019-5285 that request feedback on the Community Infrastructure & Housing Accelerator Tool and guideline. The draft guideline is very broad and would generally apply to every type of development that could be proposed in a municipality, with no real criteria. Even previous proposals such as the Open for Business By-law proposed through Bill 66 included criteria, such as minimum job thresholds.

The proposed guideline also identifies that the Minister would be able to provide an exemption for other planning-related approvals from provincial plans, the Provincial Policy Statement, and municipal Official Plans, if specifically requested from the municipality. A proposal seeking exemption from Provincial policy would be required to provide a plan that, in the opinion of the Minister, adequately mitigates any potential impacts that could arise. Current planning practices have a defined consultation system to ensure that both the public and other agencies are adequately consulted to identify, evaluate, and adjust plans to ensure that proposals do not have negative impacts on the environment, existing and planned infrastructure (e.g. roads, servicing etc.), and surrounding land uses. Although the legislation identifies that consultation will be required as deemed appropriate by the municipality, this does not guarantee that a minimum standard will be achieved and important issues are likely to not be identified.

Comment: The Provincial Policy Statement is a vision that is reflective of the values of Ontarians to ensure the long-term prosperity and social wellbeing of the Province by planning for strong, sustainable and resilient communities that support people of all ages, maintain a healthy environment and promote a competitive economy. Town staff do not support the ability for development approved through a Community Infrastructure & Housing Accelerator to be exempt from complying with Provincial Plans, Provincial Policy Statement or municipal Official Plans. Not adhering to Provincial and municipal planning policy in a rushed process with minimal consultation is likely to overlook critical planning considerations that will have long term negative consequences on future residents and businesses.

As staff have commented on previous bulletins, an accelerator tool should only be used in situations to bring the zoning of a particular property into conformity with a municipal Official Plan; while ensuring that the environment is protected and adequate infrastructure is available.

Comment: Staff agree that consultation is critical to the process and should be required. A formalized consultation and review process is needed to ensure that, at a minimum, local agencies, conservation authorities, neighbouring municipalities, Upper-tier municipalities, indigenous communities, adjacent landowners and the public are adequately consulted to review materials, and identify issues.

Comment: The Community Infrastructure and Housing Accelerator guideline is far too broad and general. A Community Infrastructure and Housing Accelerator should be limited to ensure that such a tool is only used for municipal infrastructure, community and affordable housing, or employment uses that achieve high minimum job thresholds (e.g. minimum 50 jobs per hectare); while still achieving the objectives of municipally approved Official Plans. The guideline requires clearly defined criteria.

2.3 Staff Comments on ERO No.: 019-5286 - Missing Middle and Multi-Generational Housing

Finally, the Province has released ERO No. 019-5286 to solicit feedback on opportunities to increase missing middle housing and gentle density, including supports for multigenerational housing. Missing middle is a term used to describe a wide range of multi-unit housing types that are considered to have gone 'missing' from many cities in Ontario. While the housing types can vary between municipalities, examples generally include laneway housing, garden suites, duplexes, triplexes, fourplexes, rowhouses, townhouses, and low and mid-rise apartments.

Town staff commend the Province for starting to explore options to increase missing middle housing and have provided cursory comments below to the questions proposed in the bulletin. However, consultation on this topic would benefit from a consultation period that is longer than 30 days.

Question 1: What are the biggest barriers and delays to diversifying the types of housing built in existing neighbourhoods?

- Acceptance of diversified housing options in established neighbourhoods is a challenge. Robust education programs can help educate residents about intensification, shifting housing typologies, and how a diverse range of housing options can deliver affordability to Ontarians.

Demonstration projects led by municipalities are good education tools that help both the development community and residents understand and buy into missing middle housing and innovative design solutions. One of the programs in the City of Toronto, the Beaches-East York Pilot Project, is an interesting initiative to help deliver demonstration projects and assess the opportunities and challenges in delivering missing middle housing. The Province should consider funding similar projects to better understand the challenges in delivering these types of projects, and to help developers and communities better visualize these projects and what they can offer.

Question 2: What further changes to the planning and development process would you suggest to make it easier to support gentle density and build missing middle housing and multigenerational housing, in Ontario?

- A lot of emphasis has been placed on municipal processes, however developers also need to come to the table to deliver alternative forms of housing. For example, the Ajax Official Plan permits duplex dwellings in the low and medium density designation in the Ajax Official Plan, but they are rarely built. This also applies to walk-up apartments in the medium density designation. If the Province is serious about missing middle housing, then the Province should enable municipalities to require a minimum percentage of new housing units constructed in greenfield areas to consist of these alternative forms of development. The Province should also shield these types of development from appeals.

Question 3: Are you aware of innovative approaches to land use planning and community building from other jurisdictions that would help increase the supply of missing middle and multigenerational housing?

- The Expanding Housing Options in Neighbourhoods project underway at the City of Toronto has a number of interesting programs, such as the Beaches-East York Pilot Project described earlier. The project is also examining options to permit missing middle housing in established neighbourhoods and can help deliver housing options into those neighbourhoods.

The City of Toronto also identified the success of design competitions in promoting good urban design and promoting the opinions of the Design Review Panel. Over the years, architects and designers from around the world have submitted concept drawings for building designs that are not typical in southern Ontario. To encourage and build support for different designs the Province should explore options to provide alternative building typologies or designs with the public, development community, and municipalities. It would also be beneficial to share experiences of municipalities that have processed innovative design solutions to help municipalities and the development community implement similar projects.

Question 4: Are there any other changes that would help support opportunities for missing middle and multigenerational housing?

- Staff have no further comments at this time. However, there is an opportunity for the Province to host working group sessions with municipal staff to identify potential opportunities.

Other Comments related to Missing Middle Housing:

- Staff have concerns with a 'blanket' or 'one size fits all' approach to planning. Neighbourhoods are shaped by the community, and while some policy changes are needed to add housing options to neighbourhoods, consultation is still required. The Housing Task Force Report included a number of recommendations to allow 'as of right' permissions, such as unlimited height and density in transit stations or 6-11 storey buildings along all transit routes. While staff agree that 'as of right' permissions for accessory dwelling units is a good approach as it allows incremental gentle density; others such as 'as of right' unlimited height and density can quickly lead to deteriorating quality of life for new residents as community services and infrastructure are unable to match the pace of development.

The Town also has a number of initiatives underway to examine and explore missing housing. For example, the Town is currently completing a Housing Strategy that will help to identify where improvements can be made to support residents across the housing continuum. Additionally, the Town has been working on the Comprehensive Zoning By-law Review, which will include supporting opportunities for accessory apartments (additional dwelling units) in accessory structures; whereas the Town currently only permits one accessory apartment within the dwelling.

3.0 Financial Implications:

There are no financial implications associated with the approval of this report. However, amendments to the *Planning Act* relating to the refunding of application fees will severely impact development application revenue, and as a consequence, negatively impact the Town's budget which may result in the need to reduce staffing levels. Alternatively, the Town may be forced to require the tax base to fund additional staff to meet the legislated timelines.

4.0 Communication Issues:

There are no communication issues associated with this report.

5.0 Relationship to the Strategic Plan:

Leading in our Community

- Goal 1. Advocating for intergovernmental matters important to our community.
- Action 1.7 Engage with government networks, boards and associations to advance priorities.

6.0 Conclusion:

Planning is a partnership between the public, elected officials, municipal and agency staff, and the development community. Without everyone working together, we cannot build strong communities that support everyone. While the proposed legislation has some positive changes, the Province needs to strongly reconsider many of the amendments that will negatively impact municipalities, and as a result, negatively impact the development approval process.

Staff urge the Province to engage in meaningful consultation and immediately repeal the requirement for municipalities to refund application fees, as this will only result in lower staffing levels and further delay municipal approvals. Similarly, restricting conditions of approval for plans of subdivision could also slow the process as matters would need to be resolved prior to draft approval. While an accelerator tool can benefit some forms of development, it needs to be limited to very specific types of development with strong criteria, and should continue to require development to conform to Provincial plans and policy; and municipal official plans.

Attachments:

N/A

Prepared by:

Sean McCullough MCIP, RPP – Supervisor, Planning Policy & Research

Submitted by:

Geoff Romanowski, MCIP, RPP, CPT – Director, Planning & Development Services

Approved by:

Shane Baker – Chief Administrative Officer



The Corporation of the Town of Ajax

May 16, 2022

Council Resolution Extract

The following resolution was adopted by Council of the Corporation of the Town of Ajax at its meeting on May 16, 2022:

5. Presentations / Reports

5.1 PDS-2022-13: *Bill 109: More Homes for Everyone Act, 2022* – Town of Ajax Comments

Main Motion as Amended

Moved by: S. Collier
Seconded by: R. Tyler Morin

1. That Council request that Bill 109 be repealed, and failing that, that Report PDS-2022-13 regarding Bill 109, More Homes for Everyone Act, 2022 be endorsed and submitted to the Province.
2. That the Province repeal the following amendments to the *Planning Act*, and engage in meaningful consultation with municipalities:
 - a. Refunding of development application fees for Zoning By-law Amendments and combined Official Plan Amendments, and Site Plan Applications;
 - b. Restricting conditions that a municipality can impose for draft approval of a plan of subdivision; and
 - c. Requirement for encumbered land to be conveyed to the municipality within transit-oriented areas, and contributing to a developments parkland dedication amount.
3. That the Province amend the *Planning Act* to extend legislative timelines for municipal decisions on Official Plan Amendment and Zoning By-law Amendment applications, and further extend legislative timelines for Site Plan applications, following extensive consultation with municipalities, to better reflect the complexities of processing planning applications.
4. That the Province amend the *Planning Act* to specify that the legislative timelines for a municipality to make a decision on an application are suspended when an application is with the applicant, and when the municipality is waiting and/or addressing technical comments from external agencies and/or Provincial Ministries (i.e. stop the clock).
5. That the Province release detailed targeted criteria and guidelines for the Community Infrastructure & Housing Accelerator Tool; provide more detail and expand consultation requirements; and ensure that any order conforms to Provincial Plans, the Provincial Policy Statement and municipal Official Plans.

**The Corporation of the Town of Ajax
May 16, 2022
Council Resolution Extract**



6. That a copy of this report and Council's resolution be submitted to the Ministry of Municipal Affairs and Housing; and sent to the Hon. Doug Ford, Premier of Ontario; Hon. Steve Clark, Minister of Municipal Affairs and Housing; the Region of Durham; and Durham Area Municipalities.

CARRIED

Recorded Vote

In Favour: Regional Councillor Lee, Councillor Tyler Morin, Councillor Bower,
Regional Councillor Crawford, Regional Councillor Dies, Mayor Collier

Opposed: None

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



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Town of Ajax
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Town of Rainy River

RESOLUTION

MOVED BY  DATE: **May 9, 2022**

Corporate Services Department Legislative Services Division	
Date & Time Received:	May 18, 2022 9:09 am
Original To:	CIP
Copies To:	
Take Appropriate Action	<input type="checkbox"/> File <input type="checkbox"/>
Notes/Comments:	

SECONDED BY  RESOLUTION: **20-009**

“**WHEREAS** Section 21 of the *Public Transportation and Highway Improvement Act* allows the Minister of Transportation to designate a highway or part of a highway as a connecting link between parts of the King’s Highway or as an extension of the King’s Highway, to be constructed and maintained by the road authority having jurisdiction over the highway or part of the highway;

AND WHEREAS the Ministry of Transportation (MTO) Connecting Link Program does not provide sufficient funding to adequately provide for the high cost of maintaining these Connecting Links;

AND WHEREAS this may lead to hazardous road conditions;

AND WHEREAS these Connecting Links were once maintained by the Province of Ontario;

NOW THEREFORE BE IT RESOLVED THAT care and maintenance of these Connecting Links in small or rural municipalities, such as the 2.70 km of Atwood Avenue (Highway 11) in Rainy River, be returned to the MTO.

AND FURTHER THAT this resolution be sent to the Minister of Transportation, the MPP for Kenora-Rainy River and to all Ontario Municipalities.”

ABSTAIN _____
AYES _____
NAYES _____

CARRIED
DEFEATED _____

- L. ARMSTRONG _____
- D. EWALD _____
- B. HELGESON _____
- N. IVALL _____
- M. KREGER _____
- G. PASLOSKI _____
- P. WHITE _____


MAYOR OR ACTING MAYOR



Richard Wannop

47 Katherine Crescent, Stouffville, On.

L4A 1K4

May 17, 2022

To: Mr. John Henry, Regional Chair, Durham Region

Re: CNR-17, Township of Scugog Employment Conversion Request, Regional Council, December 22, 2021

I am asking Regional Council to reconsider our Land Conversion Request, CNR-17 and include it in the further deliberations for the Land needs assessment and discussion of potential scenarios.

I am disappointed with the defeat of our Conversion Request at the Region Council Meeting December 22, 2021.

Here is a list of some of the important dates involving the development of the property.

September 16, 2020 – Report number 2020-COW-23, Section 7-9 The Committee of the Whole were made aware of our Conversion Request before voting on the expenditure of \$750,000 on the EA for the pumping station.

December 21, 2020 - Scugog Council voted of 5 to 1 in favour of our Conversion Request.

April 26th, 2021 - Scugog Council unanimously supported our MZO Application that would have allowed for a Long-Term Care Facility, Retirement Home, Day Care facility and a Satellite Education Facility along with numerous beneficial employment opportunities.

May 26, 2021 - Durham Regional Council also supported this MZO application.

July 30, 2021 - This MZO request was denied by the Province in error, as the land was deemed Green Belt by Provincial Staff. It should have been allowed because it is located in a permitted settlement area.

December 7, 2021 - Durham Regional Planning and Economic Committee voted in favour of our Employment Land Conversion.

December 22, 2021 - At this Regional Council Meeting, our application was defeated. I feel that misleading information from Staff and a few Councillors resulted in this narrow defeat.

There have been multiple conversations and meetings involving both Scugog and Durham Region staff which would demonstrate our efforts to cooperate with Staff to reach a solution and make progress with the development of the land. None of these efforts were mentioned.

Here is a brief summary of some of these meetings.

In 2017, we were approached by Mr. Rich Tindall, of the Durham Works Department, to see if we would be willing to allow a water tower to be placed on our property. During these meetings, they requested that we put together a road design that would enable the construction of the water tower and

subsequent water main to Reach Street. This road design was completed. As of today, it has still not been finalized as to where the water tower is being placed.

In late fall 2019, I was approached by Town Staff to consider servicing my employment land in conjunction with Durham Region. This would allow to have shovel ready employment land and it would open the door for the Region and Town to service the remaining Employment Lands on the south side of Reach Street to Highway 12, by gaining access through our land

In January 2020, I had a site meeting with Simon Gill, Stacey Jibb and Councillor Wotten to demonstrate the severe elevation changes of over 50 feet. This creates very difficult grading issues for Employment purposes. This meeting concluded at the Town office, with Town and Regional staff present. At this time, I committed to the Town and the Region that I would service a portion of my land for immediate Employment Development. It was made known to all in attendance, that this involved our western block that was comprised of a flat section of property. At that time, I made it quite clear that we needed a portion of our lands converted to Residential zoning to make the servicing of the Employment Land financially feasible.

My cooperation with Simon Gill, Director of Economic Development, and Regional and Town Staff was never mentioned in staff's response. During Councillor Neal's questioning he asked to speak to Mr. Gill, but he had left the meeting. Mr. Bridgeman responded for Mr. Gill and never mentioned to Council that Mr. Gill and myself had agreed, in principle, to service a portion of our lands. This agreement was signed by myself to demonstrate good faith and my willingness to proceed with the servicing of the Employment Lands upon the conversion of the remaining property, as per the draft agreement. This was forwarded to Scugog Township on December 18, 2020.

In fact, during the questioning, Mr. Bridgeman and Councillor Neal made it appear that the Region had already spent money on the land that was being converted from Employment to Residential zoning. This was misleading because none of the land involved in the assessment and servicing study was included in my Conversion Request. In fact, the land that was to be converted to Residential would not be serviced by the Regionally Funded Pumping Station but would use a gravity feed service along Reach Street that would have to be installed and paid for by myself.

Mr. Neal stated that money had been spent towards the servicing of the lands and Mr. Bridgeman agreed to this comment.

With respect to the comment by Councillor Joe Neal, just prior to the recorded vote. Councillor Neal said that, Councillor Wotten had stated that the Planning and Development Committee had supported this conversion when in fact they had opposed the conversion.. This was misleading as at the December 7, 2021 meeting, the Committee supported moving ahead with the conversion by a vote of 4 to 3.

Some Councillors made mention that Developers buy cheap land and change the zoning to make a "Quick Buck" This is not the case, as our family has owned and farmed our properties on Reach Street for over 37 years.

During these 30 plus years we have only received a single inquiry, in August 2018, by Mr. Heritage, Director of Development Services of the Township of Scugog for a concrete paver manufacturing company that involved the acquiring up to 25 acres that would employ 10 full-time people.

At the April 11,2022 Planning and Community Affairs Meeting, Scugog Council voted that DEV-2022-009 be forwarded to the Region of Durham as the Township of Scugog's comments on the Alternative Land Scenarios Assessment Report. The Scugog Council reiterated their support of the conversion of a portion of our Employment Land to Living Area located at 1520, 1540 and 1580 Reach Street in a vote of 6 to 0.

Our Conversion Request would result in the creation of a much needed Long Term Care Facility along with a Retirement Home, Daycare Site, Satellite Educational Campus and also help address the housing shortage.

I hope this information adds clarity to our request for reconsideration of our Land Conversion Request.

Thank you for your consideration and please feel free to contact me if you have any questions or comments.

Sincerely



Richard Wannop



Richard C. Wannop

47 Katherine Crescent, Stouffville, On. L4A1K4

December 18, 2020

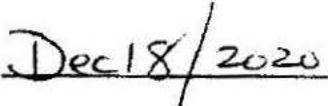
Re: Basis for Agreement to Service Employment Land

I, Richard Wannop, undertake to enter into an agreement to service the land on the south side of Reach Street with roads, sewers and water for the lands shown as Industrial on the concept plan prepared by Makone Given Parsons, which was on Council's agenda on December 14, 2020, on the following basis;

1. The conversion is approved by Scugog and Durham Council.
2. The Official Plans for Scugog and Durham are amended to allow for the conversion as proposed.
3. A Plan of Subdivision and Zoning By-Law is approved with conditions on this subdivision and a Holding Provision in this By-Law that will allow the Residential and Industrial land to proceed concurrently.
4. Durham Region will construct the Water Tower, pumping station and other external services necessary to allow development of the lands and to allow some of the works to be constructed by Mr. Wannop with development charge credits.

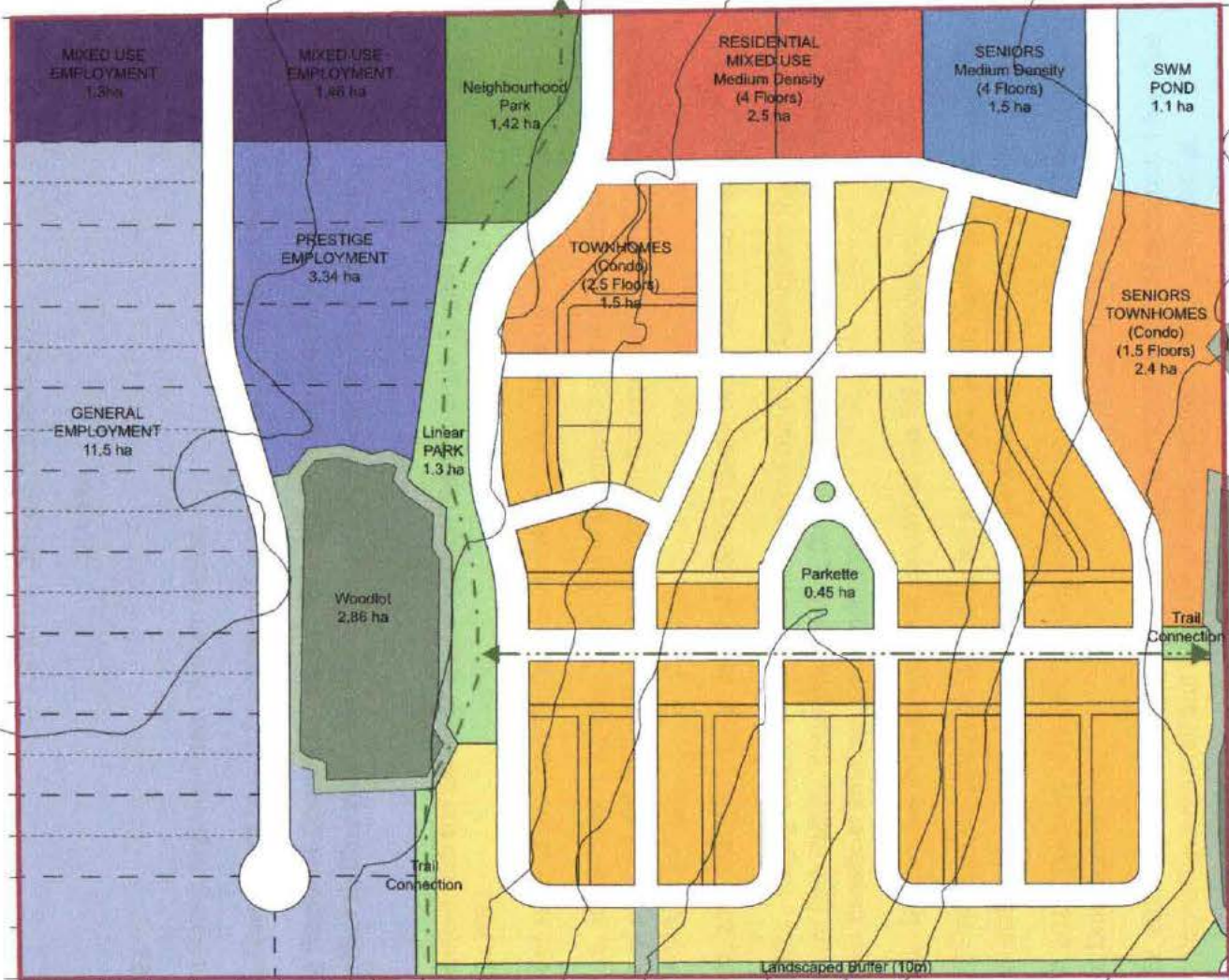
 
President Rick Wannop Developments

President Wannop Family Farms


December 18, 2020

PRELIMINARY DESIGN CONCEPT

Reach Street,
Port Perry, Ontario



- Subject Lands (62.8 ha)
- Woodlot
- Woodlot Buffer
- Watercourse Setback
- Neighbourhood Park
- Linear Park Parkette, Trail Connections
- Stormwater Management Pond
- Mixed Use Employment
- Prestige Employment
- General Employment
- Seniors/LTC (4 Floors)
- Residential/Mixed Use (4 Floors)
- Residential Condo
- Laneway Accessed Homes (Singles, Semis, Towns)
- Street Access Homes (Singles, Semis, Towns)
- Watertower Conceptual Location
- Possible Trail Connections

Date: November 24, 2020
 Job: 20-2901
 Prepared By: AH
 Prepared For: Richard Wannop Developments



If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

DURHAM REGION ROUNDTABLE ON CLIMATE CHANGE

April 22, 2022

A regular meeting of the Durham Region Roundtable on Climate Change was held on Friday, April 22, 2022 in the Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby at 10:01 AM. Electronic participation was offered for this meeting.

1. Roll Call

Present: D. Hoornweg, Citizen Member, Chair
E. Baxter-Trahair, CAO
P. Cohen, Youth Citizen Member
Councillor Crawford, Works Committee attended the meeting at 10:03 AM
C. Desbiens, Citizen Member
Regional Chair Henry
T. Hall, Citizen Member, attended the meeting at 10:06 AM
Councillor Highet, Planning & Economic Development Committee, attended the meeting at 10:36 AM
J. Kinniburgh, Citizen Member
Councillor Leahy, Finance & Administration Committee
G. MacPherson, Citizen Member
C. Mee, Citizen Member
R. Plaza, Citizen Member
K. Shadwick, Citizen Member
M. Vroegh, Citizen Member, Vice-Chair
*all members of the committee participated electronically

Absent: Councillor Chapman, Health and Social Services Committee
K. Senyk, Citizen Member
J. Taylor, Citizen Member

Staff

Present: S. Austin, Director of Strategic Initiatives, Office of the CAO
A. Bathe, Senior Planner, Planning and Economic Development Department
C. Goodchild, Manager, Policy Planning & Special Studies, Planning and Economic Development Department
R. Inacio, Systems Support Specialist, Corporate Services – IT
M. Kawalec, Climate Change Coordinator, Office of the CAO
I. McVey, Manager of Sustainability, Office of the CAO
J. Sochacki, Superintendent, Facilities Maintenance, Works Department
T. Fraser, Committee Clerk, Corporate Services – Legislative Services
N. Prasad, Assistant Secretary to Council, Corporate Services – Legislative Services

2. Declarations of Interest

E. Baxter-Trahair made a declaration of interest under the Municipal Conflict of Interest Act, later in the meeting, with respect to Item 6. A), DRRCC Land Needs Assessment Subcommittee – Advice and Recommendations for Regional Council, as it pertains to Part A) of the motion. She indicated that she is currently working with Planning Division staff on the report for presentation to the Planning & Economic Development Committee.

3. Adoption of Minutes

Moved by Councillor Leahy, Seconded by J. Kinniburgh,
That the minutes of the Durham Region Roundtable on Climate Change meeting held on Friday, March 18, 2022, be adopted.

CARRIED

4. Delegations

A) Leigh Paulseth, Ajax Resident, re: Climate Action and Protection of Natural Assets in the Context of the Envision Durham Land Needs Scenarios

L. Paulseth, participating electronically, appeared with respect to the Municipal Comprehensive Review and the Alternative Land Need Scenarios. She advised that she is trained as a conservation biologist and works in science communication. She also advised that she is a member of Environmental Action Now – Ajax Pickering and a resident of the Town of Ajax.

L. Paulseth asked the DRRCC to adopt the recommendation of the DRRCC Land Needs Assessment Subcommittee for no urban boundary expansion within the Region of Durham. She requested that the DRRCC adopt Scenario 5 for Community Area Land and reject both scenarios proposed for Employment Area Land.

L. Paulseth provided a quote from the Carruthers Creek Watershed Plan. She advised that she is worried about allowing more development in the headwaters of the Carruthers Creek and that causing a detrimental effect to the ecosystem services within the headwaters, downstream flooding, and raising the cost of living for residents in Ajax and Durham. She also stated that the Carruthers Creek is essentially at the point where it is barely functioning as an ecosystem, and we need to fight to keep new development within the watershed at a minimum.

L. Paulseth referenced Environment Canada's report "How Much Habitat is Enough" and she stated that the Carruthers Creek watershed is 7% wetlands and 25% forest cover and needs to be 10% wetlands and 50% forest cover.

L. Paulseth referenced the Intergovernmental Panel on Climate Change (IPCC) 2022 report and she stated that they talk about the impacts of human practices on the vulnerability of ecosystems and that we have all the tools, knowledge and expertise that we need to solve the climate crisis.

L. Paulseth concluded by stating that everything is interconnected and that means every decision we make can be an opportunity to make positive change rather than keep the status quo.

L. Paulseth responded to questions from the Committee.

B) Helen Brenner, Pickering Resident, re: Our Future Depends on It – A Strong Case for a “No Urban Boundary Expansion”

H. Brenner, participating electronically, appeared with respect to the Municipal Comprehensive Review.

H. Brenner stated that there has never been a time when land use decisions have been as critical as today. She also stated that on April 4th, the UN Intergovernmental Panel on Climate Change warned that inaction of governments around the globe to meet Green House Gas reduction targets now means acceleration is necessary to avoid the worst impacts of climate change.

H. Brenner further stated that today municipalities across the Greater Golden Horseshoe are making critical decisions that could lock in 156,000 acres for development over the next 30 years. She also stated that in Durham, the fate of about 17,000 acres sits in the hands of Regional Government and at risk are watersheds, Class I agricultural land and natural heritage systems. She added that we must give pause and plan for the expected growth in a sustainable way.

H. Brenner commended the DRRCC Land Needs Assessment Subcommittee Advice and Recommendations Report. She stated that the report includes planning principles that will allow the Region to welcome the next 30 years' worth of newcomers within our existing urban boundaries. She also stated that by building inwards first and planning for gentle density within the built-up area and maximizing density of designated growth areas, we can accelerate housing affordability with a diverse blend of smaller yet attractive missing middle housing forms. She further stated that taking this approach will result in excess community area land within the existing designated greenfield that could be reallocated to the employment area land. She also stated that it will be important to significantly increase the employment area land densities by requiring land efficient building forms. She added that through gentle intensification we can transition to complete communities.

H. Brenner requested that the DRRCC adopt Scenario 5 for Community Area Land and reject the proposed Employment Area urban boundary expansion scenarios and instead propose a modified Scenario 5 that accommodates the expected community and employment growth targets within the existing urban boundary.

H. Brenner concluded by stating that there is over 10,000 acres of land already designated for growth in Durham Region and she referenced the Durham Region Climate Change Emergency Declaration.

H. Brenner responded to questions from the Committee.

5. Presentations

A) Draft Regional Natural Heritage System – Amanda Bathe, Senior Planner, Durham Region

Amanda Bathe, Senior Planner, provided a PowerPoint presentation regarding the Draft Regional Natural Heritage System.

Highlights from the presentation included:

- Presentation Overview
- Current Approach
- Provincial Policy Requirements
- Why Are Natural Heritage Systems Important?
- Approach to Identifying the Draft Regional Natural Heritage System
- Enhancement Opportunity Areas
- Implementation
- Feedback

A. Bathe responded to questions with respect to whether a summary report on the draft Regional Natural Heritage System is available; the possibility of including a summary of statistics on maps; notifying landowners in Enhancement Opportunity Areas; and whether the website will include links to other resources and services.

B) Durham TREES – Rural Private Land Tree Planting Program – Pam Lancaster – Conservation Lands Coordinator, Ganaraska Region Conservation Authority

Pam Lancaster, Conservation Lands Coordinator, provided a PowerPoint presentation regarding Durham TREES.

Highlights from the presentation included:

- Durham TREES – 2022 Launch
- Durham T.R.E.E.S.
- Tree Targets

- Program Rollout
- Durhamtrees.org
- How Does it Work?
- TREES Private Land Stewardship Program
- Newspaper Ad
- Social Media Posts
- Mailer
- Collaboration and Partnership

P. Lancaster responded to questions with respect to whether the Durham TREES graphics are available for individuals to post and promote the program.

C) Climate and Sustainability Program Update – Ian McVey, Manager of Sustainability, Durham Region

Ian McVey, Manager of Sustainability, provided a PowerPoint presentation regarding a Climate and Sustainability Program Update.

I. McVey provided updates on the following projects:

- Durham Greener Homes Update
- Deep Energy Retrofit Incentives
- Durham Greener Homes
- Durham Community Energy Plan – Governance Task Force Update
- Proposed DCEP Governance Needs

I. McVey responded to questions with respect to whether there will be an update on the Durham Community Climate Adaptation Plan prior to the summer break.

It was suggested that material to promote the Durham Greener Homes program be distributed to Durham School Boards for distribution in their weekly system memos and through the School Community Councils and Catholic School Councils.

6. Items for Information and Discussion

A) DRRCC Land Needs Assessment Subcommittee – Advice and Recommendations for Regional Council

A copy of DRRCC Land Needs Assessment Subcommittee Advice and Recommendations was provided as Attachment #2 to the agenda. I. McVey provided a draft resolution for consideration.

Discussion ensued with respect to the DRRCC Land Needs Assessment Subcommittee Advice and Recommendations and the proposed resolution for adoption by the DRRCC.

Staff responded to questions with respect to next steps and the process for submitting the DRRCC resolution for consideration.

E. Baxter-Trahair made a declaration of interest under the Municipal Conflict of Interest Act with respect to Item 6. A), DRRCC Land Needs Assessment Subcommittee – Advice and Recommendations for Regional Council, as it pertains to Part A) of the motion. She indicated that she is currently working with Planning Division staff on the report for presentation to the Planning & Economic Development Committee.

Moved by C. Mee, Seconded by G. MacPherson,

- A) That the DRRCC recommends that the Region adopt Scenario 5 under the Land Needs Assessment; and
- B) That the advice and recommendations from the DRRCC Land Needs Assessment sub-committee with respect to the Alternative Land Need Scenarios Assessment Summary Report be forwarded to the Planning Division for consideration.

CARRIED LATER IN THE MEETING
(See Following Motion)

Moved by Councillor Leahy, Seconded by D. Hoornweg,
That the main motion of C. Mee and G. MacPherson be divided in order to allow voting on Part A) separately from the remainder.

CARRIED

Part A) was then put to a vote and CARRIED. E. Baxter-Trahair declared a conflict of interest on this item and did not vote on this item.

Part B) was then put to a vote and CARRIED.

- B) Town of Ajax – re: Endorse no Urban Expansion for Community Area in Durham – March 30, 2022

A copy of the resolution passed by the Town of Ajax Council on March 28, 2022, was provided as Attachment #3 to the agenda.

- C) Recruitment underway for a Policy Advisor – Sustainability within the Office of the CAO

A copy of the job posting for the Policy Advisor – Sustainability was provided to the Committee members prior to the meeting.

I. McVey advised that the Region is recruiting for a Policy Advisor and he asked DRRCC members to share the posting.

D) Master Class: Efficiency System Operator – Taking Steps to Acquire and Enable Resources to Meet Ontario’s Growing Electricity Needs

A copy of the Mater Class: Efficiency Retrofits for Multi-Family Housing Virtual Workshop registration was provided as Attachment #4 to the agenda.

E) Independent Electricity System Operator – Taking Steps to Acquire and Enable Resources to Meet Ontario’s Growing Electricity Needs

A link to the discussion session from the Independent Electricity System Operator - Taking Steps to Acquire and Enable Resources to Meet Ontario’s Growing Electricity Needs was provided to the Committee members prior to the meeting.

F) Rebecca Rooney – re: DRRCC Land Needs Assessment Subcommittee – Advice and Recommendations for Regional Council, Attachment #2

A copy of correspondence from Rebecca Rooney was provided as Attachment #5 to the agenda.

7. Other Business

A) Volunteer Appreciation Week

I. McVey advised that it is Volunteer Appreciation Week and he thanked members of the DRRCC for their contributions.

8. Date of Next Meeting

I. McVey advised that he has received a number of regrets for the May DRRCC meeting and that there are currently no agenda items. It was the consensus of the Committee that the May 20, 2022, meeting be cancelled.

The next regular meeting of the Durham Region Roundtable on Climate Change will be held on Friday, June 17, 2022, starting at 10:00 AM in the Council Chambers, Regional Headquarters Building, 605 Rossland Road East, Whitby.

9. Adjournment

Moved by Councillor Hight, Seconded by Councillor Leahy,
That the meeting be adjourned.

CARRIED

The meeting adjourned at 11:37 AM

Respectfully submitted,

D. Hoorweg, Chair, Durham Region Roundtable on
Climate Change

T. Fraser, Committee Clerk

If this information is required in an accessible format, please contact 1-800-372-1102 ext. 2097.

The Regional Municipality of Durham

MINUTES

9-1-1 MANAGEMENT BOARD

April 26, 2022

A regular meeting of the 9-1-1 Management Board was held in the Council Chambers, Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, at 9:30 A.M. Electronic participation was permitted for this meeting.

1. Roll Call

Present: M. Berney, Scugog Fire & Emergency Services (Chair)
T. Cheseboro, Region of Durham Paramedic Services
B. Drew, Durham Regional Council
L. Kellett, Oshawa Central Ambulance Communications Centre, Ministry of Health – Emergency Health Program Management & Delivery Branch, attended for part of the meeting
G. Oblenes, Durham Regional Police
M. Simpson, Director of Risk Management, Economic Studies and Procurement, Durham Region
J. Wichman, Communications/9-1-1 Technical Manager
*** all members of Committee participated electronically**

Staff

Present: P. Cousins, Superintendent, Durham Regional Police Service
T. Fetter, Director, Business Services, Durham Regional Police Service
P. Hallett, Superintendent, Durham Regional Police Service
R. Inacio, Systems Support Specialist, Corporate Services – IT
T. Fraser, Legislative Services Division – Corporate Services Department

2. Declarations of Interest

There were no declarations of interest.

3. Adoption of Minutes

Moved by M. Simpson, Seconded by Councillor Drew,
(1) That the minutes of the 9-1-1 Management Board meeting held on January 25, 2022, be adopted.

CARRIED

4. 9-1-1 Call Statistics

J. Wichman provided the statistics on calls transferred from January to March 2022. He advised that call volume is trending similar to past years.

5. 9-1-1 System Complaints reported by Technical Manager

J. Wichman provided an overview of the following issues involving the 9-1-1 system:

- There have been a few more failures with equipment than in the past due to the aging 9-1-1 network.
- April 21, 2022, there were some calls with no ANI/ALI and no voice. A ticket was created with Bell, and it was determined there were issues with two trunks that were fixed the next day. He noted that all calls were returned and there were no missed calls.
- March 19, 2022, there was a database overflow issue with the Komutel soft phone and this caused an issue with the VoIP sets. He explained that call takers moved over to physical phones and continued to process calls while the issue was resolved.
- March 7, 2022, there was a planned evacuation to the back-up site in Oshawa. He advised that it went smoothly, and they used the time to practice evacuation with the platoons, to clean the call centre, and do maintenance to the IT systems. He also advised that they returned for the evening shift.

6. Update on Modernization of the 9-1-1 System Agreement

A memorandum regarding modernization of the 9-1-1 Agreement with the Region of Durham, User Agencies and the Area Municipalities and introduction of a service agreement between the Region of Durham and the Durham Region Police Services Board was provided to the Board prior to the meeting.

M. Simpson provided a brief overview of the memorandum and proposed 9-1-1 System Agreement and proposed Service Agreement with the DRPS Board.

M. Simpson responded to questions with respect to the representatives on the 9-1-1 Management Board; and details in the proposed service agreement with DRPS.

M. Simpson advised that a report will be presented at the May 10, 2022, Finance & Administration Committee meeting. She asked M. Berney to circulate the memorandum regarding modernization of the 9-1-1 Agreement to the area municipal Fire Chiefs for their information.

7. Other Departments - Comments/Concerns

a) Comments/Concerns – Regional Council

Councillor Drew advised that the 2022 Budget was approved by Regional Council in February 2022 and included approval for additional Communicators.

b) Comments/Concerns – Durham Police

J. Wichman advised that a draft 9-1-1 Service Agreement with Bell Canada has been circulated and he inquired as to whether the Region has received a final agreement for signature. M. Simpson advised that she has not seen a final agreement and agreed to follow-up after the meeting.

J. Wichman also advised that they had a meeting with Regional Geographic Information System (GIS) staff and some work has started for changes to mapping that will be required as a result of Next Generation 9-1-1 (NG9-1-1).

P. Hallett advised that approval for 9 additional communicators and one communications supervisor was included in the 2022 Budget. He also advised that they are recruiting for the positions and have a number of vacancies to fill.

c) Comments/Concerns – Fire Departments

M. Berney advised that certification is becoming a reality within the fire service and there is a compliance deadline. He also advised that there is a funding model, however details are not yet available.

M. Berney responded to questions with respect to the timeframe for compliance and proposed funding.

J. Wichman advised that the Province has announced \$208 million over three years for Next Generation 9-1-1 (NG9-1-1), however details are not yet available regarding distribution. He noted that Ontario is one of three provinces that does not receive any funding at the Primary Public Safety Answering Point (P.P.S.A.P.) level from 9-1-1 levies.

d) Comments/Concerns – Oshawa Central Ambulance Communications Centre

T. Fraser advised that L. Kellett was experiencing technical difficulties and submitted a written update. The Central Ambulance Communications Centre is proceeding with the new telephony and radio projects. There is no definitive time for their upgrade yet.

e) Comments/Concerns – Durham Finance

There were no comments.

f) Comments/Concerns – Region of Durham Paramedic Services

T. Cheseboro advised that a grievance was filed related to their radio equipment and one solution they have come up with is a Blackline Lone Worker alarm. He explained that it is a third-party company that will monitor the devices and if there is an activation of a device, they will call 9-1-1. He also advised that they have tested the device across the Region, and it uses all cellular networks. He stated that it can also locate an individual within 2 metres of the alarm activation and does audio recording of the scene. He added that the devices are currently used in the Community Paramedic Program.

T. Cheseboro responded to questions with respect to whether the device will pass along GPS location information; and whether the devices allow two-way audio communication.

J. Wichman offered to do a trial with the 9-1-1 Call Centre and to establish procedures for handling any calls.

8. Other Business

There was no other business.

9. Date of Next Meeting

The next meeting of the 9-1-1 Management Board will be held on Tuesday, June 27, 2022 at the Regional Municipality of Durham Headquarters, 605 Rossland Road East, Whitby, in Council Chambers.

10. Adjournment

Moved by J. Wichman, Seconded by Councillor Drew,
(2) That the meeting be adjourned.

CARRIED

The meeting adjourned at 10:23 AM

M. Berney, Chair

T. Fraser, Committee Clerk