



The Regional Municipality of Durham

COUNCIL INFORMATION PACKAGE

September 18, 2020

Information Reports

There are no Information Reports

Early Release Reports

[2020-P-**](#)

Commissioner of Planning and Economic Development – re:
Application to Amend the Durham Regional Official Plan, submitted
by VicDom Sand and Gravel (Ontario) Ltd., to permit a new
Aggregate Resource Extraction Area in the Township of Uxbridge,
File: OPA 2014-008. Amendment No. 182 to the Durham Regional
Official Plan

Early release reports will be considered at the Planning and Economic Development
Committee meeting on October 6, 2020.

Staff Correspondence

There is no Staff Correspondence

Durham Municipalities Correspondence

There are no Durham Municipalities Correspondence

Other Municipalities Correspondence/Resolutions

1. [Loyalist Township](#) – re: Resolution passed at their Council meeting held on August 24, 2020, requesting that the Ministry of Transportation support the Canadian Ferry Association's request that ferries be considered part of the local transit system and that lost revenue resulting from the pandemic be eligible for reimbursement

Miscellaneous Correspondence

1. [Residents of Township of Brock](#) – re: Correspondence to Region of Durham Council members regarding the Durham Region Social Housing Proposal located in Beaverton
2. [Resident of Norfolk County](#) – re: Correspondence to Region of Durham Council with respect to concerns regarding cannabis grow operations that do not follow legislation or municipal by-laws and regulations

Advisory/Other Committee Minutes

1. Durham Regional Police Services Board (DRPSB) minutes – [July 21, 2020; August 5, 2020; August 11, 2020](#)

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

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EARLY RELEASE OF REPORT

**The Regional Municipality of Durham
Report**

To: Planning and Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2020-P-**
Date: October 6, 2020

Subject:

Decision Meeting

Application to Amend the Durham Regional Official Plan, submitted by VicDom Sand and Gravel (Ontario) Ltd., to permit a new Aggregate Resource Extraction Area in the Township of Uxbridge, File: OPA 2014-008

Amendment No. 182 to the Durham Regional Official Plan

Recommendation:

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

- A) That Amendment No. 182 to the Durham Regional Official Plan to permit a new aggregate resource extraction area, as detailed in Attachment 3 to Commissioner's Report 2020-P-**, be approved; and
 - B) That "Notice of Adoption" be sent to the applicant, the Township of Uxbridge, the Lake Simcoe Region Conservation Authority, the Ministry of Municipal Affairs and Housing, the Ministry of Natural Resources and Forestry, and to all persons or public bodies who made a submission or requested notification of the decision.
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Report:**1. Purpose**

- 1.1 The purpose of this report is to recommend approval of an amendment to the Durham Regional Official Plan (ROP) to permit a new aggregate resource extraction area in the Township of Uxbridge. A map illustrating the location of the subject site is provided in Attachment #1.

2. Background

- 2.1 On July 15, 2014, Skelton, Brumwell & Associates, on behalf of VicDom Sand and Gravel (Ontario) Ltd., submitted an application to amend the ROP to permit a new aggregate pit operation in the Township of Uxbridge. The application was deemed complete on July 25, 2014.
- 2.2 The application proposes to establish the principle of aggregate extraction on the subject site. The application also proposes to import recycled aggregate materials for blending and resale, which is a common practice for Category 3 aggregate pits. Although the application would expand an existing neighbouring pit operation, due to separate land ownerships and aggregate licenses, it must be treated as a new pit.
- 2.3 Planning approvals from the Township of Uxbridge will also be required, including an Official Plan Amendment and Zoning By-law Amendment. Additionally, the Ministry of Natural Resources and Forestry (MNRF) is required to approve a new Aggregate License Site Plan under the Aggregate Resource Act (ARA).

3. Subject Site and Surrounding Lands

- 3.1 The subject site is generally located 5 kilometers south of the Uxbridge urban area, at the northwest corner of Goodwood Road and Lake Ridge Road. The site is municipally addressed as 3900 Lake Ridge Road.
- 3.2 The subject site is legally described as Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance between Lots 15 and 16, Concessions 7 and 8, in the Township of Uxbridge.
- 3.3 The subject site is approximately 19.1 hectares (47 acres), in size, after road widenings are taken for Lake Ridge Road. Of that total, 18.9 hectares (46 acres) would be licensed and 15.1 hectares (37 acres) is proposed for extraction.

- 3.4 The subject site is currently cultivated. A vacant dwelling fronting onto Lake Ridge Road and a shed are proposed to be demolished as they form part of the proposed licensed area.
- 3.5 The following land uses surround the subject site:
- North – Aggregate Resource Extraction Area No. 16 (a gravel pit operated by VicDom);
 - East – Lakeridge Road and Aggregate Resource Extraction Area No. 34 (also operated by VicDom) and the Region of Durham Maintenance Depot;
 - South – Goodwood Road and a large wooded/plantation area, and the closest rural residential dwelling is located approximately 220 metres from the proposed pit; and
 - West – existing entrance/exit to Aggregate Pit No. 16.
- 3.6 The Regionally-owned Durham Forest Lands are located further to the south and west from the subject site, as detailed in Attachment #1.

4. Aggregate Resources Act Application

- 4.1 An application for a Category 3 Class A licence has been filed under the Aggregate Resource Act with the MNRF. A Category 3, Class A license restricts the operator from extracting aggregate materials no closer than 1.5 metres above the established groundwater table.
- 4.2 A total of approximately 5.6 million tonnes of material is proposed to be extracted over a period of approximately 15 years. The maximum amount of material to be removed from the site is proposed not to exceed 500,000 tonnes annually.
- 4.3 A 4 metre (13 feet) landscaped berm would be provided along Lake Ridge Road and Goodwood Road to shield the site from the road and surrounding uses.
- 4.4 Extraction is proposed to be conducted in two phases, progressing from east to west.
- 4.5 The proposed new pit would access Goodwood Road (Regional Road 21) using the existing entrance/exit for Aggregate Pit No. 16. This driveway is 900 metres west of Lake Ridge Road, at the west end of the subject site.

5. Provincial Plans and Policies

- 5.1 Aggregate Resource Extraction Areas may be permitted in accordance with the

policies of the Provincial Policy Statement (PPS), and the Oak Ridges Moraine Conservation Plan (ORMCP).

Provincial Policy Statement, 2020

- 5.2 The PPS encourages the establishment of new Aggregate Resource Extraction Areas as close to markets as possible. The extraction of mineral aggregates may be undertaken provided issues of public health, public safety, economic, and environmental impacts including impacts on natural heritage features and the quality and quantity of groundwater can be addressed. In addition, progressive rehabilitation of resource extraction areas is required.
- 5.3 The PPS also requires major facilities (including Aggregate Resource Extraction Areas) and sensitive land uses to be planned to ensure they are appropriately designed, buffered and/or separated from each other to prevent or mitigate adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term viability of major facilities.

Oak Ridges Moraine Conservation Plan, 2017

- 5.4 The subject site is located within the “Countryside Area” designation of the ORMCP. The Plan recognizes that mineral aggregates are a non-renewable resource in the Moraine. In “Countryside Areas”, new aggregate resource operations are required to meet stringent review and approval standards, including requirements for rehabilitation. Aggregate Extraction activities are permitted, subject to the following considerations:
- Maintaining the quantity and quality of groundwater and surface water, and where possible, improving or restoring the water sources;
 - Rehabilitating as much of the site as possible with self-sustaining vegetation;
 - Maintaining the health, diversity, size and connectivity of any key natural heritage features on the site or on adjacent land; and
 - Protecting the geological and geomorphological attributes of any areas of natural and scientific interest (earth science) on the site, or on adjacent lands.
- 5.5 The subject site is also located in an Area of High Aquifer Vulnerability. Certain uses, such as the storage of hazardous or liquid industrial waste, underground and above-ground storage tanks that are not equipped with a secondary containment device, and waste disposal sites and facilities are prohibited in these areas.

Lake Simcoe Protection Plan

- 5.6 The subject site is located within the Lake Simcoe Watershed, and is subject to the policies of the Lake Simcoe Protection Plan (LSPP). Sections 4.19 to 4.21 of the LSPP include specific policy directions regarding the construction and aggregate activities for mineral aggregate operators and municipalities in the watershed. Section 4.19-SA encourages the aggregate industry to adopt best management practices as a proactive measure to reduce potential contribution of phosphorus loadings to the watershed.
- 5.7 In order to ensure that potential impacts of runoff from aggregate extraction operations are appropriately managed, Section 4.20-DP of the LSPP requires municipalities to incorporate the following measures into site alteration and site plan agreements:
- a. Keep the removal of vegetation, grading and soil compaction to the minimum necessary to carry out development activity;
 - b. Removal of vegetation shall not occur more than 30 days prior to grading or construction;
 - c. Put in place structures to control and convey runoff;
 - d. Minimize sediment that is eroded offsite during construction;
 - e. Seed exposed soils once construction is complete and seasonal conditions permit; and
 - f. Ensure erosion and sediment controls are implemented effectively.

6. Durham Regional Official Plan

- 6.1 The subject site is within the Greenlands System and is designated “Oak Ridges Moraine Area” within the Durham Regional Official Plan (ROP). Schedule ‘B’ – Map ‘B3’ of the ROP classifies the site as “Countryside Area”. Portions of the subject site are within a high aquifer vulnerability area as per Schedule ‘B’ – Map ‘B2’ of the ROP. Schedule ‘D’ of the ROP identifies the site as being within an area of high potential aggregate resources.
- 6.2 Policy 9D.2.2 of the ROP states that no new pits or expansion of existing pit or quarry operations will be permitted beyond the applicable Aggregate Resource Extraction Areas identified on Schedule ‘A’ and described on Schedule ‘E’ – Table ‘E1’, other than by amendment to the ROP.
- 6.3 Policy 9D.2.9 of the ROP indicates that an application to amend the ROP for a new or expanded Aggregate Resource Extraction Area is to be accompanied by

technical studies that assess potential impacts on water resources and natural heritage features, impacts related to noise and dust, as well as truck traffic, haul routes and any associated costs to the Region or area municipality.

7. Applicant's Reports and Peer Review Conclusions

7.1 In support of the application, the following technical reports were submitted:

- “Technical Background Report”, dated April 2014, prepared by Skelton Brumwell & Associates Inc.;
- “Hydrogeological Assessment Report”, dated May 2013, and updated July 2013, prepared by Genivar Inc.;
- “Natural Environment – Level 1 & 2 Assessment Report”, dated May 2014, prepared by Skelton Brumwell & Associates Inc.;
- “Acoustic Assessment Report”, dated September 9, 2013, prepared by Akoustic Engineers Ltd.;
- “Air Quality Assessment”, dated April 14, 2017, prepared by R.J. Burnside & Associated Ltd;
- “Stage 1 and 2 Archaeological Assessment Reports”, dated June 2012, prepared by Archaeological Assessment Inc.;
- “Traffic Impact Study”, dated April 2014, prepared by Skelton Brumwell & Associates Inc.;
- Memorandum re: Lighting at the proposed VicDom Utica Pit, dated November 2013, prepared by Skelton Brumwell & Associates Inc.; and
- Phase 1 Environmental Site Assessment”, dated October 2013, prepared by Skelton Brumwell & Associates Inc.

7.2 Some of the key findings and recommendations of the reports include the following:

- Dust and air quality mitigation measures resulting from truck traffic on unpaved roads as well as the extraction activities have been thoroughly studied. Mitigation measures such as reduced speed limits on site, water suppression technology, limits on extraction depending on wind direction, and the development of a BMPP have been included on the ARA License Site Plan;
- No archaeological artifacts were identified on the subject site;
- Although potable wells are located on all sides of the proposed aggregate pit, they appear to tap a deep unconfined aquifer. The pit will only be allowed to excavate to 1.5 metres above the groundwater level, as to not disrupt the

surrounding water sources. The groundwater depth in this area is between 19.8 metres below ground surface (m bgs) and 29.9 m bgs and it was also determined that the water in this area flows in an easterly and southeasterly direction. Through this analysis, it was determined that the proposed aggregate operation is not anticipated to negatively impact the groundwater quality or quantity, or affect domestic water supply wells;

- There are significant woodlands directly south of Goodwood Road, south of the proposed aggregate pit. It was determined that the subject site will not have an impact on the habitat or ecological functions of the woodlands to the south; and
- The existing haul route for the aggregate pit to the north will be used for the proposed aggregate pit. The traffic analysis assumed 27 trips per hour (two-way trips) and determined that all intersections within the study area will continue to operate at an acceptable level of service. No road improvements are required at this time.

Regional Peer Review

- 7.3 Golder Associates was retained at the applicant's expense to peer review the Noise Impact Study and Dust Assessment Reports submitted in support of the application. The peer review identified some information gaps and points of clarification. In response to these issues, additional information was provided to the Region. This information demonstrated that the Noise Impact Study and Dust Assessment reports were acceptable, subject to the implementation of several recommendations.

Air Quality Assessment and Dust Mitigation

- 7.4 The Region's peer review has confirmed that a variety of mitigation measures must be included on the ARA License Site Plan to ensure that the level of dust created, and the quality of air will be acceptable. These measures include:
- The review of the Fugitive Dust Best Management Practices Plan (BMPP) for the site by a licensed engineering professional prior to the commencement of expansion activities. The BMPP should be prepared in accordance with the latest MECP Technical Bulletin entitled, "Management Approaches for Industrial Fugitive Dust Sources" and include the following as a minimum:
 - (a) Daily inspections of fugitive dust sources;
 - (b) Information to demonstrate that at the time of excavation and during

operations, the silt content on unpaved roads will be minimized to below 4.8%;

- (c) A log to record the daily water application rate and frequency to demonstrate that a rate and frequency of at least 1.5 L/m²/hr is met during dry conditions;
 - (d) A complaint handling procedure that includes notifying the Region within 24 hours of receiving any public dust complaints; and
 - (e) A continual improvement process to monitor the effectiveness of the best management practices.
- The BMPP fugitive dust inspection forms, road silt sampling results, daily logs of water application, and any complaints and responses by VicDom are to be reviewed annually to verify the BMPP is being followed appropriately; and
 - An assessment of crystalline silica is to be completed for the Site.

7.5 The related ARA License Site Plan includes the following requirements to reduce dust and improve air quality on the site: reduced speed limit, water suppression technology, limits on extraction depending on wind direction, and the development of a BMPP which will be kept on site for inspection by the MECP. The Region will require the ARA License Site Plan to be updated with the recommendations of the Region's peer reviewer, prior to final approval of the Site Plan.

Noise Mitigation

7.6 The Region's peer review confirmed that the proposed aggregate pit will comply with MECP noise guidelines. Noise mitigation measures such as limits on operating time and acoustical berms have been recommended and incorporated into the proposed ARA License Site Plan.

7.7 Following the completion of the peer review, the applicant also agreed to the Township of Uxbridge's request for additional measures such as: reduced hours of operation, white noise back-up alarms on mobile equipment, and annual acoustical audits.

8. Consultation

8.1 The proposed Official Plan amendment application was circulated a number of agencies for review and comment, including the Township of Uxbridge, the Ministry of Municipal Affairs and Housing (MMAH), the Lake Simcoe Region Conservation Authority (LSRCA), the Regional Works Department and the Regional Health Department.

Public Consultation

- 8.2 The public meeting for the application was conducted at the Planning & Economic Development Committee on January 6, 2015. At the meeting the consultant spoke on behalf of the applicant. No residents spoke at the meeting and no written submissions have been received to date.

Township of Uxbridge

- 8.3 On June 22, 2020, the Council of the Township of Uxbridge adopted a resolution supporting approval of the ROP Amendment application subject to a number of items being included on the ARA License Site Plan and/or in the Township's Site Plan Agreement.
- 8.4 The items required by the Township as conditions to its approval included additional tree planting, a pre-extraction baseline residential well survey, annual monitoring reports for local ground and well water, the implementation of dust suppression techniques, mud tracking requirements, hours of operation, use of white noise back-up alarms, and annual acoustic monitoring. The detailed list of requirements can be found in Attachment #4.

Ministry of Municipal Affairs and Housing

- 8.5 As part of the Province's "one-window" planning process, the Ministry of Municipal Affairs and Housing (MMAH) has advised that the Ministry of Natural Resources and Forestry (MNRF) and the Ministry of the Environment, Conservation and Parks (MECP) are generally satisfied with the application and supporting reports, and that further Provincial review will take place through the Aggregate Resource Act (ARA) application.

Lake Simcoe Conservation Authority

- 8.6 LSCRA has reviewed the application, the Natural Environment Assessment Report and Hydrogeological Report and subsequent submissions submitted in support of the application. In a letter dated January 5, 2017, LSRCA confirmed that the proposal meets the requirements of the PPS, the Greenbelt Plan, the ORMCP, and the Lake Simcoe Protection Plan as it relates to matters of natural heritage and hydrogeology.

- 8.7 The following note to be added to the “Operation Plan” of the ARA License Site Plan as requested by LSRCA:

“N.4 Hydrological Assessment – Groundwater level monitoring for wells 1911647, 1906265 and 1906375 (within 500 m of the Utica Pit) will be completed prior to the operation of the pit and then on a quarterly basis (March, June, September and November) upon commencement of operations for the duration of the license. Should a negative impact be detected as a result of the pit operation, remediation will be undertaken immediately by the pit operator.”

- 8.8 On August 31, 2020 the LSRCA reconfirmed that there are no concerns or further work to be completed prior to Regional approval of the ROPA.

Other Agencies

- 8.9 The application was circulated to other agencies, such as the Regional Works Department, Regional Health, the school boards and utility companies. None of these agencies raised any concerns with the application.

9. Submitted Reports Review and Analysis

Groundwater Management

- 9.1 The application and supporting technical reports have been reviewed by the LSRCA. Initial concerns related to wells within the study area and the usage and storage of fuel on the site as the area is identified as a Significant Groundwater Recharge Area and a Highly Vulnerable Aquifer.

- 9.2 The Applicant’s Consultants completed further work to address these concerns by adding notations regarding fuel storage and equipment maintenance on the ARA License Site Plan such that:

- No storage of fuel will occur on site;
- Equipment will be fueled by a mobile refueling tank in accordance with the Liquid Handling Code;
- Mobile equipment will be serviced off site; and
- Stationary equipment will be serviced on site.

- 9.3 In addition, the Operational Plan was revised to further address protection of surrounding wells by requiring groundwater level monitoring for wells 1911647, 1906265 and 1906375 (within 500 metres of the Subject Site to be completed prior to the operation of the pit and then on a quarterly basis (March, June,

September and November) upon commencement of operations and for the duration of the license. Should a negative impact be detected as a result of the pit operation, remediation will be undertaken immediately by the pit operator.

- 9.4 LSCRA reviewed the additional materials and confirmed that the response and the notes placed on the site plan will mitigate against adverse effects to the environment, and indicated there were no further concerns.

Natural Heritage Resources

- 9.5 One natural heritage feature, being a significant woodland, was identified on the adjacent lands to the south of the proposed aggregate pit.
- 9.6 MNRF and the LSRCA have confirmed that the proposed aggregate pit will not have any adverse effects on the significant woodlands to the south of the subject site.
- 9.7 As part of the Region and Province's progressive rehabilitation requirements, the final rehabilitation plan for the aggregate extraction area will result in the subject site returning to grassland, as requested by the MNRF. Additional reforestation will also be undertaken on the south and east quadrants of the subject site.

Traffic Study

- 9.8 The subject site has frontage onto Lake Ridge Road (Regional Road 23) and Goodwood Road (Regional Road 21), which are both designated Type 'A' Arterial Roads and form part of the Strategic Goods Movement Network in the Regional Official Plan.
- 9.9 In August 2020, the Regional Works Department reconfirmed that the roads will be able to accommodate the truck traffic generated by the proposed pit, which is consistent with their intended function in the Regional Official Plan.
- 9.10 An updated traffic study will be required prior to Site Plan approval of the aggregate pit to confirm the access location(s) and identify any related access modifications or Regional road improvements that may be required to support safe operations on the road.

10. Notice of Meeting

- 10.1 Written notification of the meeting time and location of Planning & Economic Development Committee was sent to all who made oral or written submissions or

requested notification, in accordance with Regional Council procedure.

- 10.2 The recommendation of the Planning & Economic Development Committee is scheduled to be considered by Council on September 30, 2020. If Council adopts an Amendment, Council's decision will be final unless appealed.

11. Conclusion

- 11.1 The Region's Official Plan permits new aggregate extraction areas by way of an amendment, subject to a number of criteria. Through the submission of the technical reports and the Region's peer review process, the applicant has demonstrated that the proposed aggregate pit conforms to applicable ROP policies.
- 11.2 The proposed amendment to permit a new Aggregate Resource Extraction Area conforms to the applicable Provincial legislation, consistent with the Provincial Policy Statement and conforms to the ROP. The studies submitted in support of the amendment has been evaluated by staff and the Region's peer review experts. The proposal meets the criteria outlined in the ROP for a new aggregate extraction area.
- 11.3 Approval of the proposed ROPA by Regional Council will allow the Township of Uxbridge to adopt the corresponding Official Plan and Zoning By-law amendments permitting the new aggregate operation. The approval of the ROPA will also allow the Aggregate Resources Act application to be further considered by the MNRF.
- 11.4 It is recommended that the proposed Aggregate Resource Extraction Area be approved, as set out in Attachment 3 to this report.

12. Attachments

Attachment #1: Location Sketch

Attachment #2: Site Plan – Key Features

Attachment #3: Amendment No. 182 to the Durham Regional Official Plan

Attachment #4: Uxbridge Council Requirements for the Proposed Pit

Respectfully submitted,

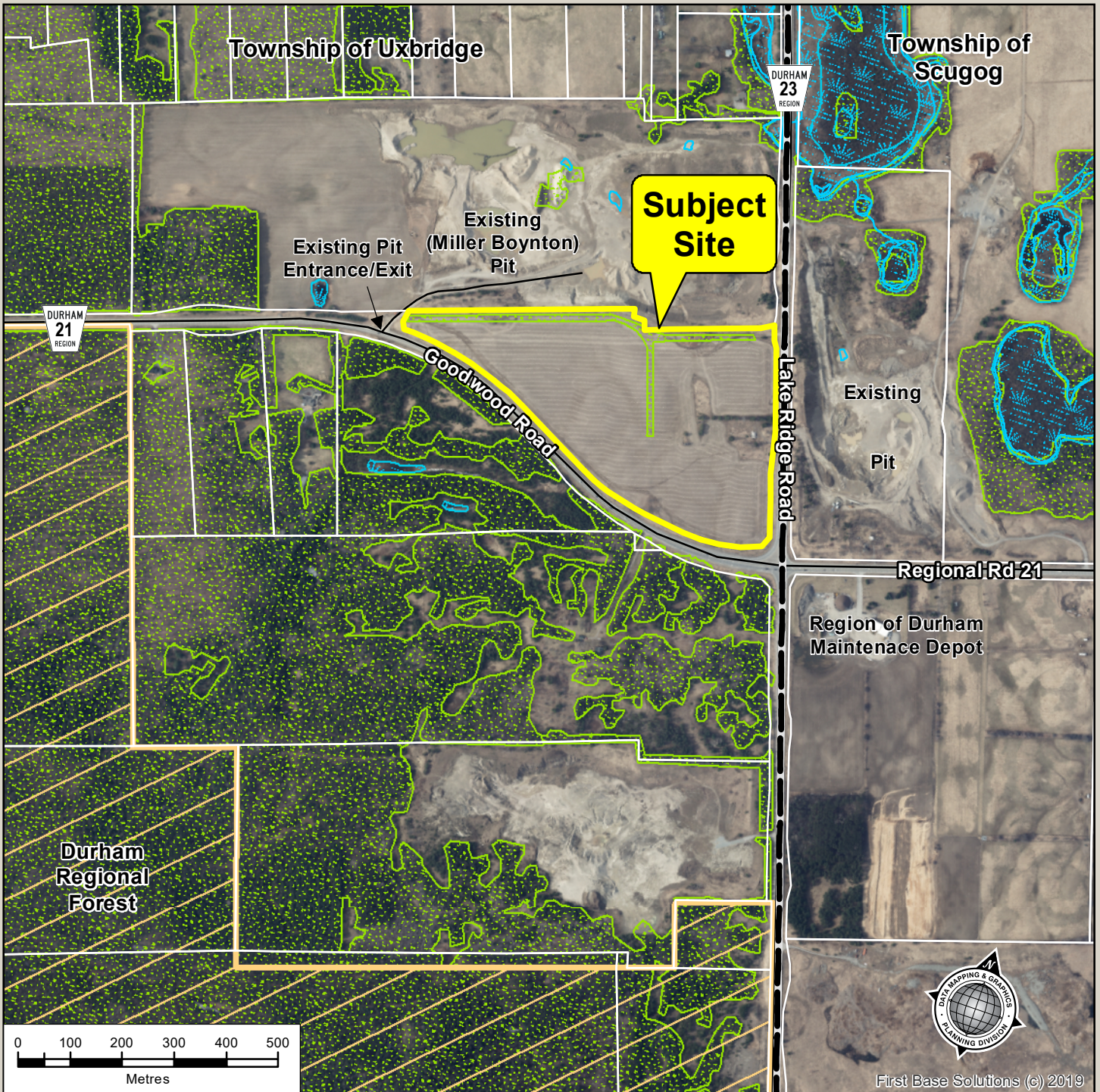
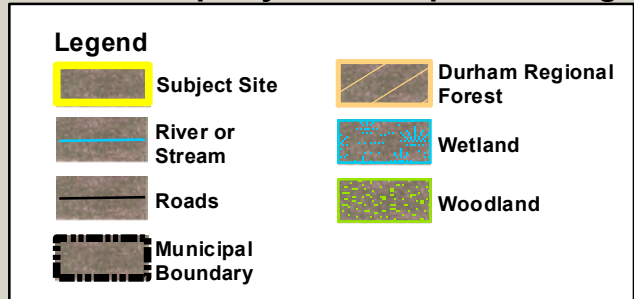
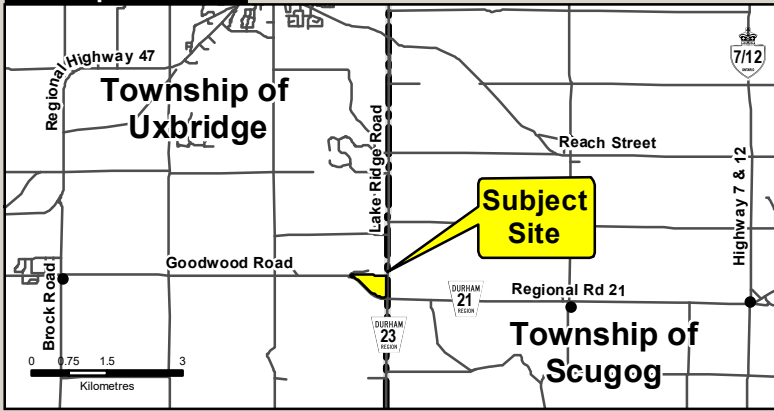
Original signed by

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

Recommended for Presentation to Committee

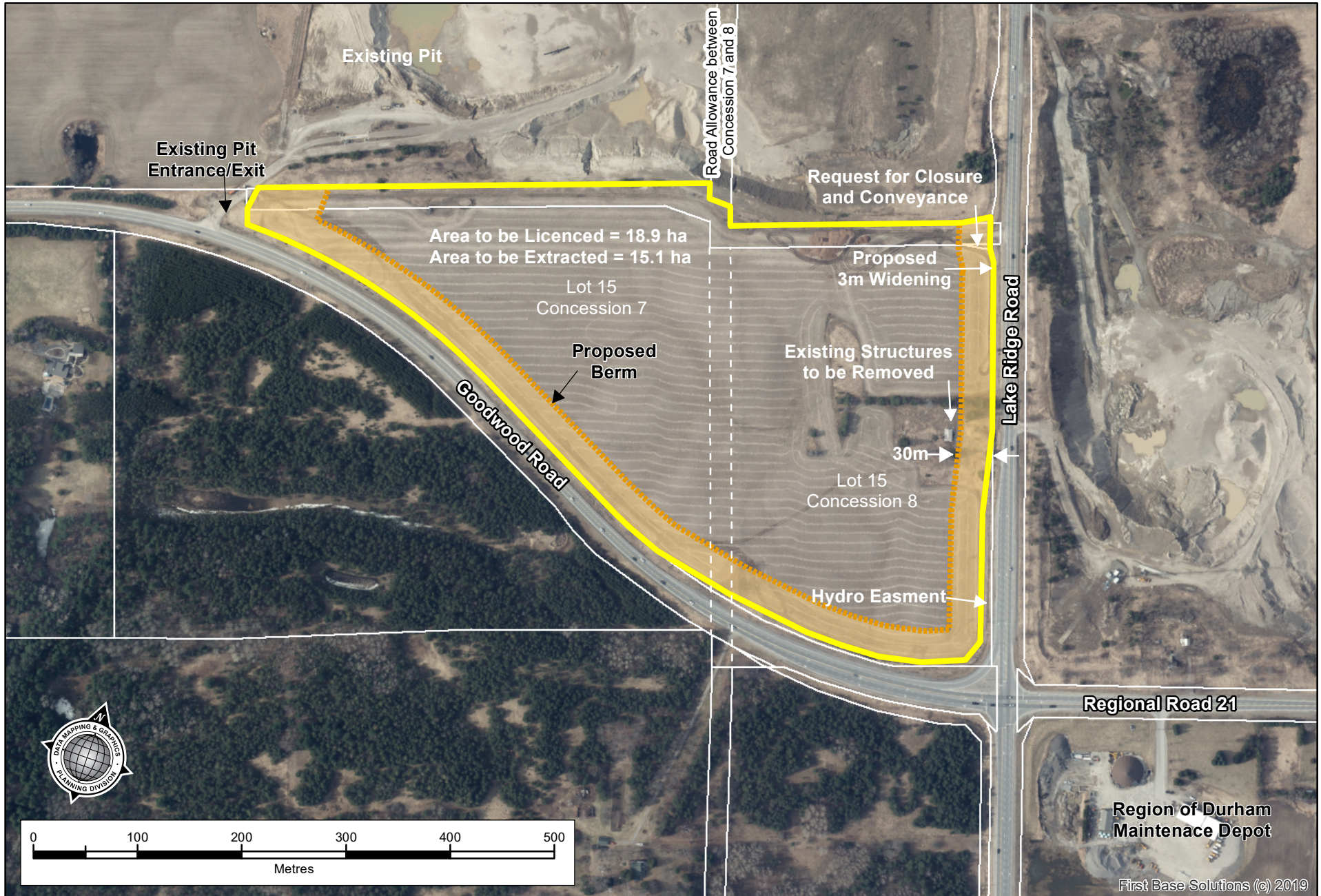
Elaine C. Baxter-Trahair
Chief Administrative Officer

Municipal Context



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Amendment #182 to the Regional Official Plan

Purpose and Effect: The purpose of this Amendment is to permit a new Aggregate Resource Extraction Area on a 19.1 hectare parcel of land.

Location: The subject lands are located on the on the northwest corner of Goodwood Road and Lakeridge Road. The site is municipally addressed as 3900 Lake Ridge Road and is legally described as Part of Lot 15, Concessions 7 and 8, Part of the Road Allowance between Concessions 7 and 8, and Part of the Road Allowance between Lots 15 and 16, Concessions 7 and 8, in the Township of Uxbridge.

Basis: The Durham Regional Official Plan allows for new Aggregate Resource Extraction Areas subject to a number of criteria. Through the review of technical reports and the peer review process the application was evaluated based on the criteria of the Official Plan. It was determined that the proposed new aggregate pit meets all applicable Official Plan policies and Provincial legislation.

Amendment: The Durham Regional Official Plan is hereby amending Schedule 'A' – Map 'A2' 'Regional Structure' by adding 'Aggregate Resource Extraction Area' #99.

The Durham Regional Official Plan is hereby further amended by adding the following row to "Schedule E – Table 'E1' – Aggregate Resource Extraction Areas:

Area Identified on Schedule 'A'	Former Municipality	Lot(s)	Concession(s)	Area (ha)
99	Uxbridge Twp.	15	7 & 8	15.1

Implementation: The provisions set forth in the Durham Regional Official Plan regarding the implementation of the Plan shall apply in regards to the Amendment.

Interpretation: The provisions set forth in the Durham Regional Official Plan regarding the interpretation of the Plan shall apply in regards to this Amendment.

The Township of Uxbridge adopted an amendment at their Council meeting on June 22, 2020 supporting the approval of Regional Official Plan Amendment 2014-008, subject to the following list of items being included on the Aggregate Resource Act License Site Plan and/or Site Plan Agreement:

- a. A requirement for pre-extraction baseline residential well surveys subject to accessibility and owner permission;
- b. A requirement for tree planting as part of final rehabilitation;
- c. A requirement for a tree list;
- d. A requirement for the Proponent to implement an annual acoustic monitoring program throughout the extraction activities demonstrating that the noise mitigation measures meet the Ministry of the Environment, Conservation and Parks (MECP) guideline limits which will be submitted in an annual report to the Ministry of Natural Resources and Forestry (MNR) and the Township of Uxbridge;
- e. A requirement that the Proponent submit to MNR and the Township a copy of annual reporting documents relating to groundwater, local water well, and surface water monitoring in accordance with the following clause:

“The Proponent shall complete a performance monitoring program established by the Region of Durham and the Township of Uxbridge related to groundwater, local water well, and surface water. The performance monitoring program must continue throughout extraction activities and until 5 years following the finish of extraction activities. A copy of the annual reporting to MNR shall be provided to the Township of Uxbridge and the Region of Durham”.
- f. A requirement that where the monitoring program establishes that any domestic well(s) adjacent to the site are depleted or malfunctioning as a result of extraction or related activities, the Proponent accepts full financial and legal responsibility for either replacing or rehabilitating the well(s) to the satisfaction of the Township of Uxbridge Hydrogeologist, and insofar as it is possible to do so, to put those homeowners in the same position as they were prior to any interference caused by the development.
- g. A requirement that a planting plan for tree screens in combination with the

proposed berm between the level of extraction and surrounding receptors be developed to provide enhanced protection from dust and to mitigate visual impact to the satisfaction of the Township of Uxbridge.

- h. A requirement for the implementation of a Truck Protocol for trucks hauling to and from the VicDom Utica property to the satisfaction of the Township of Uxbridge which will prohibit any driver which does not respect the Protocol from entering the VicDom property.
- i. A requirement for the implementation of a Best Management Practices Plan for Dust as refined to the satisfaction of the Township of Uxbridge including a requirement for semi-annual reporting to MNRF within six weeks of actual sampling which shall be provided to the Township of Uxbridge.
- j. A requirement for establishment of “Recommended Procedures for Prevention and Mitigation of Contaminant Spills”.
- k. A requirement for the identification of a specific area for imported material and recycling and the addition of conditions in the Site Plan with respect to recycling.
- l. A requirement that for the purposes of rehabilitation where fill is being brought in from off-site locations that the Township of Uxbridge must be advised at least 60 days prior to the commencement of the process, best management practices as established by the Ministry of the Environment, Conservation and Parks (MECP) for the management of fill must be followed, and documentation of the completed exercise must be filed with MNRF and the Township of Uxbridge.
- m. A requirement that notice of any changes in the Site Plan be provided to adjacent residents within 120 metres of the Site.
- n. The ability for Township staff and consultants to provide for the imposition of additional conditions to better address issues such as air quality, noise, groundwater and surface water, natural heritage and traffic safety. Such conditions may be imposed through the ARA Site Plan and/or Site Plan Agreement, the Zoning By-law Amendment and/or separate agreement between the Township and the applicant whatever is deemed most appropriate by the Township. These additional conditions will generally reflect the following directions as appropriate, but will not be limited to the following requirements:

- The preparation and implementation of an operation plan to the satisfaction of the Township of Uxbridge designated to ensure that mud is not tracked out on to adjacent roads from the pit, including provision for facilities such as grizzlies or chatter boards. Such operation plan will also include provision for paving or other treatment of the equipment area or other areas where fluids may leak and a requirement for monitoring of the implementation of the plan and modifications to the plan if the objectives of the plan are not achieved;
- The required planting plan shall generally provide for a minimum of three rows of saplings planted along the perimeter of the property except in areas such as exits and such trees would be planted a maximum of 3 metres apart where feasible. Any trees that die are to be replaced within one year;
- Back up alarms shall be white sound back up alarms or similar quieter technology to the satisfaction of the Township;
- Gatehouse hours of operation shall be Monday to Friday 6 am to 6 pm. However, the operation may be open certain Saturdays if approved by agreement with the Township from 8 am to 1 pm;
- Recycling on the site shall be limited to recycling of clean concrete free of any other material including soil, and storage of imported material shall be limited to clean aggregate, and recycling and storage shall be the subject of a separate agreement with the Township;
- No fuel storage tanks shall be permitted on the site;
- No outside fill shall be permitted on the site other than that permitted in accordance with subsection l) above and this shall be the subject of a separate agreement with the Township; and
- On-site equipment shall be limited to that required for the aggregate operation.



September 15, 2020

Hon. Caroline Mulroney
5th Floor, 777 Bay St.
Toronto ON, M7A 1Z8

Dear Hon. Caroline Mulroney,

Please be advised that at the Regular Meeting of Council on August 24, 2020, the Council of Loyalist Township passed the following resolution:

Resolution No. 2020.33.11

Moved by: Councillor Porter

Seconded by: Councillor Townend

Whereas the Ontario government, in partnership with the federal government, is delivering on its commitment to provide up to \$4 billion in urgently needed one-time assistance to Ontario's 444 municipalities;

And Whereas in addition to the support for municipalities, the government is providing over \$660 million in the first phase of transit funding to the 110 municipalities with transit systems to provide immediate relief from transit pressures, such as lower ridership, as well as for new costs due to COVID-19, such as enhanced cleaning and masks for staff;

And Whereas in the second phase, additional allocations will be provided based on expenses incurred to ensure the funding meets the needs of municipalities;

And Whereas as part of the Safe Restart Agreement with the federal government, up to \$2 billion is being provided to support public transit in Ontario;

And Whereas Ontario Regulation 191/11 being the Integrated Accessibility Standards, which applies to every designated public sector organization including municipalities, establishes accessibility standards, including transportation and as such, recognizes ferries as a form of public transportation;

And Whereas many municipalities located along large bodies of water such as Lake Ontario, including the Township of Frontenac Islands and Loyalist Township, are only accessible by public ferries which are connecting links to mainland highways and roads and form part of Ontario's road systems, making them critical public services;

And Whereas due to the COVID-19 Pandemic and restrictions placed on ferry services by Transport Canada as well as public health guide lines, ferry transit, similar to conventional transit, has experienced reduced ridership, additional costs to cover increased sanitization and requirement for masks for ferry operators, and reduced revenue due to the inability to collect cash fares;

Therefore, Be It Resolved that Loyalist Township requests that the Ministry of Transportation support the Canadian Ferry Association's request that ferries be considered part of the local transit system and that lost revenue be eligible for reimbursement;

And Further That a portion of the (pandemic) Federal funds be allocated towards municipal transportation ferry revenue loss and ferry expenditures resulting from the pandemic;

And that this resolution be circulated to all Ontario municipalities.

Regards,

A handwritten signature in cursive script that reads "B Teeple".

Brandi Teeple
Deputy Clerk
Loyalist Township

cc. All Ontario Municipalities

Mike Jubb
Ward 1 Councillor
Township of Brock
1 Cameron Street E., P.O. Box 10
Cannington, ON
L0E 1E0

Christeen Thornton
Executive Director
D.I.R.E.
513 Monteith Ave.
Oshawa, ON.
L1J 1E1

September 9, 2020

To Councillor Mike Jubb of the Township of Brock,

Further to our earlier conversation around the proposed development by the Region of Durham, I am writing to you to explain my concerns in greater detail. It is my hope that you will share this information with the appropriate concerned parties.

I am an anti-poverty activist and grassroots researcher living in the City of Oshawa. I have been studying the growing housing crisis on the ground level here in Oshawa for 3 years now. In 2018 our organization conducted a mass survey of the qualitative experiences of precariously housed and homeless persons living in Oshawa's downtown core. We identified intersectional service deficiencies and started to make recommendations to relevant parties as to how we could lessen the impact of poverty here.

All of the changes which would positively impact the service deficiencies we identified fell under the purview of the Region of Durham. From rising transit costs to a largely unregulated rental market, all of our research kept circling around the issue of inadequate financial Social Service benefits. During meetings of the Region's GAP Committee, board members of DIRE regularly brought up the need for Regional advocacy at the provincial level around increases to benefits such as CPP and ODSP, but to date there has been no proactive discussion between the Region and Province on this matter that I am aware of. In lieu of this, we have been advocating at the provincial level ourselves.

Since 2018 we have seen the municipality of Oshawa and Region of Durham grow increasingly hostile towards our unsheltered neighbors, despite what is being spread via the news media. I have personally attended to 14 hostile evictions of individual homeless persons, not including the 20+ person strong encampment in the forest along our creek which returns every year. The stories largely remain the same; they were either priced out (via annual rent increases), evicted, or kicked out of an unstable housing situation. Drug use is frankly secondary to the housing issue, with mental illness being the number one comorbidity. It saddens me that our Mayor is calling for increased policing when what we really need are things like rent caps and city-funded trauma-informed therapists. This is a topic for another day however.

It is true that here in Oshawa there is a shelter for men; Cornerstone. Since the onset of the pandemic they cut their beds down to about 26-28. As per our last PIT (point in time) count here, we have over 280 unsheltered persons living in Oshawa. The closest women's shelter is in Whitby and it is almost always full. I have heard colloquially that they are dealing with a mold situation and have had to close down their entire top floor. There are some options for victims of abuse, but they are not specific to people experiencing homelessness. In terms of options for couples or families, there are almost no shelters which keep everyone together and this often leads to CAS intervention. In families on social assistance their CCTB benefits are often used to pay for rent. Apprehensions often lead to evictions for non-payment of rent, which make it very hard to reunite families. The system is broken.

Please consider the following excerpt from a DIRE case study on comorbid addiction and homelessness which ran from August 2018-December 2019:

“On August 14th: We attended to Pinewood Centre. The client was agitated and expressed his desire to remove his Listerine bottle from the garbage can outside. The addictions counsellor was receptive, but due to a lack of beds the client was placed on a waitlist. We were advised that we could walk to Lakeridge Health Oshawa's RAAM clinic, but the client declined citing that his withdrawal tremors were too bad to walk so far. The client and myself left the clinic and I provided him with a meal ticket to St Vincent's Kitchen. I observed that he collected the Listerine bottle out of the garbage can as I was leaving.”

This client was found deceased in November 2018 in a tent. Without adequate support people die. In fact, the rates of death in the unsheltered community here in Oshawa are skyrocketing. When we were working with the Region and GAP Committee around this issue we made several recommendations but it appears we are moving the opposite way. There is a clear pattern here which DIRE identified and brought to the attention of the Region last year, but no one is listening. If you're on assistance you can't get a credit card. You're going to have a really hard time getting a car, that's if you can save up for one. Upward mobility is almost impossible living on social assistance and this “affordable” project doesn't sound affordable. People are dying of overdoses because they're depressed. The apathy is unfathomable; people don't think it's ever going to get better, and without proactive planning, it won't.

If we are to study the abstract put forward by the region on this matter (Region of Durham Report #2020-SS-9, specifically Section 7.2), we see that the proposed housing charges will range from the maximum ODSP shelter allowance (\$467 for a single person) to 80% of market rent. This means they are planning already to have to dig into people's basic needs allowances. Affordable housing is defined as housing which costs less than 30% of a person's income. The maximum a single person can receive on ODSP is \$1169. The shelter portion of a person's benefit is already over 30%! We absolutely cannot continue this cycle.

Affordability of housing is really the crux of all issues, but housing alone will not solve the complex issue of homelessness, rurally or otherwise. People need community; some need faith groups, some need adult autism supports. I have casually looked into the available services in Beaverton and where I am certain it is a lovely place to live, I certainly wouldn't want to live there without a car. But perhaps that's the point. Perhaps people are sick of seeing homeless on our streets here in Oshawa. Perhaps it's easier to forget about a demographic of people you don't have to see all the time and who can't travel back home.

Please know that I recognize rural poverty as a definite issue which needs to be addressed. I am simply concerned that this is nothing more than a thinly veiled "Greyhound Therapy" project. The same report I cite above mentions that the rent isn't fixed; will it increase annually? Will this project simply contribute to the observed cycle of "pricing out" renters? And if that happens, in two or three years when they can no longer afford their apartment, where will they go? Without rent caps market rent will only increase. Without associated increases to social assistance benefits, are we simply setting people up for future housing issues?

The Region of Durham has the ability to take big steps towards solving the housing crisis, but they seem more interested in pleasing investors than taking sound advice. I strongly suggest that you push for this project to be for Brock Township residents first and foremost. We need to create a robust infrastructure which reflects the needs of each municipality before we start looking at moving vulnerable people across town lines. People are not cards to be shuffled, as I am sure you agree.

I will do my part by continuing to push for the development of truly affordable housing here in Oshawa so that my neighbors don't have to leave town.

Hoping this finds you well,

Christeen Thornton
(289) 943-0079

From: [Clerks](#)
To: [Lydia Gerritsen](#)
Cc: [Cheryl Bandel](#); [Ralph Walton](#)
Subject: FW: Housing in Beaverton
Date: September 14, 2020 8:10:48 AM

Hi Lydia,

CIP please.
Thanks,
Afreeen

From: Michael Jubb <mjubb@townshipofbrock.ca>
Sent: September 13, 2020 10:41 AM
To: Brock Clerks <clerks@townshipofbrock.ca>; Clerks <Clerks@durham.ca>; chair <chair@durham.ca>
Subject: Fwd: Housing in Beaverton

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From: BRACKETT [REDACTED]
Sent: Sunday, September 13, 2020 10:35:20 AM
To: Council <council@townshipofbrock.ca>
Subject: Housing in Beaverton

Please add this to your next agenda.

We are not in favour of the plans for supportive housing in Beaverton. We have no services ie. No doctors, no hospital, no transportation, no taxis, no local grocery stores, no jobs for our own. Not to mention that the location is right beside our most vulnerable seniors. What is our mayor thinking of??? How would she like it in her small town of Sunderland , which by the way does have a local grocery store . How will they be supported???on our already high taxes??? The residents of Beaverton have always been very involved in giving back to our community but this is too much.

Deborah & Charles Brackett

Sent from [Mail](#) for Windows 10

From: [Clerks](#)
To: [Lydia Gerritsen](#)
Cc: [Cheryl Bandel](#); [Ralph Walton](#)
Subject: FW: Beaverton Housing Project
Date: September 17, 2020 8:14:30 AM

Hi Lydia, CIP please.
Thanks,
Afreem

-----Original Message-----

From: Martha McCollum [REDACTED]
Sent: September 16, 2020 7:34 PM
To: Clerks <Clerks@durham.ca>
Subject: Beaverton Housing Project

Dear Durham Region Council,

I am writing with some concerns I have over the viability of the Beaverton assisted housing project. I would like for this to be included in the minutes for the next meeting.

First, using the property beside Lakeview Manor would mean that this long term care home could never be expanded. I feel this is a mistake not only because there is a multi year long wait list for people to get into the Manor, but also because in the long run, it would save the region money (shared administration and services) to have a second building on the same property rather than an entirely separate LTC home. This will inevitably need to be built sooner or later to keep up with the demand of long term care beds in Durham Region (especially Brock) with the aging population.

I feel as though the people deciding where this housing project should be have never been to Beaverton. There are a number of reasons that I think this choice of location would be detrimental to the recovery of the vulnerable residents living in the housing project.

It was mentioned in the meeting that this would be a good location for people trying to get away from usual triggers for their addictions in places like Oshawa. I am not by any means denying that Oshawa has a major drug problem, but I think that anyone who has been to Beaverton knows that there is a drug problem here too. There are people literally selling drugs daily on the main street, about a 1 min. walk from the police station. This has been going on for years and nothing has been done about it. Unfortunately, seeing this is completely unavoidable if you live here. I believe this would be a major downside and trigger for people attempting to recover from their addictions.

In the meeting it was mentioned that rural living helps with recovery. This may be true in some cases, but Beaverton has very little going on. I think that even people in good mental health would find it extremely difficult to live here without transportation. There is very poor public transit in North Durham as well, so this is not really a viable option. The people moving into the housing project would not have the means to buy a car, and considering there are no other adequate transportation options here, they would be stuck. It is well known that boredom is a trigger for addiction relapse.

Another major hurdle these people would face is our lack of affordable and accessible grocery and other stores. Not only are there many household items that you just cannot get here, but there is no grocery store that you can walk to. Not only that, but the grocery store we have that must be driven to is very expensive and would be unaffordable for people living on a fixed income.

There is an extreme lack of jobs in Beaverton. The vast majority of residents here drive elsewhere for work. Anyone moving into this housing project would be unlikely to ever find a job here.

We are far from a hospital, and already do not have enough doctors for the number of residents.

The last problem is the general attitude of the people of Beaverton. Unfortunately, the way that the region went about announcing this was without public consultation or information, and when some more information was given, it was still quite unclear. Although most of the Beaverton opposition is centred around NIMBY attitudes, there are also people with genuine concerns about the viability of the location. Regardless of the reasons people have for opposing the project being here, this has now created a problem of the majority of the town resenting anyone who moves in. This again is not a good environment to be putting these people in.

Overall, I believe that this location would not only be a poor choice, but that there are many aspects of Beaverton that would be detrimental to the recovery of the people living in this facility. I think it is very clear that the people deciding on this location have spent little time here, and I would strongly encourage them to do so before moving forward. Ultimately, you would be putting these vulnerable people who are trying to recover and change their lives in a place that is setting them up for failure.

Sincerely,
Martha McCollum
Beaverton Resident

I AM WRITING ON BEHALF OF THE TENANTS OF GILLESPIE GARDENS, BEAVERTON, BROCK TOWNSHIP.

WE THE TENANTS HAVE MANY CONCERNS ABOUT THE SUPPORTIVE HOUSING THAT IS BEING PLANNED FOR THE PROPERTY NEXT TO GILLESPIE GARDENS. OVER AND ABOVE THE ALREADY NUMEROUS ONES SUCH AS NOT SUFFICIENT MEDICAL PERSONNEL OR FACILITIES, STORES OR POLICING ETC. WE WOULD ALSO LIKE TO MENTION THE FOLLOWING:

-WE HAVE DEER THAT COME THROUGH THE FIELDS TO FEED AS WELL AS FAMILIES OF FOXES, SQUIRRELS, AND RACCOONS; THESE ANIMALS HELP TO KEEP THE BUG INVESTATIONS AS WELL AS THE MANY VARIETY OF BIRDS. THIS PROJECT WILL HAVE A DETRIMENTAL EFFECT ON THEM.

-THE REGION'S DEFINITION OF SUPPORTIVE HOUSING INCLUDES PERSONS WITH HIV/AIDS, YOUTH AT RISK, PERSON WITH SERIOUS MENTAL ILLNESSES AND PROBLEMATIC SUBSTANCE USE AND ABUSE AMONG OTHERS.

-WOULD YOU WANT TO LIVE NEXT DOOR TO THIS GROUP OF PEOPLE OR HAVE YOUR ELDERLY PARENTS SPEND THEIR SENIOR YEAR HERE

-SENIORS HERE ON THE MAIN FLOOR ARE WORRIED THAT THEIR SAFETY WILL BECOME A MAJOR ISSUE FOR THEM AS THIS PROJECT PROGRESSES. THE PLATE GLASS AND SCREENING WILL BE OF NO PROTECTION FOR THEM SHOULD A "PROBLEMATIC SUBSTANCE ABUSE PERSON" BE DETERMINED TO ROB OR EVEN RAPE THE WOMEN AGED AS THEY ARE.

-THE LINDSAY SUPPORTIVE HOUSING PROJECT ARE EXPERIENCING PROBLEMS AS THEY NOW HAVE DRUG DEALERS AND PUSHERS AND

PROSTITUTES HANGING AROUND THE BUILDING AND THE POLICE ARE IN CONSTANT ATTENDANCE. THAT COMMUNITY IS SO MUCH LARGER THAN BEAVERTON AND HAS MORE TO FACILITATE THE NEEDS OF SUCH A COMMUNITY.

THANK YOU FOR YOUR REVIEW OF OUR CONCERNS AND WE LOOK FORWARD TO YOUR RESPONSE. WE ARE HERE TO LIVE OUR BEST RETIREMENT NOT LIVE IN FEAR FOR OUR LIVES.

THANK YOU AGAIN

MARY BEDDOWS



705-308-4042

75 Nine Mile Road apt 222

Beaverton, Ont, L0K 1A0

From: [Ted Smith](#)
To: [Council](#); [Brock Clerks](#); [Clerks](#)
Subject: FW:
Date: September 15, 2020 8:47:40 AM

Sent from [Mail](#) for Windows 10

From: Ted Smith <tsmith@townshipofbrock.ca>
Sent: Monday, September 14, 2020 10:51:49 PM
To: Ron Baird [REDACTED]
Cc: Michael Jubb <mjubb@townshipofbrock.ca>
Subject: RE:

Hello Ron,

Thank you for your letter. Please let me clear up some misconceptions that you may have regarding the supportive housing that the Region of Durham is bringing to Beaverton. First of all, this housing is for fifty residents, not a hundred or more. These people are not being scooped up off the streets or forced to relocate anywhere. The decision to live in Beaverton will be their choice and theirs alone. Several of the essential services that you have identified are coming with this housing.

I am well aware that there is strong opposition to this housing coming to Beaverton as I knew there would be. These fifty units represent 5% of the 1,000 that the Region is planning to establish in various locations and unfortunately, I anticipate much the same reaction everywhere else.

I am going to forward to you some information from the Region. You may not agree with it but it may help fill in some gaps.

I would also urge you to read the editorial in today's (Sept.14) Toronto Star.

Ted

Sent from [Mail](#) for Windows 10

From: noreply@townshipofbrock.ca <noreply@townshipofbrock.ca> on behalf of Ron Baird [REDACTED]
Sent: Monday, September 14, 2020 5:20:13 PM
To: Ted Smith <tsmith@townshipofbrock.ca>
Subject:

Beaverton Supportive Housing Complex Scheme 2020-09-14

Please consider this:

Our Region's draconic plan of transplanting a hundred or so homeless, poverty-stricken, challenged citizens from Oshawa to Beaverton reeks of the vicious slum clearance in New Delhi, when, to tidy up the city for a presidential visit, the slum dwellings were bulldozed and the dwellers bussed to the countryside and shamefully discarded. Left to cope with no support. Left to die.

That was not a thoughtful, compassionate plan, and neither is scooping up all those helpless souls with mental and multiple other struggles from Oshawa and dumping them in Beaverton. Will they be left to wander the streets where we have practically no bus service, no hopes of employment, sub-minimal police presence and faint traces of mental health support?

On the other hand, we do have a friendly walk-to liquor store and an active meth clinic - but sadly, no grocery store where they can buy food.

Can you imagine what the impact will be on this little town of 2,900 people? You and I know that Beaverton is already saturated with needy ones. We don't need a prefab slum.

Let's hear the Region define 'supportive housing' in terms of actual services for these citizens - medical, mental, financial, educational. It is our Brock councillors who need to deal with these issues in Oshawa - not just shuffle the problems from one town to another. Deal out constructive support and provide opportunities to keep these folks safe - and give them hope, not just a one-way bus ride to the end of the line.

Ron Baird
422 Bay Street
Box 36 Beaverton
L0K 1A0

Origin: https://www.townshipofbrock.ca/en/municipal-office/mayor-and-council.aspx?_mid_=23413

This email was sent to you by Ron Baird [REDACTED] through
<https://www.townshipofbrock.ca>.

From: [Michael Jubb](#)
To: [Council](#); [Brock Clerks](#); [Clerks](#); [chair](#)
Subject: Fwd: Modular Support Housing for Beaverton
Date: September 15, 2020 12:44:39 PM

Please add to next available agenda. Cheers. Mike.

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From: Yolanda Teel [REDACTED]
Sent: Tuesday, September 15, 2020, 12:35 p.m.
To: Michael Jubb
Subject: Modular Support Housing for Beaverton

Dear Mr. Jubb,

I am writing to you to convey my concern about the Supportive Modular Housing units "approved" to be built in Beaverton without any consultation. I understand the concerns of the residents are not being heard and the petition which garnered 1700 signatures in a town of 3000 is also being ignored. I cannot understand that just because the region owns the land, that there was absolutely no public consultation on this and that the Mayor and Regional Councillor can vote on the all residents behalf without any input. I cannot even do things to my own property without a public notice going out to my neighbors to allow them to voice any concerns they may have. I have a few questions maybe you or someone else may have answers to.

1. How many of these supportive housing modular units are there currently in the province of Ontario?
2. Do we have statistics on the increase in crime?
3. Do we have knowledge of increased costs to our policing?
4. Do we know if there has been a housing unit of this size built in a town the size of Beaverton with a population of 3000?
5. Will there be 24 hours security maintained by the region for these units?
6. How many of Brock Township's own vulnerable residents will be "selected" to reside in this facility?

I read an article from the region that these homes are being built as pilot programs to get homeless people with addictions out of the larger city areas and move them to areas smaller where access to addictions would be less??? Has anyone one from the Region south of us been to Beaverton to do a study on the addiction problems our little town has?? There is a methadone clinic here for a reason. We have a motel where the addicts hang out, our new medical center after 5:00 pm is a local hangout. There are the grandstands that will be in eyesight of the building where drug deals go down. Saying all that, we are still managing to keep our property safe and our quality of life with our own local addicts at a level where we are coping with what happens in this town.

Just because the region owns the land should not mean the region can destroy a small tourist town of less than 3000 people by importing 50 struggling people. We do not even have a doctor in town. We have no meaningful transportation, no in town grocery store, and no employment opportunities. Our police station is a part-time depot and yet we are supposed to be supportive of problems being imported from the south end of Durham. There's a reason we are called the bowels of Durham Region, and we just got shit on by every politician from our Municipal level to the Regional level. We pay more taxes than the city of Toronto with very few services and yet our voices are not heard.

Once this building is under construction, there is no way the people of our small town will have any recourse. To allow this to be built beside a nursing home and a seniors residence which already has low income housing with addiction/mental health issues is downright reckless. I am sure there are many residents who may have put their thoughts to paper with more issues than I have written so please add

my name to the list of concerned citizens of Beaverton. I want to keep my town from disastrous decline which I believe will happen if we allow this to housing complex to be built, especially in this specific location!!

Regards,
Yolanda Teel
Beaverton, Ontario

From: [Afreen Raza](#)
To: [Lydia Gerritsen](#)
Cc: [Ralph Walton](#); [Cheryl Bandel](#); [Leigh Fleury](#)
Subject: FW: Stop Illicit Cannabis Grow Operations
Date: September 16, 2020 1:04:44 PM
Attachments: [Sept 7, 2020.pdf](#)
[ATT00001.htm](#)

Hi Lydia,
CIP please.
Thanks,
Afreen

From: Debbie France [REDACTED]
Sent: Wednesday, September 16, 2020 12:09:23 PM
To: chair <chair@durham.ca>; Shaun Collier <shaun.collier@ajax.ca>; Marilyn Crawford <marilyn.crawford@ajax.ca>; Joanne Dies <joanne.dies@ajax.ca>; Sterling Lee <sterling.lee@ajax.ca>; Ralph Walton <Ralph.Walton@durham.ca>; Ted Smith <tsmith@townshipofbrock.ca>; mayor@clarrington.net <mayor@clarrington.net>; Granville Anderson <ganderson@clarrington.net>; bcarter@oshawa.ca <bcarter@oshawa.ca>; Bob Chapman <bchapman@oshawa.ca>; Rick Kerr <rkerr@oshawa.ca>; tdmairimpictri@oshawa.ca <tdmarimpictri@oshawa.ca>; John Neal <jneal@oshawa.ca>; Brian Nicholson <bnicholson@oshawa.ca>; mayor@pickering.ca <mayor@pickering.ca>; Kevin Ashe <kashe@pickering.ca>; Bill McLean <bmclean@pickering.ca>; David Pickles <dpickles@pickering.ca>; Debbie Bath-Hadden <dbathhadden@townshipofbrock.ca>; Bobbie Drew <bdrew@scugog.ca>; wwooten@scugog.ca <wwooten@scugog.ca>; dburton@uxbridge.ca <dburton@uxbridge.ca>; Gord Highet <ghighet@uxbridge.ca>; Don Mitchell <mayor@whitby.ca>; Chris Leahy <leahyc@whitby.ca>; mulchayr@whitby.ca <mulchayr@whitby.ca>; Elizabeth Roy <roye@whitby.ca>; Steve Yamada <yamadadas@whitby.ca>; rob.tylermorin@ajax.ca <rob.tylermorin@ajax.ca>; newmand@whitby.ca <newmand@whitby.ca>; bgarrod@uxbridge.ca <bgarrod@uxbridge.ca>; Brenner, Maurice, Councillor <mbrenner@pickering.ca>; jneal@clarrington.net <jneal@clarrington.net>
Subject: Stop Illicit Cannabis Grow Operations

Hello Regional Clerk Walton, Regional Chair Henry, Councillors and Alternates at the Regional Municipality of Durham,
Kindly share the information beneath and add to your agenda for discussion at your next council meeting. We all share cannabis issues.
Thanks kindly
Debbie France

Stop Illicit Cannabis Grow Operations

This email is being sent to all municipalities in Ontario who are being unjustly impacted by the

outbreak in cannabis grow operations that choose not to follow municipal bylaws and regulations.

These grow operations are surging throughout Ontario exposing residents to personal safety and health risks.

What has caused the problem?

Loopholes in cannabis legislation

Loophole after loophole in cannabis legislation continues to be exploited. The legalization of cannabis was meant to keep cannabis from our youth and to get it off the black market. According to law enforcement, legislation has had the opposite effect. It has allowed organized crime to gain an even stronger foothold.

Why work together with other municipalities?

Residents are suffering from the unintended consequences of some of the components of cannabis legislation.

- Many cannabis operations are operating without the required municipal permits, required set-backs and in areas not municipally zoned for cannabis operations.
- According to police, there is a threat to community safety. Guns have been seized at raids. Profits have been known to fund other crimes such as methamphetamine labs and cannabis can be used as currency to trade for cocaine and guns coming from United States. Organized crime has found a way to be comfortably sheltered within existing cannabis laws.
- Obnoxious skunk-like odours are adversely impacting the health and well being of residents.
- Risks to drinking water supply from excessive water usage and chemical contamination.
- Light and noise pollution.
- Greenhouses and other facilities that could be used for more legitimate job creating purposes are often being used for illicit cannabis production.
- Residents are afraid to voice their concerns in public as they fear the criminal element.
- A standardized and enforceable solution will significantly reduce many of the costs municipalities are currently facing.

Over the last few weeks, I have fielded phone calls and emails from residents of Norfolk County and across the province who live in municipalities attempting to control the outbreak. The municipalities all appear to be going to great lengths to help their impacted residents but the common response from everyone is that there isn't an immediate enforceable solution.

In developing a solution, it is important to consider the contributing factors to this problem

- It appears as though many cannabis producers are boldly going forward with their operation without regard for municipal regulations believing they can potentially hide behind the Ministry of Agriculture, Right to Farm legislation that was established to protect farmers who feed our country.
- Far too often, cannabis operations disregard compliance to local bylaws and zoning regulations. Court cases often take years.
- Many cannabis operations are difficult to monitor and are improperly regulated.

- There doesn't seem to be a cannabis tracking system in place for the vast majority of these operations. Where is the cannabis going?
- The secluded locations of these growers make it challenging for enforcement.
- Police raids have revealed that many of these operations are growing beyond their allowable plant limits.
- When the national cannabis prescription average is 2 grams per day as of March 2020 one has to question why the College of Physicians and Surgeons are not questioning or investigating prescriptions as high as 100-150 grams per day.

The purpose of the Cannabis Act was to displace the illicit market but it has actually given it a banner to flourish under a legal license.

Unfortunately, our Federal Government put us in this position. It's long overdue for our Provincial Minister of Municipal Affairs and Housing, and our Federal and Provincial Ministers of Health, Agriculture and Justice to place the personal safety and health of residents first.

What should a solution involve?

- Change in Federal and Provincial legislation and/or regulation is required to eliminate the loopholes that the criminal element has taken advantage of.
- Delegation of inspection authority to local municipalities would allow for fire, health and building inspections. Law enforcement would continue to have authority of plant count and the validity of operational authenticity.
- There is a need to verify prescriptions and the doctors who issue them.

THE ASK...

- 1.** This issue **MUST** be raised at the Federation of Canadian Municipalities (FCM), Rural Ontario Municipalities Association (ROMA) and the Association of Municipalities of Ontario (AMO).
- 2.** We are requesting municipalities to join together and place this at the top of our Provincial and Federal Governments "must urgently fix" list. All levels of government need to be involved in developing a standardized and enforceable solution. Reach out to your MP's and MPP's.

There is strength and leverage in numbers. Join together with other municipalities and demand an enforceable solution from our Ministers.

Thanks kindly,
Debbie France

751 Townsend Concession Rd 14

Simcoe, Ontario, N3Y 4K3



Resident of Norfolk County

Cannabis Reference Material

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- 9) Federal MP's who are actively requesting Health Canada to solve Cannabis issue
- 10) Municipal guide to Cannabis legislation (by FCM)
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- 14) Nuisance bylaw amendment - Cannabis Odour
- 15) Municipalities that have requested assistance from Province

Note: The list of links in this document is a small representation of information mostly connected to news articles that show there are significant issues connected to Marijuana Cultivation in Agricultural areas throughout the Province of Ontario. We encourage anyone viewing this document to search and reach out in their municipality to discover how the issues are unfolding in the Municipality they call home. Further investigation is likely to uncover similar issues in areas throughout the Province of Ontario and across the Country. We expect that further investigation is likely to uncover other elected officials who have been actively trying to find solutions for the constituents they were elected to serve. We encourage anyone viewing this information to connect with the author of the letter that accompanies this list or they can email their contact information and concerns to debbiefrance@live.ca and a representative of this group will reply to help address their concerns.

Cannabis Articles

1) *General knowledge*

Article: Gaping hole in pot legislation is hitting Norfolk hard (Ontario Farmer Jan 24, 2020)
(Perhaps best article to understand entire issue)

<https://www.ontariofarmer.com/features/gaping-hole-in-pot-legislation-is-hitting-norfolk-hard/>

Article: Change is in the wind (Ontario Planners June 1, 2018)
(Outlines challenges for Municipalities from a planning perspective)

<https://ontarioplanners.ca/blog/planning-exchange/june-2018/change-is-in-the-wind>

Cannabis Reference Material

Article: Stench among concerns as Bradford council hears about cannabis cultivation in Holland Marsh (Barrie Today Jun 14, 2020)

(Outlines common complaints amongst those living nearby grow ops)

<https://www.barrietoday.com/local-news/bradford-council-hears-from-public-about-cannabis-cultivation-in-holland-marsh-2433271>

Article: County council concerned by marijuana licences (Belleville Intelligencer June 25, 2020)

<https://www.intelligencer.ca/news/local-news/county-council-concerned-by-marijuana-licences>

2) Cannabis land use reports

Article: Final Land Use Study on Cannabis Production in The Town of Pelham

(Explains potential issues between Municipal By-laws & Farm & Food Protection Act relating to Cannabis) Review sections... 3.1, 3.2, 3.3, 3.5, 3.7 to understand potential issues

<https://pelham-pub.escribemeetings.com/filestream.ashx?DocumentId=21743>

3) Municipalities not permitting Cannabis grow ops on agricultural lands

Article: Brighton sets limits on where cannabis production facilities can locate (Northumberland news Apr 9, 2019)

<https://www.northumberlandnews.com/news-story/9274359-brighton-sets-limits-on-where-cannabis-production-facilities-can-locate/>

Article: Prime agricultural land no place for cannabis, Oro-Medonte coalition says (Simcoe May 31, 2020)

<https://www.simcoe.com/news-story/10001301-prime-agricultural-land-no-place-for-cannabis-oro-medonte-coalition-says/>

4) Municipal Panel & Roundtable Discussion with Local & Provincial Law Enforcement

Article: East Gwillimbury Cannabis Production Facilities Panel Discussion OPP & YRP discuss organized crime's active involvement in Cannabis production and the risks that it poses to residents (YouTube video)

<https://youtu.be/Oisv7MEIV14>

Article: Hastings-Lennox & Addington Roundtable on Illicit Cannabis Operations – Fed MP Derek Sloan

<https://www.facebook.com/watch/?v=3216967588368948&extid=jTObBPn7swAbfxrz>

5) Police Intervention - Police shut down massive illegal cannabis operation, seize more than 100k plants (CBC News Aug 21, 2020)

Article: <https://www.cbc.ca/news/canada/hamilton/project-woolwich-cannabis-niagara-1.5695691>

Cannabis Reference Material

6) Police Intervention - Cannabis production allegedly fueling synthetic drug production labs (Project Moon)

Article: More than \$45m in drugs and cash seized as twin drug gangs dismantled in York Region
(CP24 Aug 8, 2019)

<https://www.cp24.com/news/more-than-45m-in-drugs-and-cash-seized-as-twin-drug-gangs-dismantled-in-york-region-1.4541063>

7) Police Intervention – raids involving production exceeding limits

St. Catharines

Article: Niagara police bust \$34m illegal cannabis operation (Global News July 1, 2020)

<https://globalnews.ca/news/7128873/niagara-illegal-cannabis-grow-op/>

King Township

Article: Police seize \$4.7m in illegal drugs after search of former Joe’s Garden property in King
(York Region Oct 7, 2019)

<https://www.yorkregion.com/news-story/9633352-police-seize-4-7m-in-illegal-drugs-after-search-of-former-joe-s-garden-property-in-king/>

Article: 8 charged after \$400k worth of ‘excess cannabis’ found on King Township grow-op
(CBC News Oct 2, 2018)

<https://www.cbc.ca/news/canada/toronto/eight-charged-marijuana-trafficking-cannabis-farms-york-region-1.4847114>

Article: Police bust marijuana grow op in King Township worth \$6.5m, seize 4,000 plants
(CTV News Aug 3, 2018)

<https://toronto.ctvnews.ca/police-bust-marijuana-grow-op-in-king-township-worth-6-5m-seize-4-000-plants-1.4039863>

Stouffville

Article: Police bust cannabis grow op in excess of licence limits near Aurora
(YorkRegion Jan 29, 2019)

<https://www.yorkregion.com/news-story/9148816-police-bust-cannabis-grow-op-in-excess-of-licence-limits-near-aurora/>

8) Police Intervention - Cannabis busts at US/Canada border

Article: Canadian resident arrested in relation to massive cannabis bust at U.S. border
(Global News June 16, 2020)

<https://globalnews.ca/news/7070697/canadian-involved-significant-drug-seizure-u-s-border/>

Cannabis Reference Material

9) Federal MP's mentioned in articles who are actively requesting Health Canada to solve Cannabis issue

Article: MP Finley brings the issue of unlicensed large-scale marijuana producers to Parliament (Norfolk Today July 27, 2020) - **Fed MP Diane Finley**
<https://www.norfolktoday.ca/2020/07/27/96986/>

Article: Stomp out cannabis criminality: Sloan (Quinte News July 2, 2020) - **Fed MP Derek Sloan**
<https://www.quintenews.com/2020/07/02/stomp-out-cannabis-criminality-sloan/>

Article: 'Stinks like 10000 skunks': Tottenham residents want more potent restrictions for medical-marijuana growers (Simcoe Feb 11, 2020) - **Fed MP Terry Dowdall**
<https://www.simcoe.com/news-story/9844540--stinks-like-10-000-skunks-tottenham-residents-want-more-potent-restrictions-for-medical-marijuana-growers/>

10) Municipal guide to Cannabis legislation (by FCM)

<https://fcm.ca/en/resources/municipal-guide-cannabis-legalization>

11) The final report of the task force on Cannabis legalization and regulation

<https://hoban.law/2017/01/the-final-report-of-the-task-force-on-cannabis-legalization-and-regulation/>

12) Municipalities who have refused requests for exceptions to bylaws

Article: Marijuana setback relief denied (Simcoe Reformer May 29, 2019)
<https://www.simcoereformer.ca/news/local-news/marijuana-setback-relief-denied>

Article: Council officially denies the marijuana micro-cultivation facility (NewTecTimes March 6, 2020)
<http://newtectimes.com/?p=24388>

13) Court cases - Bylaw/Zoning violations

Article: Cannabis producer pleads guilty to violating bylaw (Simcoe Reformer Feb 20, 2020)
<https://www.simcoereformer.ca/news/local-news/cannabis-producer-enters-guilty-plea>

Article: East Gwillimbury takes medical marijuana facility to court (York Region Aug 12, 2020)
<https://www.yorkregion.com/news-story/10134439-east-gwillimbury-takes-medical-marijuana-facility-to-court/>

Cannabis Reference Material

14) Nuisance bylaw amendment - Cannabis odour

Article: Council enacts nuisance by-law addressing cannabis odour concerns
(Bradford Today Jun 19, 2020)

<https://www.bradfordtoday.ca/local-news/council-enacts-nuisance-by-law-addressing-cannabis-odour-concerns-2441245>

Article: Hamilton targets large-scale personal grow operations with nuisance bylaw amendment
(Global News Apr 23, 2020)

<https://globalnews.ca/news/6857506/city-of-hamilton-nuisance-bylaw-amendments-personal-grow-operations-cannabis/>

Article: Nuisance bylaw to deal with cannabis odour coming soon to Lincoln
(Niagara This Week Aug 3, 2020)

<https://www.niagarathisweek.com/news-story/10128119-nuisance-bylaw-to-deal-with-cannabis-odour-coming-soon-to-lincoln/>

Article: Pelham gives stamp of approval on odour bylaw to deal with cannabis operations
(Niagara This Week Mar 27, 2020)

<https://www.niagarathisweek.com/news-story/9918340-pelham-gives-stamp-of-approval-on-odour-bylaw-to-deal-with-cannabis-operations/>

Article: Niagara area town buys \$5,000 device to measure weed smell after repeated complaints from residents (Timmins Today Jul 7, 2020)

<https://www.timminstoday.com/around-ontario/ontario-niagara-area-town-buys-5000-device-to-measure-weed-smell-after-repeated-complaints-from-residents-2545977>

15) Municipalities that have requested assistance from Province

Article: Council supports request for more control over cannabis production in municipalities
(Bradford Today May 22, 2020)

<https://www.bradfordtoday.ca/local-news/council-supports-request-for-more-control-over-cannabis-production-in-municipalities-2366228>