

The Corporation of the Town of Ajax
COUNCIL

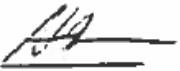


Monday July 11, 2016

Immediately Following the General Government Committee Meeting.

River Plate Room, Town Hall

65 Harwood Avenue South

Confirmed by: 

AGENDA

Alternative formats available upon request by contacting:

accessibility@ajax.ca or 905-619-2529 ext. 3347

Anything in **blue** denotes an attachment/link. By clicking the links on the agenda page, you can jump directly to that section of the agenda. To manoeuvre back to the agenda page use the **Ctrl + Home** keys simultaneously. **OR** use the "Bookmark" icon to the left of your screen to navigate from one report to the next

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**Minutes of the Meeting of the
Council of the Corporation of the Town of Ajax
Held in the Council Chambers of the Town Hall on
Monday, June 20, 2016 at 7:00 p.m.**

***Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347***

Present:	Mayor	S. Parish
	Regional Councillors	S. Collier
		C. Jordan
	Councillors	M. Crawford
		R. Ashby
		J. Dies
		P. Brown

1. Call to Order

Mayor Parish called the meeting to order at 7:00 p.m.

2. Disclosure of Pecuniary Interest

None

3. Adoption of Minutes

Moved by: P. Brown
Seconded by: R. Ashby

That the Minutes of the regular meeting of Council held on May 16, 2016 be adopted.
CARRIED

4. Delegation and Petitions/Public Hearings

4.1 Caribbean Week – June 20 to 27, 2016

Mary Galvan, Executive Director of the Caribbean Organization of Ontario, noted that Caribbean Week will be celebrated from June 20th to the 27th, and the Durham Caribbean Festival will be held on Saturday, June 25th. Ms. Galvan further commented that this is the fourth successful year of the event and thanked local businesses and sponsors for participating. Ms. Galvan introduced Paula Fennell, Regional Manager JNMS, and Jerrold Johnson, Chief Representative Officer of JNBS, who thanked the Ajax community and Council for embracing Caribbean culture and encouraged everyone to take part in the festivities throughout the week. Mayor Parish presented the proclamation on behalf of the Town.

4.2 Ballycliffe Lodge Family Council

Dan Hayes, Secretary, Ballycliffe Lodge Family Council, provided an overview of the mandate and legislative authority of family councils in Ontario and reviewed his personal experience with Ballycliffe Lodge. Mr. Hayes noted that there is agreement among residents and their families that the facility requires redevelopment, however they object to the proposed method of redevelopment as it would displace current residents and staff. Mr. Hayes added that the family council feels that appropriate notice has not been provided by Chartwell and that the proposed redevelopment disregards the needs of Ballycliffe residents and their families and creates uncertainty about the future of their care. Mr. Hayes asked that Council support the Ballycliffe Lodge Family Council and express their concerns regarding the proposed redevelopment to the Ministry of Health and Long-Term Care.

Members of Council asked questions regarding the role of family councils in representing the interests of residents of long-term care facilities, and the condition of Ballycliffe Lodge. Mayor Parish noted that due to an outstanding property standards matter before the courts involving the Town and Ballycliffe Lodge, Council cannot express an opinion regarding the condition of the facility as it currently exists. Members of Council noted the importance of delivering high quality healthcare services in the future as Ontario's population ages. Mayor Parish added that while the Town has no formal authority to direct the redevelopment process at Ballycliffe Lodge, he is happy to support the family council and ensure that their concerns are heard by the Ministry of Health and Long-Term Care as the redevelopment application is considered by the province.

Moved by: C. Jordan

Seconded by: J. Dies

That the rules of procedure be suspended to allow for consideration of a motion regarding Ballycliffe Lodge at this time.

CARRIED

Moved by: C. Jordan

Seconded by: J. Dies

WHEREAS the operators of Ballycliffe Lodge Long Term Care facility (Chartwell), has notified its residents and families of their intent to close in order to redevelop the facility in a letter dated June 3, 2016; and,

WHEREAS Chartwell's redevelopment plan to construct a new 192 bed facility has been submitted for review by the Ministry of Health and Long-Term Care (MOHLTC); and,

WHEREAS the Central East Community Care Access Centre (CCAC) has a current waitlist of seniors waiting to be placed at a long term care facility and will now be responsible for the relocation of 100 residents from Ballycliffe; and,

WHEREAS Council considers the health, safety and well-being of our senior population to be of the utmost importance; and,

BE IT RESOLVED

THAT the Ministry of Health and Long-Term Care and Central East LHIN consider a phased redevelopment that will not result in the displacement of current Ballycliffe residents during construction;

THAT public consultations with Ballycliffe Family Council and other interested stakeholders take place throughout the redevelopment plan review process; and

THAT the care and safety of Ballycliffe residents be considered top priority in all decision-making processes related to the facility redevelopment.

CARRIED

RECORDED VOTE:

In Favour: Regional Councillor Jordan, Councillor Ashby, Councillor Brown, Regional Councillor Collier, Councillor Crawford, Councillor Dies, Mayor Parish
Opposed: None

4.3 Ontario Autism Program

John Higo, Chapter President, Autism Ontario Durham Region, reviewed the timeline of the Clinical Expert Committee Report released by the Ministry of Children and Youth Services and the implementation of changes to the Ontario Autism Program. Mr. Higo noted that parents and advocacy groups have opposed the changes as they feel that they do not adequately meet the needs of children with autism. Mr. Higo commented that wait times for autism services in Durham are almost double the average, and that the changes to the program do not address service gaps for youth with autism and do not provide adequate financial and social supports to parents of children with autism.

Members of Council noted that motions in opposition to the changes have been adopted by neighbouring councils in Durham Region, and asked questions of Mr. Hayes regarding preferred funding and service delivery models.

Moved by: P. Brown
Seconded by: C. Jordan

That the rules of procedure be suspended to allow for consideration of Agenda Item 5. Item of Correspondence a) City of Pickering: Unfair Treatment of Children with Autism Spectrum Disorder and Their Families at this time.

CARRIED

Moved by: P. Brown
Seconded by: C. Jordan

That the City of Pickering's Notice of Motion Regarding Unfair Treatment of Children with Autism Spectrum Disorder and Their Families be endorsed.

CARRIED

RECORDED VOTE:

In Favour: Councillor Brown, Councillor Ashby, Regional Councillor Collier, Councillor Crawford, Councillor Dies, Regional Councillor Jordan, Mayor Parish
Opposed: None

4.4 Durham Region Transit Route Changes

Vincent Patterson, General Manager, Durham Region Transit, provided an overview of upcoming changes to Durham Region Transit's service strategy and routes. Mr. Patterson reviewed the DRT service planning process, customer engagement, DRT's five-year service strategy, route changes in Ajax, and implementation of the new routes.

Members of Council expressed concerns regarding the public consultation process, changes to specific routes in Ajax, notification to residents and Council, and the availability of transit services for residents with accessibility needs. Specifically, members of Council noted the large number of complaints they have received regarding the proposed changes and lack of notification from Durham Region Transit. Mr. Patterson noted that public information centres were held across Durham Region in late 2015 and early 2016 including at the GO Station in Ajax, and that the new routes are being adjusted based on input received from the public.

4.5 2016 Property Assessment Update

Michael Porporo, Account Manager, Municipal and Stakeholder Relations, Municipal Property Assessment Corporation, introduced Heather Colquhoun, MPAC Regional Manager, Municipal and Stakeholder Relations, who provided an update on the status of 2016 property assessments in Ajax. Ms. Colquhoun summarized how MPAC calculates the assessed values of residential homes and noted that Ajax residents will begin receiving their 2016 residential assessments in the mail shortly. Overall residential assessments in Ajax increased an average of 8.1% between 2016 and 2017 and the average home value has risen by \$125,000 since 2012, to \$511,000 in 2016. Residents that wish to learn more about their assessment can www.aboutmyproperty.ca and may file a request for assessment reconsideration before October 18, 2016.

Members of Council asked questions regarding how assessment affects taxation, the relationship between assessment and market value of properties, and how the reconsideration process works. Ms. Colquhoun and Mr. Porporo commented that assessment will impact property taxation if a property's assessment increases at a rate that is different than the average. For example, properties that increase less than the average in Ajax will see a reduction in property taxation, whereas properties that increase more in value than the average will experience an increase. MPAC uses midpoint data to determine the average value of homes in the area to ensure that homes that sell above or below market value do not adversely affect assessments in the area. Additionally, if a property owner requests a reconsideration of their assessment, MAPC will contact the property owner to discuss how their assessment was calculated and address any errors or omissions if they have occurred.

4.6 Ajax Public Library Board

Phill White, Former Chair, Ajax Library Board was unable to attend the meeting but has submitted a report. [See Agenda Item 6.5]

4.7 Road Trail and Park Construction Update

Carol Coleman, Manager of Engineering – Capital Projects, provided a thorough overview of construction projects taking place throughout Ajax in 2016. Ms. Coleman noted that there are several road and intersection projects being conducted by the Ministry of Transportation, Region of Durham and the Town, including \$11.6 million in infrastructure investment by the Town alone. The Town has completed 1.4 km of new sidewalks, 2.6 km of new trails, 6.4 km of new bike lines, four new parks and two park refurbishments. Additionally, several environmental assessments are under way for major road network projects, including the Ajax Downtown road network, Hunt and Finley Avenue intersection, and Lakeview Boulevard.

Members of Council asked questions regarding details of specific projects including completion times, cleanup, detour routes, construction design and materials, and potential swapping of road infrastructure to the region.

4.8 Upcoming Town of Ajax Arts, Culture & Heritage Events

Robert Gruber, Manager, Community & Cultural Development, highlighted upcoming events in the Town of Ajax, including the 5th anniversary of the opening of the St. Francis Centre, the Ajax Spirit Walk, and Doors Open Ajax. Mr. Gruber introduced Robbie Prochilo, Community Development Coordinator and Michael Sawchuck, Senior Planner, who reviewed the history of Doors Open Ajax and highlighted locations that will be open to the public.

5. Correspondence

It was noted that Item 5. a) City of Pickering: Unfair Treatment of Children with Autism Spectrum Disorder and Their Families was approved by Council under Item 4.3 of the agenda.

Moved by: R. Ashby
Seconded by: P. Brown

That the report dated June 20, 2016 containing Items of Correspondence be adopted.
CARRIED

6. Reports

6.1 Community Affairs & Planning Committee Report

Moved by: J. Dies
Seconded by: C. Jordan

That the Community Affairs & Planning Committee Report dated June 6, 2016 be adopted.
CARRIED

6.2 General Government Committee Report

Moved by: P. Brown
Seconded by: R. Ashby

That the General Government Committee Report dated June 13, 2016, be adopted.
CARRIED

6.3 Summary of Advisory Committee Decisions

Moved by: C. Jordan
Seconded by: S. Collier

That the Summary of Advisory Committee Decisions from May 2016 as attached to the meeting agenda be received for information, and that the recommendations contained therein be referred to staff where applicable.
CARRIED

6.4 Departmental Reports

Moved by: J. Dies
Seconded by: P. Brown

That the rules of procedure be suspended to allow for the addition of a departmental report regarding the Canada 150 Community Infrastructure Program at this time.
CARRIED

6.4.1 Canada 150 Community Infrastructure Program

Moved by: S. Collier
Seconded by: R. Ashby

WHEREAS the Government of Canada recently launched the Canada 150 Community Infrastructure Program; and

WHEREAS the funding will cover renovation, expansion and improvement of existing community infrastructure assets that are non-commercial and open for use to the public; and

WHEREAS the application deadline is Friday June 24th, 2016 at 5:00 pm;

THEREFORE BE IT RESOLVED THAT the Town of Ajax submit an application to cover 50% of the improvement costs to replace a substantial section of the Ajax Community Centre roof.
CARRIED

6.5 Ajax Public Library Report

Moved by: P. Brown
Seconded by: M. Crawford

That the Ajax Public Library Report, Spring 2016 issue be received for information.
CARRIED

6.6 Federation of Canadian Municipalities, Conference Report

Councillor Jordan provided a brief overview of items contained within the report, and specifically highlighted FCM's support for the development of a national pharmacare program and support for declaring September 30th as National Orange Shirt Day in honour of survivors of the residential school system.

Moved by: S. Collier

Seconded by: P. Brown

That the Federation of Canadian Municipalities Conference Report for June 2 to 5, 2016 be received for information.

CARRIED

7. Regional Councillors' Reports

Regional Councillor Collier provided a verbal report, noting that the Regional Transit Advisory Committee received information regarding the 2017 Annual Service Plan, and discussed the budgeting process and sources of regional funding for critical road rehabilitation projects within Durham.

Regional Councillor Jordan provided a brief overview of items contained within her written report, including Regional Council's decision to include Ajax and Dr. Martin Auer in the Phosphorous Reduction Action Plan study process for the Duffins Creek Water Pollution Control Plant. Councillor Jordan added that the Region will begin a pilot committee structure in the fall that will see all committees of Regional Council report directly through a Committee of the Whole structure.

Moved by: M. Crawford

Seconded by: J. Dies

That the Regional Councillor's Reports dated June 20, 2016 be received for information.

CARRIED

8. Business Arising from Notice of Motion

None

9. By-laws

Moved by: C. Jordan

Seconded by: P. Brown

That By-law numbers 43-2016 to 48-2016 be read a first, second and third time and passed.

CARRIED

10. Notice of Motion

None

11. Question Period

Mr. Joe Dickson, MPP for Ajax-Pickering, commented that he has had discussions with both the family council and representatives of Ballycliffe Lodge and offered his assistance to the residents and the Town to ensure that a successful outcome is achieved for everyone involved.

12. New Business - Notices & Announcements

None

13. Confirming By-Law

Moved by: R. Ashby
Seconded by: S. Collier

That By-law number 49-2016 being a by-law to confirm the proceedings of the Council of the Corporation of the Town of Ajax at its regular meeting held on June 20, 2016 be read a first, second and third time and passed.

CARRIED

14. Adjournment

Moved by: M. Crawford
Seconded by: P. Brown

That the June 20, 2016 meeting of the Council of the Town of Ajax be adjourned. (10:04 p.m.)

CARRIED

Mayor

D-Clerk

TOWN OF AJAX REPORT TO COUNCIL



TO: Mayor and Members of Council
FROM: M. de Rond, Clerk
DATE: July 11, 2016
SUBJECT: Items of Correspondence

The following items of correspondence are attached for Council's action

- a) **Ontario Municipal Board:** Ontario Municipal Board Decision and Order (Official Plan Amendment and Zoning By-law Amendment) HDP Canada industrial Fund I (now 2334193 Ontario Limited), GP Inc., A & W Food Services of Canada Inc, Medallion Developments (Castlefields) Limited, Ontario Restaurant Hotel & Motel Association, Bell Mont Equity Partners Inc. and others..... 12

That the amendment to OPA #41 & OPA #42 authorized in the Municipal Board Order PL110236, PL110226 and PL150104 dated October 23, 2015 with respect to OPA09-02, be assigned By-law 50-2016

- b) **Ontario Municipal Board:** Ontario Municipal Board Decision and Order (Zoning By-law Amendment) Belmont Equity Partners Inc.49

That the amendment to Zoning By-law 95-2003 authorized in the Municipal Board Order PL150104 dated October 23, 2015 with respect to Z1/09, be assigned By-law 51-2016

- c) **City of Oshawa:** Electric Vehicle Production for Oshawa G.M. Autoworkers88

That the City of Oshawa's resolution regarding Electric Vehicle Production of Oshawa G.M. Autoworkers be endorsed

- d) **Municipality of Clarington:** Courtice Main Street Community Improvement Plan90

That the Municipality of Clarington's resolution regarding Courtice Main Street Community Improvement Plan be endorsed.

The following items of correspondence are attached for Council's information:

- i) **Region of Durham:** Durham Environmental Advisory Committee (DEAC) Environmental Achievement Awards.....92

M. de Rond
Clerk

OMB Order
OPA 0902

By-law 50-2016

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: October 23, 2015

CASE NOS.:

PL110236

PL150104

PROCEEDINGS COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants:

HDP Canada Industrial Fund I (now 2334193 Ontario Limited), GP Inc., A & W Food Services of Canada Inc., Medallion Developments (Castlefields) Limited, Ontario Restaurant Hotel & Motel Association; and others

Subject:

Failure of the Regional Municipality of Durham to announce a decision respecting Proposed Official Plan Amendment No. OPA #41

Municipality:

Town of Ajax

OMB Case No:

PL110236

OMB File No:

PL110236

PROCEEDINGS COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:

HDP Canada Industrial Fund I, GP Inc. (now 2334193 Ontario Limited)

Subject:

Failure of the Regional Municipality of Durham to announce a decision respecting Proposed Official Plan Amendment No. OPA #42

Municipality:

Town of Ajax

OMB Case No:

PL110236

OMB File No:

PL110226

PROCEEDINGS COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Belmont Equity Partners Inc.
Subject:	Request to amend the Official Plan - Failure of the Town of Ajax to adopt the requested amendment
Existing Designation:	Prestige Employment, General Employment and Environmental Protection
Proposed Designation:	Prestige Employment and Environmental Protection, with Special Exception "XX"
Purpose:	To permit a commercial mixed-use development including retail uses within the Prestige Employment designation through modifications to the Town of Ajax Official Plan and to redesignate the woodlot, woodlot compensation, wetland buffer and wetland areas of the Subject Lands from Prestige Employment to Environmental Protection
Property Address/Description:	1 Rossland Road East
Municipality:	Town of Ajax
Approval Authority File No.:	OPA 09-02
OMB Case No.:	PL150104
OMB File No.:	PL150104

PROCEEDINGS COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	Belmont Equity Partners Inc.
Subject:	Application to amend Zoning By-law No. 95-2003 - Refusal or neglect of the Town of Ajax to make a decision
Existing Zoning:	Prestige Employment Holding, Prestige Employment and Agricultural, Special Exception 87
Proposed Zoning:	Prestige Employment, Open Space and Environmental Protection, with Special Exception "XX"
Purpose:	To permit a commercial mixed-use development
Property Address/Description:	1 Rossland Road East
Municipality:	Town of Ajax
Municipal File No.:	Z1/09
OMB Case No.:	PL150104
OMB File No.:	PL150105

BEFORE:R. ROSSI
MEMBER

) Tuesday, the 20th
)
) day of October, 2015

THESE MATTERS having come before the Board for hearing on October 20, 2015;
AND THE BOARD having heard from the parties that they have reached a mutually
satisfactory resolution with respect to the matters before the Board; and having heard
land use planning evidence from Jonathan Rodger, MScPI, MCIP, RPP and the
submissions of counsel for the parties;

THE BOARD ORDERS:

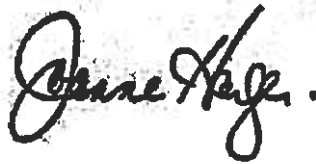
1. The appeals by Belmont Equity Partners Inc., as they relate to the approximately 19.5 acres of land known as 1 Rossland Road East (0 Harwood Avenue North) in the Town of Ajax (the "Belmont Lands") shown on Attachment 1, are allowed, in part, as follows:
 - a. The Official Plan Amendment for the Town of Ajax is amended, set out in Attachment 2; and
 - b. Zoning By-law 95-2003 of the Town of Ajax is amended as set out in Attachment 3. The Clerk of the Town of Ajax is hereby authorized to insert a number in the Zoning Bylaw Amendment.
2. The appeal by HDP Canada Industrial Fund I, GP Inc. (now 2334193 Ontario Limited) ("233") of Official Plan Amendment No. 41 ("OPA 41") and Official Plan Amendment No. 42 ("OPA 42") to the Official Plan of the Town of Ajax is allowed, in part, as follows:
 - a. OPA 42 item 4(iv) (new section number 3.3.4(f)), as it relates to the approximately 50.18 acres of land known as 0 Harwood Avenue North and 575 Harwood Avenue North in the Town of Ajax (the "233 Lands") shown on Attachment 4, is hereby modified, and approved as modified as follows:

The maximum gross floor area of an industrial or office use to be used as a showroom and/or for the retail or wholesale of products either manufactured, processed, assembled, or warehoused on the premises shall generally not exceed 20% of the total gross floor area of the building or unit.
 - b. This modification shall be identified as section 6.24 in the Town's Official Plan.
3. That, with the amendments of the Official Plan Amendment and the Zoning By-law for the Belmont Lands, and on consent of the parties, 233 has withdrawn its outstanding policy-specific appeal of Section 6.18 of OPA 42 such that, pursuant to subsection 17(42.3) of the *Planning Act*, the Region may proceed to make a

decision under subsection 17(34) of the *Planning Act* in respect of that part of OPA 42.

4. That 233's appeals of OPA 41 and 42 are otherwise dismissed.

The Board may be spoken to should any matters arise respecting the implementation of this Order.



SECRETARY

If there is an attachment referred to in this document,
please visit www.elfo.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.elfo.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Attachment 1



Attachment 2

AMENDMENT NO. 51 TO THE TOWN OF AJAX OFFICIAL PLAN

(1) Purpose of the Amendment

The purpose of this Amendment is to permit, in accordance with Section 8.C.3.3 of the Durham Regional Official Plan and as a result of the completion of a Municipal Comprehensive Review of the Durham Regional Official Plan (ROPA 128) and the Town of Ajax Official Plan (OPAs 41 and 42), a commercial mixed-use development including retail and service uses within the "Prestige Employment" designation subject to area specific land use and urban design requirements and to redesignate portions of an existing woodlot, as well as future woodlot compensation areas, wetland buffers and wetland areas on the Subject Lands from "Prestige Employment" to "Environmental Protection" for dedication to the Town of Ajax.

(2) Location

This Amendment applies to the Subject Lands described as Parts 11, 12, 13 and 15 of Plan 40R-28659, Town of Ajax, Regional Municipality of Durham, municipally known as 1 Rossland Road East as shown on Schedule 'A' attached hereto.

(3) Basis of the Amendment

2334193 Ontario Limited, the owner of the Subject Lands, filed appeals to the Ontario Municipal Board of Region of Durham Official Plan Amendment 128 (ROPA 128) and Town of Ajax Official Plan Amendments 41 and 42 (OPAs 41 and 42), which were completed by the Region and Town, respectively, following a municipal comprehensive review exercise. Subsequently, Belmont Equity Partners Inc., with the land owner's authorization, submitted Official Plan Amendment and Zoning By-law Amendment applications, with supporting documentation, to permit a commercial mixed-use development including retail stores, service commercial uses and prestige employment uses through an area-specific policy within the "Prestige Employment" designation.

This amendment permits the development of approximately 11,000 sq. m of gross leasable floor area on approximately 3.84 net hectares, encompassing retail, service commercial and prestige employment uses.

In addition, portions of the existing woodlot as well as the future woodlot compensation areas, wetland buffers and wetland areas on the Subject Lands will be dedicated to the Town of Ajax after being redesignated from "Prestige Employment" to "Environmental Protection".

This amendment maintains the goals and objectives of the Town of Ajax Official Plan and has been reviewed against the policies of the Town of Ajax Official Plan and the Durham Regional Official Plan.

Studies/Reports that were completed to support this amendment include:

- A Planning Justification Report (prepared by: Zelinka Priamo Ltd.)
- A Transportation Impact Study (prepared by: LEA Consulting Ltd.)
- A Functional Servicing and Stormwater Management Report (prepared by: Sabourin Kimble & Associates Ltd.)
- An Environmental Impact Study (prepared by: MMM Group Limited)
- A Supermarket Market Demand and Impact Analysis (prepared by: urbanMetrics Inc.)
- Employment Area Impact Analysis (prepared by: urbanMetrics Inc.)
- A Phase I Environmental Site Assessment (prepared by: exp Services Inc.)
- A Phase II Environmental Site Assessment (prepared by: exp Services Inc.)
- A Letter of Reliance (prepared by: exp Services Inc.)

(4) The Actual Amendment

The Town of Ajax Official Plan is hereby amended as follows:

The first paragraph of Section 6.18 of Proposed Official Plan Amendment No. 42 is deleted in its entirety and replaced with the following:

"6.18 Lands bound by Audley Road, Alexander's Crossing, Kerrison Drive, and a line located approximately 250 metres south of Kingston Road, and the lands located on the east side of Harwood Avenue, west of the CPR tracks, north of the point where realigned Harwood Avenue intersects with Old Harwood Avenue, to the southerly limit of the Mixed Commercial Corridor designation that abuts Taunton Road:"

Section 6.0 Area Specific Policies of the Town of Ajax Official Plan is hereby amended by adding the following new subsection, as follows:

"6.23 Lands located in the general vicinity of the southeast corner of Harwood Avenue and Rossland Road:

- a) Description – A mixed-use commercial development with retail uses in conjunction with Prestige Employment uses, subject to the policies of Section 6.23.c), may be permitted.
- b) Permitted Uses – In addition to the permitted uses within the Prestige Employment designation, retail uses may be permitted in accordance with Section 6.23.c).
- c) Policies – The following area-specific policies shall apply:

Section 3.3.4i) does not apply.

Automobile dealerships and service stations, which are permitted Prestige Employment uses, shall not be permitted on the subject lands.

Retail uses may be permitted subject to the following:

- i) That generally a minimum of 30% of the total gross floor area of all buildings at full build-out after all development phases shall comprise Prestige Employment uses;
- ii) That the Prestige Employment uses shall be planned to achieve a minimum cumulative employee density of 37 employees per net hectare;
- iii) That retail uses serve a segment in the market place that is not adequately served in the Town, serve the surrounding employment area, are an integral component of the overall development, and do not adversely impact the planned function of designated commercial sites identified in the Town of Ajax Official Plan;
- iv) That no supermarket use exceed a gross leasable floor area of approximately 5,000 sq. m and any other individual retail use shall not exceed 2,000-sq. m.;
- v) That the proposed development does not adversely affect the planned function of the surrounding employment area and the capacity of the surrounding area to be developed for Employment Area uses;
- vi) That the road network in proximity to the site can accommodate the projected vehicular traffic volumes generated from the proposed development;
- vii) At least one building abutting Rossland Road and at least one building abutting Harwood Avenue will comprise a minimum building height of two functional storeys. Any other building(s) abutting Rossland Road will have massing comprised of a corner feature with a minimum height of 11.0 m with balance of the building facades at a minimum height of 8.0 m. Any other building(s) abutting Harwood Avenue will have massing comprised of a corner feature with a minimum height of 9.0 m with the balance of the building facades at a minimum height of 7.0 m. For the purposes of this policy, building height will be measured from finished grade at the customer entrance near the street to the top of the building parapet;
- viii) That in addition to the urban design policies applicable to Employment Areas outlined in Section 2.5 entitled Built Environment, the following policies shall also apply to any building abutting Rossland Road or Harwood Avenue:
 - Façade Articulation – for a building façade visible from a public street, articulation will be provided through architectural treatments such as a variation of materials, roof heights and/or piers and projections. Facades with customer entrances will also include architectural treatments such as windows, canopies, awnings and entry areas;

- Entrances – at least one customer entrance or patio will be on or within 3 m of the street facing wall of each building;
- Windows – 60 percent of the length of the building façade facing and directly abutting the public street will be transparent glass generally between the heights of 0.9 to 2.4 metres above the finished floor elevation; and
- Pedestrian Circulation – a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any buildings with two functional storeys.

ix) That in addition to the urban design policies applicable to Employment Areas outlined in Section 2.5 entitled Built Environment, the following policies shall also apply to all other buildings:

- Façade Articulation – for the principal building façade, articulation will be provided through architectural treatments such as a variation of materials, roof heights, piers, projections, windows, canopies, awnings and/or entry areas; and
- Pedestrian Circulation – a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances."

Schedule 'A-1' Land Use of the Town of Ajax Official Plan is hereby amended to redesignate portions of the existing woodlot, as well as the future woodlot compensation areas, wetland buffers and wetland areas of the Subject Lands from "Prestige Employment" to "Environmental Protection" in accordance with Schedule 'B' attached hereto.

Schedule 'B' Environment of the Town of Ajax Official Plan is hereby amended to redesignate portions of the existing woodlot, as well as the future woodlot compensation areas, wetland buffers and wetland areas of the Subject Lands from "Built Environment" to "Environmental Protection" in accordance with Schedule 'C' attached hereto.

Schedule 'G' Lands Subject to Area Specific Policies of the Town of Ajax Official Plan is hereby amended to delete the reference to Section 6.18 as it applies to the Subject Lands and substituting a reference to Section 6.23 therefor in accordance with Schedule 'D' attached hereto.

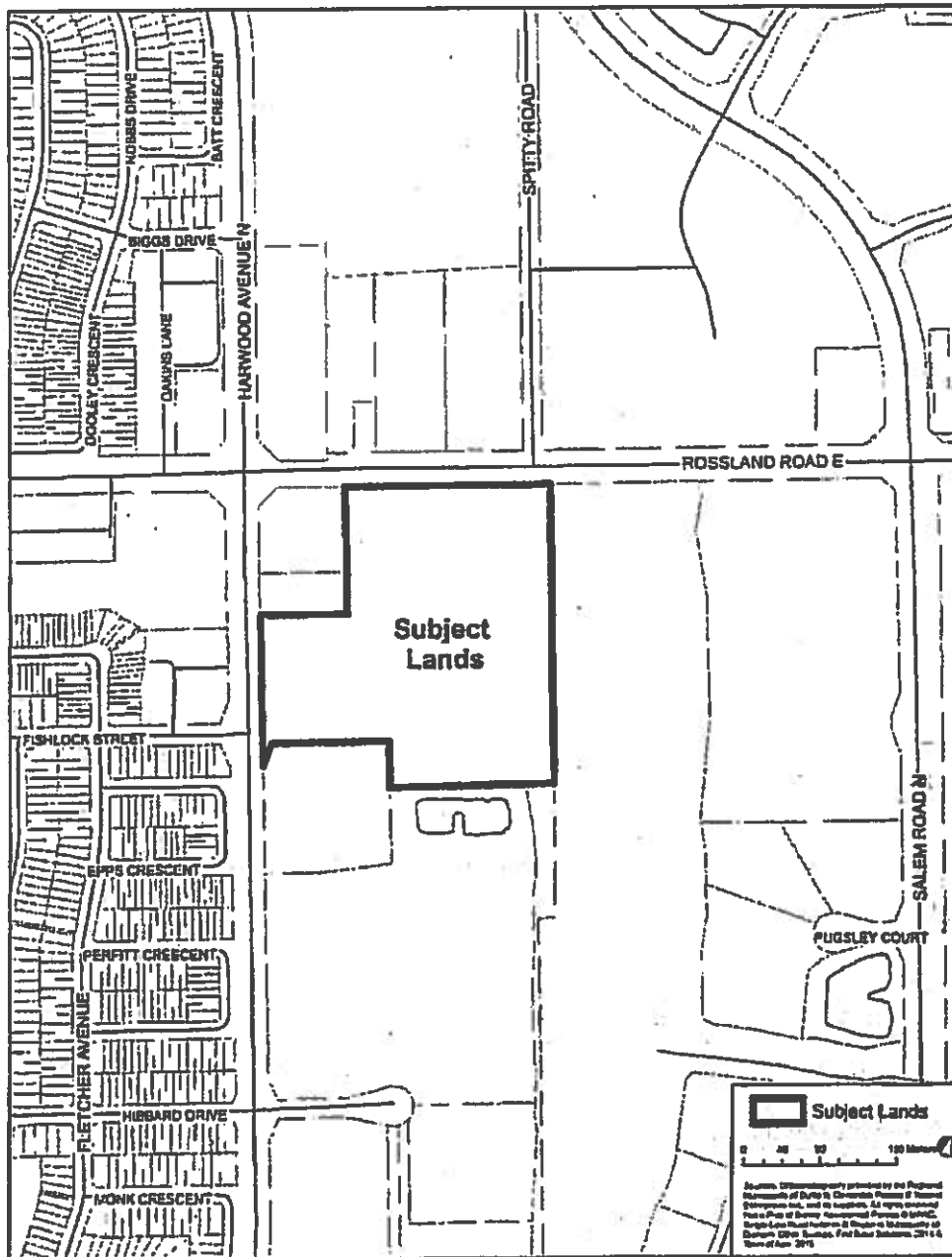
(5) Implementation

The provisions set forth in the Town of Ajax Official Plan regarding the implementation of the Plan shall apply to this Amendment.

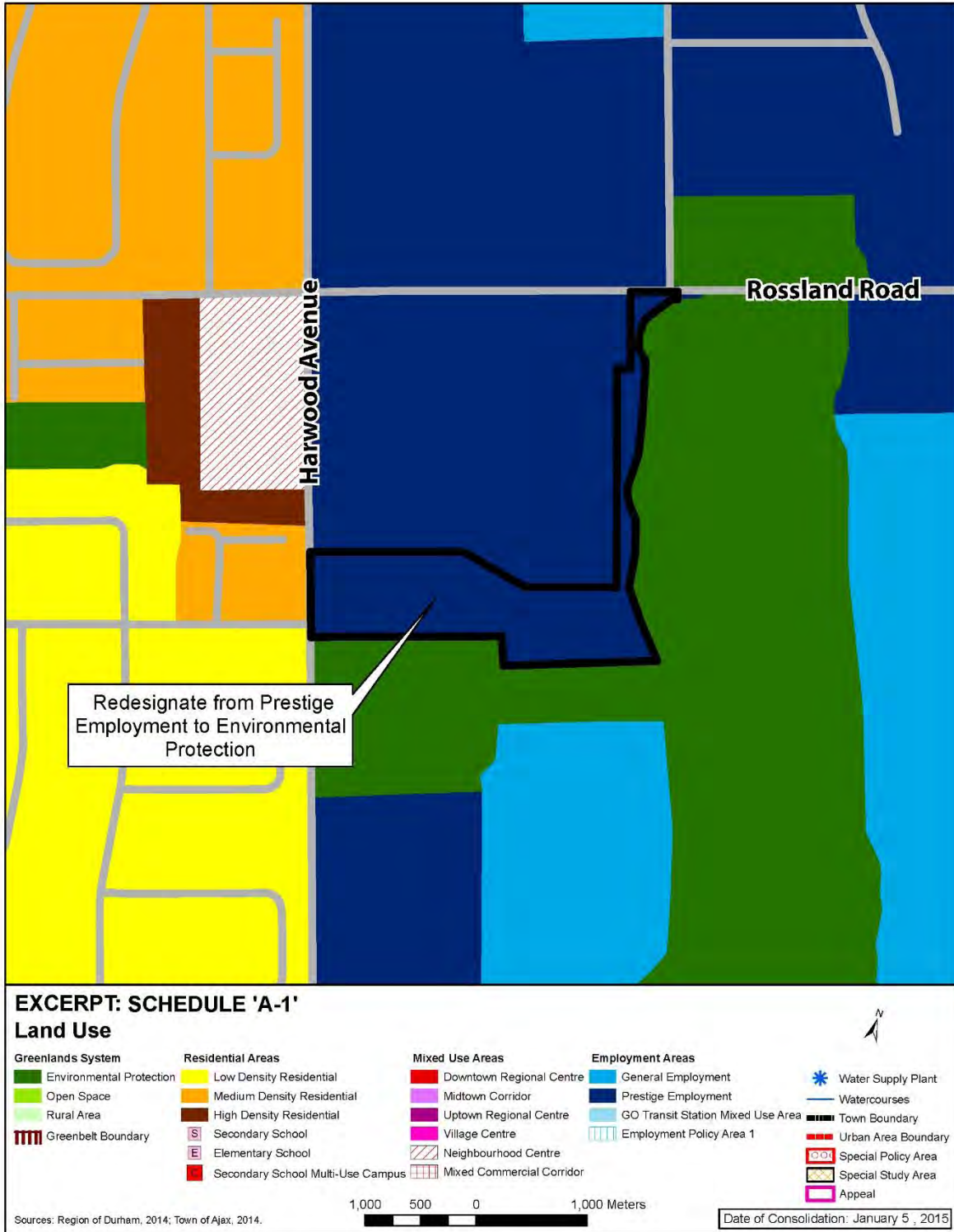
(6) Interpretation

The provisions set forth in the Town of Ajax Official Plan that are not in conflict with this Amendment shall continue to apply.

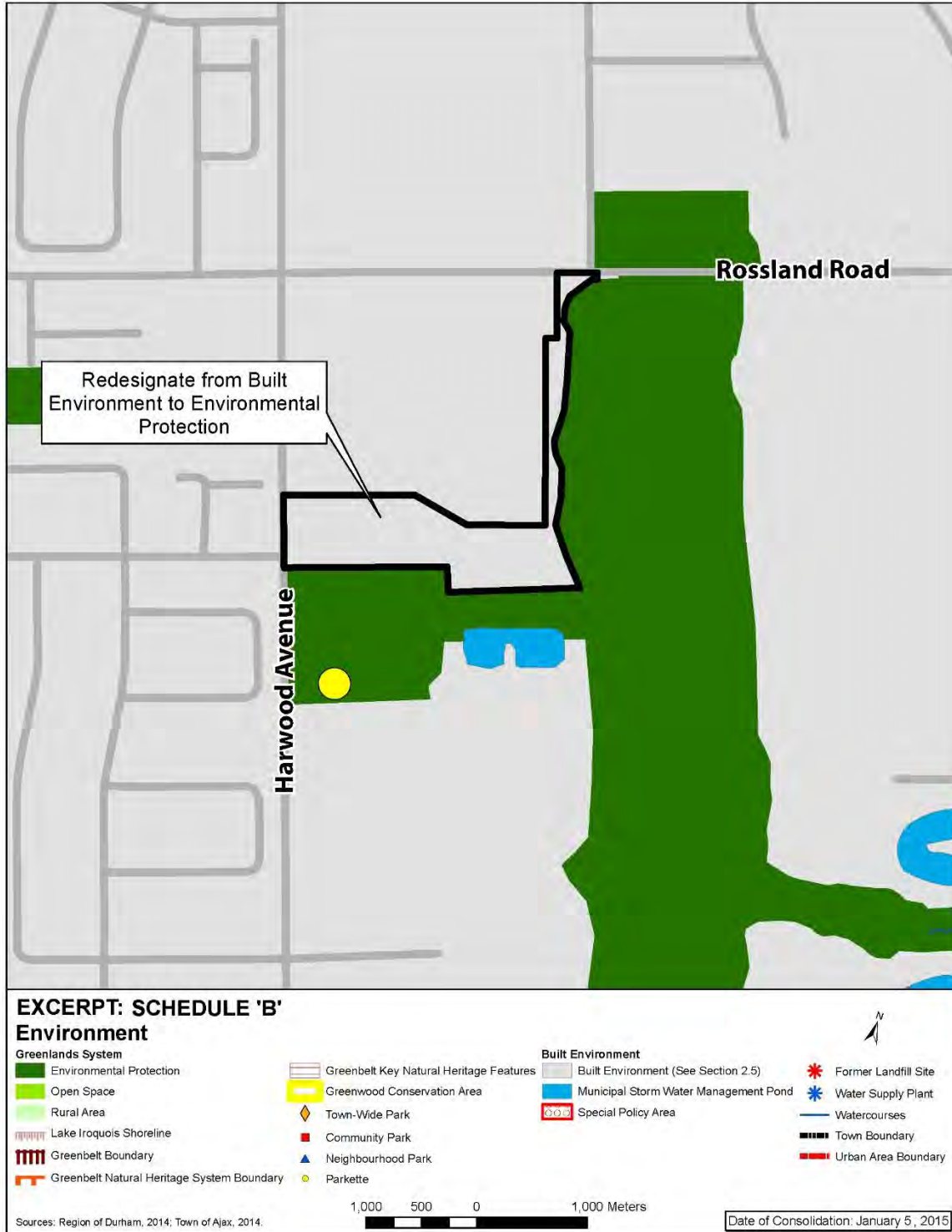
SCHEDULE 'A'
To Amendment No.51
To The Town of Ajax Official Plan



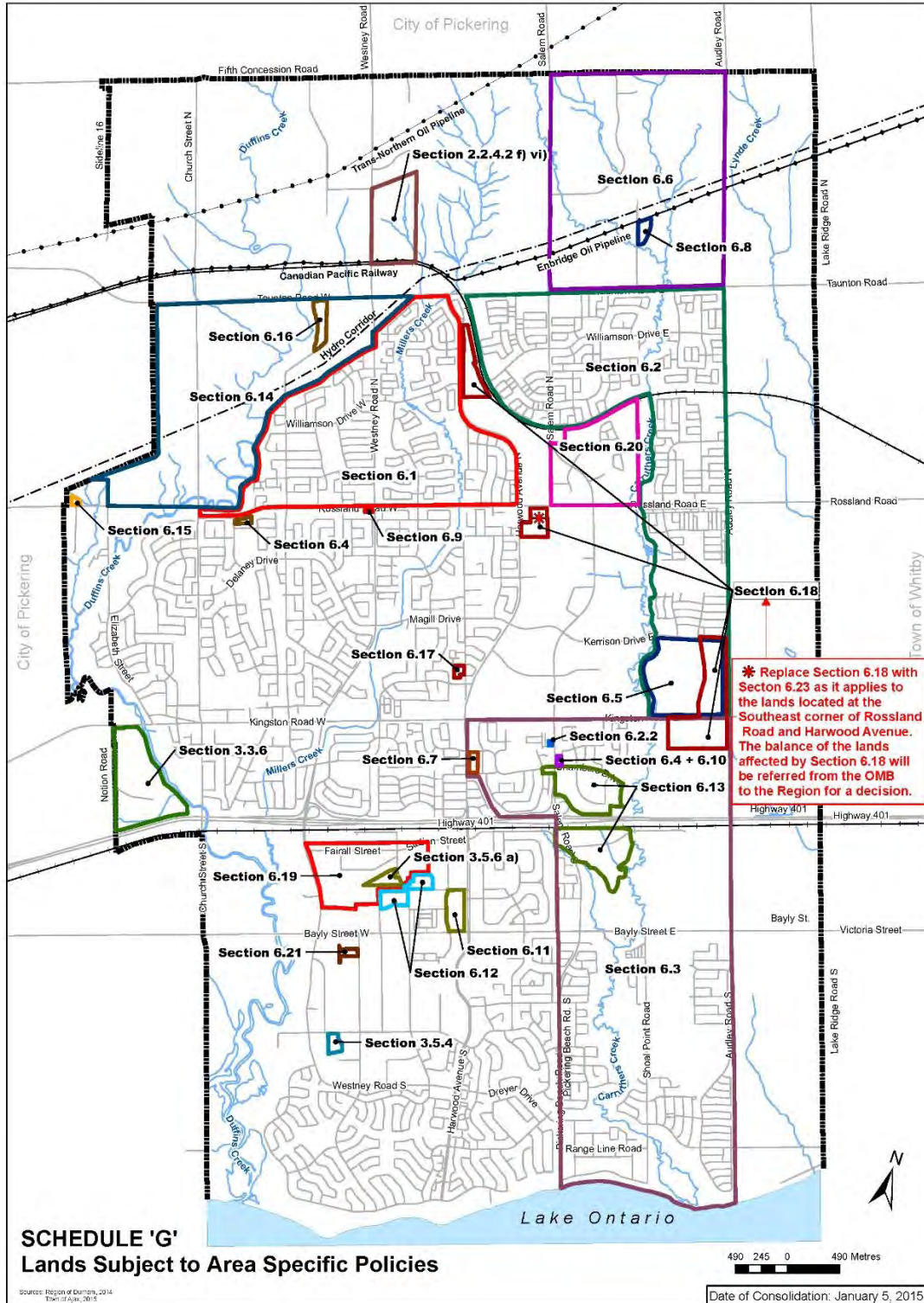
SCHEDULE 'B'
To Amendment No.51
To The Town of Ajax Official Plan
Excerpt of Schedule 'A-1' Land Use



SCHEDULE 'C'
To Amendment No.51
To The Town of Ajax Official Plan
Excerpt of Schedule 'B' Land Use



SCHEDULE 'D'
To Amendment No.51
To The Town of Ajax Official Plan



MINUTES OF SETTLEMENT

THIS AGREEMENT dated this 28th day of September, 2015

BETWEEN:

THE CORPORATION OF THE TOWN OF AJAX
("Town")

- and -

TORONTO REGION CONSERVATION AUTHORITY
("TRCA")

- and -

BELMONT EQUITY PARTNERS INC.
("Belmont")

- and -

2334193 ONTARIO LIMITED
("233")

WHEREAS:

233's Appeals of Town OPA 41 and OPA 42

- A. 233 is the owner of approximately 50.18 acres of land, municipally known as 0 Harwood Avenue North and 575 Harwood Avenue North, located at the southeast corner of Rösslarid Road East and Harwood Avenue North in the Town of Ajax (the "233 Lands"), and shown on the attached Schedule "A";
- B. On June 28, 2010, the Town adopted Official Plan Amendment No. 41 ("OPA 41") and Official Plan Amendment No. 42 ("OPA 42") which, together, were an outcome of the Town's Official Plan review that was intended to bring the Town's Official Plan into conformity with, among other things, the Growth Plan for the Greater Golden Horseshoe and the Durham Regional Official Plan, including Regional Official Plan Amendment No. 128 ("ROPA 128");
- C. On July 8, 2010, the Town sent OPA 41 and OPA 42 to the Region of Durham, for approval, in accordance with the requirements of the *Planning Act*, as amended;
- D. The Region did not issue a decision within the prescribed statutory time frame and, on March 1, 2011, 233 (formerly HDP Canada Industrial Fund I GP, Inc.)



appealed OPA 41 and OPA 42 to the Ontario Municipal Board ("OMB"), pursuant to subsection 17(40) of the *Planning Act*, as amended (the "233 Appeals");

- E. Subsequently, at the request of the Town, and in an effort to facilitate the resolution of various other appeals of OPA 41 and the coming into force of various parts of OPA 41 and OPA 42, 233 agreed to scope its appeals of OPA 41 and OPA 42 on the terms set out in Appendix 3 of the OMB's Decision and Order issued November 19, 2014, which terms are shown on the attached Schedule "B";

Belmont Applications Related to a Portion of 233 Lands

- F. On November 7, 2013, 233 entered into a conditional agreement of purchase and sale with Belmont in respect of an approximately 19.5 acre portion of the 233 Lands (the "Belmont Lands"). The Belmont Lands, legally described as Parts 11, 12, 13 and 15 of Plan 40R-28859 and municipally referred to as 1 Rossland Road East (0 Harwood Avenue North), are shown on the attached Schedule "C";
- G. On June 18, 2014, Belmont submitted applications to the Town for an official plan amendment and a zoning by-law amendment (the "Applications") to permit a commercial mixed-use development including retail and services uses, and prestige employment uses, on the Belmont Lands;
- H. On January 28, 2015, Belmont appealed the Applications to the OMB (the "Belmont Appeals") which appeals have been assigned OMB Case No. PL150104;

OMB Consolidates 233 Appeals and Belmont Appeals

- I. On May 8, 2015, the OMB held a prehearing conference for both the 233 Appeals and the Belmont Appeals, at which time:
- (1) the 233 Appeals and the Belmont Appeals (collectively, the "Appeals") were consolidated;
 - (2) the TRCA requested, and was granted, party status to the Appeals;
 - (3) no other individuals, organizations, associations or entities requested party or participant status;
 - (4) the list of parties and participants was therefore finalized as follows:
 - (A) Parties: 233 / Belmont, Town, Region of Durham, TRCA
 - (B) Participants: None
 - (5) the Procedural Order for the hearing was finalized; and



- (6) the OMB established a date and time for a potential settlement hearing, being August 24, 2015 at 10am at the Town of Ajax municipal offices. The parties and the Board subsequently agreed to reschedule this date to October 20, 2015.
- J. The Appeals are scheduled to be heard by the OMB at a five-day hearing commencing November 23, 2015;
- K. To avoid a contested hearing of the Appeals before the OMB, the Parties to these Minutes of Settlement have had various meetings and discussions to resolve issues, and they have agreed to a resolution of the Appeals on the terms and conditions contained herein;
- L. While not a party to these Minutes of Settlement, the Region of Durham, by its solicitors, has reviewed these Minutes of Settlement and has expressed no objection to the terms contained herein;

NOW THEREFORE, in consideration of the sum of \$1.00 paid by each Party to the other, the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, the Parties hereby agree as follows:

1. The recitals above are true and correct.
2. The following is a list of Schedules to these Minutes of Settlement which shall form part of this agreement:
 - (a) Schedule A: 233 Lands;
 - (b) Schedule B: Appendix 3 of the OMB's Decision and Order Issued November 19, 2014;
 - (c) Schedule C: Belmont Lands;
 - (d) Schedule D: Belmont OPA;
 - (e) Schedule E: Belmont ZBA;
 - (f) Schedule F: Preliminary Concept Site Plan for Belmont Lands; and
 - (g) Schedule G: Letter from TRCA to Town, dated June 5, 2015.
3. On October 20, 2015 (unless otherwise determined by the Board), Belmont will provide expert land use planning evidence to the Board, as required, in support of the Parties' joint request that the Board issue an Order:
 - (a) Allowing the Belmont Appeals in part by:
 - (i) Approving an Official Plan Amendment ("Belmont OPA") for the Belmont Lands, substantially in the form attached as Schedule "D";

- (ii) Approving a Zoning By-law Amendment ("Belmont ZBA") for the Belmont Lands, substantially in the form attached as Schedule "E";
- (b) Allowing the 233 Appeals in part by:
 - (i) With respect to 233's site specific appeal of OPA 41 and OPA 42, as defined on Schedule "B":
 - (A) Modifying and approving OPA 42 item (4)(iv) (new section number 3.3.4(f)) as it relates to the 233 Lands such that, for the 233 Lands, section 3.3.4(f) of the Town's Official Plan, shall state:

 The maximum gross floor area of an industrial or office use to be used as a showroom and/or for the retail or wholesale sale of products either manufactured, processed, assembled, or warehoused on the premises shall generally not exceed 20% of the total gross floor area of the building or unit, to a maximum of 500 square metres.
 - (B) And otherwise dismissing 233's site specific appeal of OPA 41 and OPA 42;
 - (ii) And with respect to 233's policy specific appeal of Section 6.18 of OPA 42, as defined on Schedule "B": Recognizing that 233's policy specific appeal of Section 6.18 of OPA 42 is withdrawn such that, pursuant to subsection 17(42.3) of the *Planning Act*, the Region may proceed to make a decision under subsection 17(34) in respect of that part of OPA 42. In this regard, 233's withdrawal of its appeal of Policy 6.18 shall be without prejudice to its rights under subsection 17(36), should the Region make a decision to modify and approve Policy 6.18.
- 4. In accordance with the preliminary Concept Site Plan attached as Schedule "F", Belmont (or the owner of the Belmont Lands) further agrees to:
 - (a) Develop the Belmont Lands generally in accordance with the Concept Site Plan, and as it may be revised and finalized through the site plan approval process;
 - (b) Dedicate and convey to the Town, prior to issuance of a municipal occupancy permit for the first building on the Belmont Lands:
 - (i) an existing woodlot of approximately 2.27 acres;
 - (ii) a wetland and associated buffer of approximately 4.73 acres; and
 - (iii) additional lands of approximately 2.85 acres for future re-naturalization;

which dedications and conveyances ("Land Dedications") shall fully satisfy any parkland dedication (or cash-in-lieu) requirements under the *Planning Act* and the policies of the Town's Official Plan;

- (c) Remove the stub and deceleration lane and restore the boulevard and install curb and sidewalk opposite Fishlock Street on the east side of Harwood Avenue that abuts the Belmont Lands; and
 - (d) Complete or provide, as the case may be, the items outlined in the TROA letter to the Town dated June 5, 2015, which is attached as Schedule "G", and which will be secured in a future site plan agreement.
5. The Town acknowledges that the Land Dedications shall be conveyed subject to the execution of any agreements, and/or the registration of any easements of sufficient size benefitting the Belmont Lands, that may be necessary for development of the Belmont Lands, namely for: (i) any minimum distance/separation requirements of the Ontario Building Code; (ii) the construction and maintenance of an underground storm pipe connection to the existing stormwater pond to the south of the Belmont Lands; (iii) the construction and maintenance and the ongoing conveyance of stormwater flows from the Belmont Lands to an overland swale; and (iv) the construction and maintenance of infiltration galleries.
 6. If the OMB does not issue an Order as contemplated by paragraph 3, the Parties shall co-operate in good faith to amend these Minutes of Settlement, including any Schedules, to reflect any changes made by the OMB, such that the intent of these Minutes of Settlement is preserved.
 7. The Parties agree to act reasonably and in good faith with respect to carrying out the terms of these Minutes of Settlement and in all dealings between the Parties pursuant to these Minutes of Settlement. If any dispute arises between the Parties relating to the application, interpretation, and/or implementation of these Minutes of Settlement or any part thereof, the Parties agree to refer the matter to the OMB for determination in accordance with the Board's jurisdiction and with the spirit and intention of this agreement.
 8. The Parties acknowledge and agree that nothing in these Minutes of Settlement bind or fetter Town Council's discretion until these Minutes of Settlement are approved.
 9. To the extent allowable by law, these Minutes of Settlement shall be binding and endure to the benefit of the Parties, their successors and assigns.
 10. These Minutes may be executed in one or more counterparts, which together shall constitute a complete set of these Minutes, and executed counterparts may be delivered by e-mail or facsimile transmission.
 11. The Parties shall be responsible for their own costs throughout and agree not to request costs against the other in respect of the Appeals.



IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s)
Indicated below:

THE CORPORATION OF THE TOWN OF AJAX

Date: Oct 5, 2015

by its administrator
[Signature]
Name: RONALD J. HAWKSHAW
Title: _____

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

**TORONTO REGION CONSERVATION
AUTHORITY**

Date: _____

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date: _____

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s)
Indicated below:

THE CORPORATION OF THE TOWN OF AJAX

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

**TORONTO REGION CONSERVATION
AUTHORITY**

October 1, 2015

Date:

Kathy Stranks
Name: Kathy Stranks

Title: Senior Manager, Corporate Secretariat

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

KS

IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s) indicated below:

THE CORPORATION OF THE TOWN OF AJAX.

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

**TORONTO REGION CONSERVATION
AUTHORITY**

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date: *October 1, 2015*

Name: *David Kennedy*

Title: *President*

I have authority to bind the Corporation.

Name: *Richard Kennedy*

Title: *Vice President*

I have authority to bind the Corporation.

OMB Case No.: PL110236
PL180104

2334193 ONTARIO LIMITED

Date:

Name: CHAS BROWN

Title: A.S.O.

I have authority to bind the Corporation.

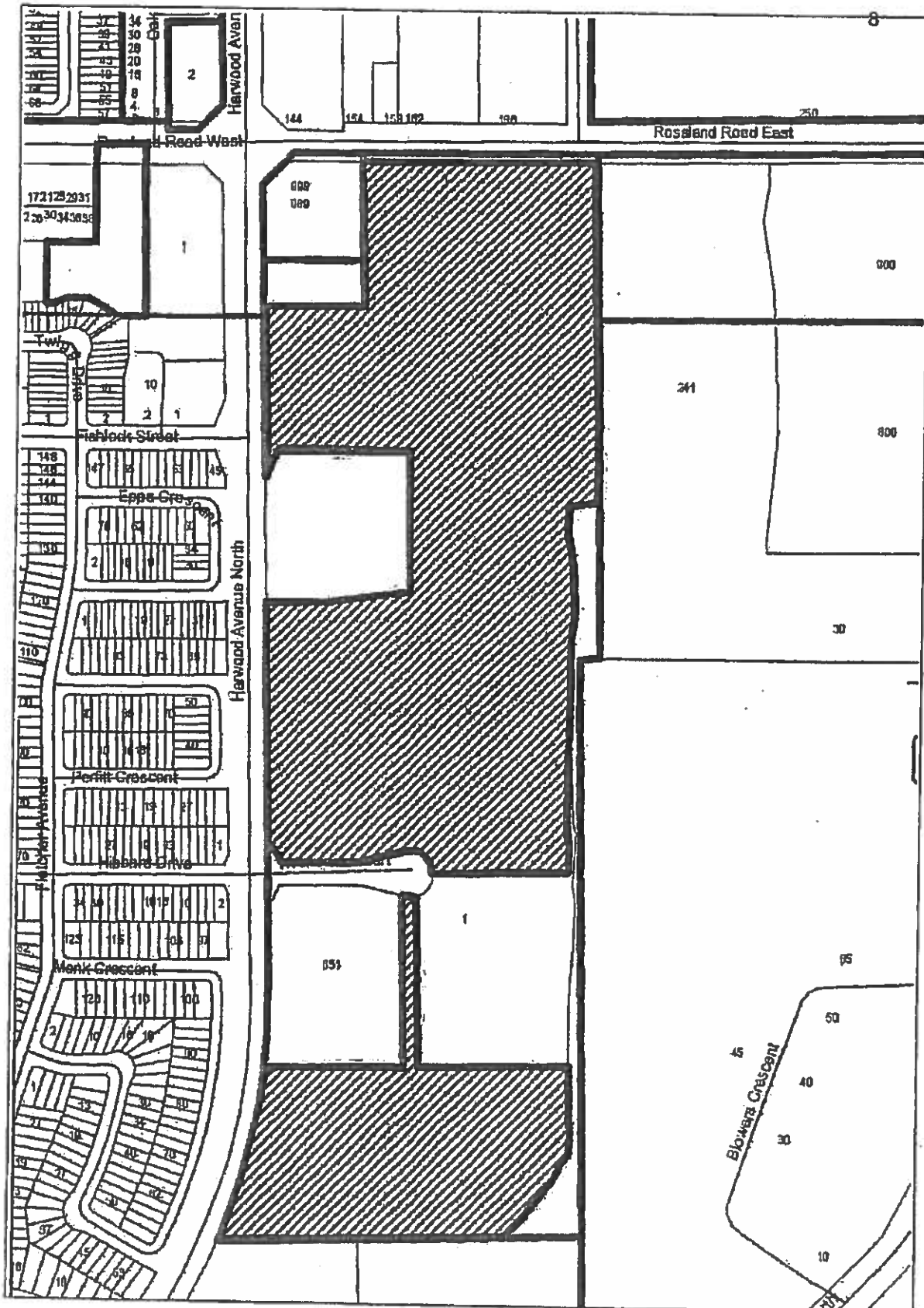
Name:

Title:

I have authority to bind the Corporation.

22907970.4

Schedule "A" to Minutes of Settlement



APPENDIX 3

SITE/POLICY SPECIFIC APPEALS

1. The partial approvals of OPA 41 and OPA 42 and the Site/Policy Specific Appeals as set out in this Attachment are without prejudice to and shall not have the effect of limiting:

- (a) the rights of a party to seek to modify, delete or add to the unapproved policies and schedules in OPA 41 and OPA 42; or
- (b) the jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved policies and schedules in OPA 41 and OPA 42,

on a general, area specific or site-specific basis, as the case may be.

2. To the extent that outstanding site/policy specific appeals have been scoped to allow the within partial approval order to be made, such scoping of the appeals is on the express basis that:

- (a) The Town/Region will not call evidence or make submissions to the Board, that such scoping (and the resultant partial approval order) is, or should be found by the Board to be an admission or acceptance by the parties to the outstanding appeals of the planning merits or the appropriateness of the approved policies and schedules as they may apply throughout the rest of the Town.

Appellant

Appeal

HDP Canada Industrial
Fund I GP Inc. (now
2334193 Ontario Ltd.)

Site Specific Appeal: Appeal of whole of OPA 41 and OPA 42 as they relate to land located in proximity to the southeast corner of Rossland Road East and Harwood Avenue North, Ajax, as identified in Appendix 1 and Appendix 2.

Policy Specific Appeal Section 6.18 of OPA 42 on a Town wide basis.

(20)

Medallion Developments

Site Specific Appeal: Appeal of designation of the Land described as Blocks 123-125, inclusive, and Blocks 84 and 138 Draft Plan 18T-98014 in OPA 41.

Rexall Developments Inc.

Site Specific Appeal: Appeal of designation of the land described as Block 243, Plan 40M-1677, as in OPA 41.

(18)

Schedule "C" to Minutes of Settlement



Schedule "D" to Minutes of Settlement

AMENDMENT NO. 51 TO THE TOWN OF AJAX OFFICIAL PLAN

(1) Purpose of the Amendment

The purpose of this Amendment is to permit, in accordance with Section 8.C.3.3 of the Durham Regional Official Plan and as a result of the completion of a Municipal Comprehensive Review of the Durham Regional Official Plan (ROPA 128) and the Town of Ajax Official Plan (OPAs 41 and 42), a commercial mixed-use development including retail and service uses within the "Prestige Employment" designation subject to area specific land use and urban design requirements and to redesignate portions of an existing woodlot, as well as future woodlot compensation areas, wetland buffers and wetland areas on the Subject Lands from "Prestige Employment" to "Environmental Protection" for dedication to the Town of Ajax.

(2) Location

This Amendment applies to the Subject Lands described as Parts 11, 12, 13 and 15 of Plan 40R-28659, Town of Ajax, Regional Municipality of Durham, municipally known as 1 Rossland Road East as shown on Schedule 'A' attached hereto.

(3) Basis of the Amendment

2334193 Ontario Limited, the owner of the Subject Lands, filed appeals to the Ontario Municipal Board of Region of Durham Official Plan Amendment 128 (ROPA 128) and Town of Ajax Official Plan Amendments 41 and 42 (OPAs 41 and 42), which were completed by the Region and Town, respectively, following a municipal comprehensive review exercise. Subsequently, Belmont Equity Partners Inc., with the land owner's authorization, submitted Official Plan Amendment and Zoning By-law Amendment applications, with supporting documentation, to permit a commercial mixed-use development including retail stores, service commercial uses and prestige employment uses through an area-specific policy within the "Prestige Employment" designation.

This amendment permits the development of approximately 11,000 sq. m of gross leasable floor area on approximately 3.84 net hectares, encompassing retail, service commercial and prestige employment uses.

In addition, portions of the existing woodlot as well as the future woodlot compensation areas, wetland buffers and wetland areas on the Subject Lands will be dedicated to the Town of Ajax after being redesignated from "Prestige Employment" to "Environmental Protection".

(570)

This amendment maintains the goals and objectives of the Town of Ajax Official Plan and has been reviewed against the policies of the Town of Ajax Official Plan and the Durham Regional Official Plan.

Studies/Reports that were completed to support this amendment include:

- A Planning Justification Report (prepared by: Zelinka Priamo Ltd.)
- A Transportation Impact Study (prepared by: LEA Consulting Ltd.)
- A Functional Servicing and Stormwater Management Report (prepared by: Sabourin Kimble & Associates Ltd.)
- An Environmental Impact Study (prepared by: MMM Group Limited)
- A Supermarket Market Demand and Impact Analysis (prepared by: urbanMetrics Inc.)
- Employment Area Impact Analysis (prepared by: urbanMetrics Inc.)
- A Phase I Environmental Site Assessment (prepared by: exp Services Inc.)
- A Phase II Environmental Site Assessment (prepared by: exp Services Inc.)
- A Letter of Reliance (prepared by: exp Services Inc.)

(4) The Actual Amendment

The Town of Ajax Official Plan is hereby amended as follows:

The first paragraph of Section 6.18 of Proposed Official Plan Amendment No. 42 is deleted in its entirety and replaced with the following:

"6.18 Lands bound by Audley Road, Alexander's Crossing, Kerrison Drive, and a line located approximately 250 metres south of Kingston Road, and the lands located on the east side of Harwood Avenue, west of the CPR tracks, north of the point where realigned Harwood Avenue intersects with Old Harwood Avenue, to the southerly limit of the Mixed Commercial Corridor designation that abuts Taunton Road;"

Section 6.0 Area Specific Policies of the Town of Ajax Official Plan is hereby amended by adding the following new subsection, as follows:

"6.23 Lands located in the general vicinity of the southeast corner of Harwood Avenue and Rossland Road:

- a) Description – A mixed-use commercial development with retail uses in conjunction with Prestige Employment uses, subject to the policies of Section 6.23.c), may be permitted.
- b) Permitted Uses – In addition to the permitted uses within the Prestige Employment designation, retail uses may be permitted in accordance with Section 6.23.c).
- c) Policies – The following area-specific policies shall apply:

Section 3.3.4i) does not apply.

PA

Automobile dealerships and service stations, which are permitted Prestige Employment uses, shall not be permitted on the subject lands.

Retail uses may be permitted subject to the following:

- i) That generally a minimum of 30% of the total gross floor area of all buildings at full build-out after all development phases shall comprise Prestige Employment uses;
- ii) That the Prestige Employment uses shall be planned to achieve a minimum cumulative employee density of 37 employees per net hectare;
- iii) That retail uses serve a segment in the market place that is not adequately served in the Town, serve the surrounding employment area, are an integral component of the overall development, and do not adversely impact the planned function of designated commercial sites identified in the Town of Ajax Official Plan;
- iv) That no supermarket use exceed a gross leasable floor area of approximately 5,000 sq. m and any other individual retail use shall not exceed 2,000-sq. m.;
- v) That the proposed development does not adversely affect the planned function of the surrounding employment area and the capacity of the surrounding area to be developed for Employment Area uses;
- vi) That the road network in proximity to the site can accommodate the projected vehicular traffic volumes generated from the proposed development;
- vii) At least one building abutting Rossland Road and at least one building abutting Harwood Avenue will comprise a minimum building height of two functional storeys. Any other building(s) abutting Rossland Road will have massing comprised of a corner feature with a minimum height of 11.0 m with balance of the building facades at a minimum height of 8.0 m. Any other building(s) abutting Harwood Avenue will have massing comprised of a corner feature with a minimum height of 9.0 m with the balance of the building facades at a minimum height of 7.0 m. For the purposes of this policy, building height will be measured from finished grade at the customer entrance near the street to the top of the building parapet;
- viii) That in addition to the urban design policies applicable to Employment Areas outlined in Section 2.5 entitled Built Environment, the following policies shall also apply to any building abutting Rossland Road or Harwood Avenue:
 - Façade Articulation – for a building façade visible from a public street, articulation will be provided through architectural treatments such as a variation of materials, roof heights and/or piers and projections. Façades with customer entrances will also include architectural treatments such as windows, canopies, awnings and entry areas;

- Entrances – at least one customer entrance or patio will be on or within 3 m of the street facing wall of each building;
 - Windows – 60 percent of the length of the building façade facing and directly abutting the public street will be transparent glass generally between the heights of 0.9 to 2.4 metres above the finished floor elevation; and
 - Pedestrian Circulation – a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any buildings with two functional storeys.
- ix) That in addition to the urban design policies applicable to Employment Areas outlined in Section 2.5 entitled Built Environment, the following policies shall also apply to all other buildings:
- Façade Articulation – for the principal building façade, articulation will be provided through architectural treatments such as a variation of materials, roof heights, piers, projections, windows, canopies, awnings and/or entry areas; and
 - Pedestrian Circulation – a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances."

Schedule 'A-1' Land Use of the Town of Ajax Official Plan is hereby amended to redesignate portions of the existing woodlot, as well as the future woodlot compensation areas, wetland buffers and wetland areas of the Subject Lands from "Prestige Employment" to "Environmental Protection" in accordance with Schedule "B" attached hereto.

Schedule 'B' Environment of the Town of Ajax Official Plan is hereby amended to redesignate portions of the existing woodlot, as well as the future woodlot compensation areas, wetland buffers and wetland areas of the Subject Lands from "Built Environment" to "Environmental Protection" in accordance with Schedule 'C' attached hereto.

Schedule 'G' Lands Subject to Area Specific Policies of the Town of Ajax Official Plan is hereby amended to delete the reference to Section 6.18 as it applies to the Subject Lands and substituting a reference to Section 6.23 therefor in accordance with Schedule 'D' attached hereto.

(5) Implementation

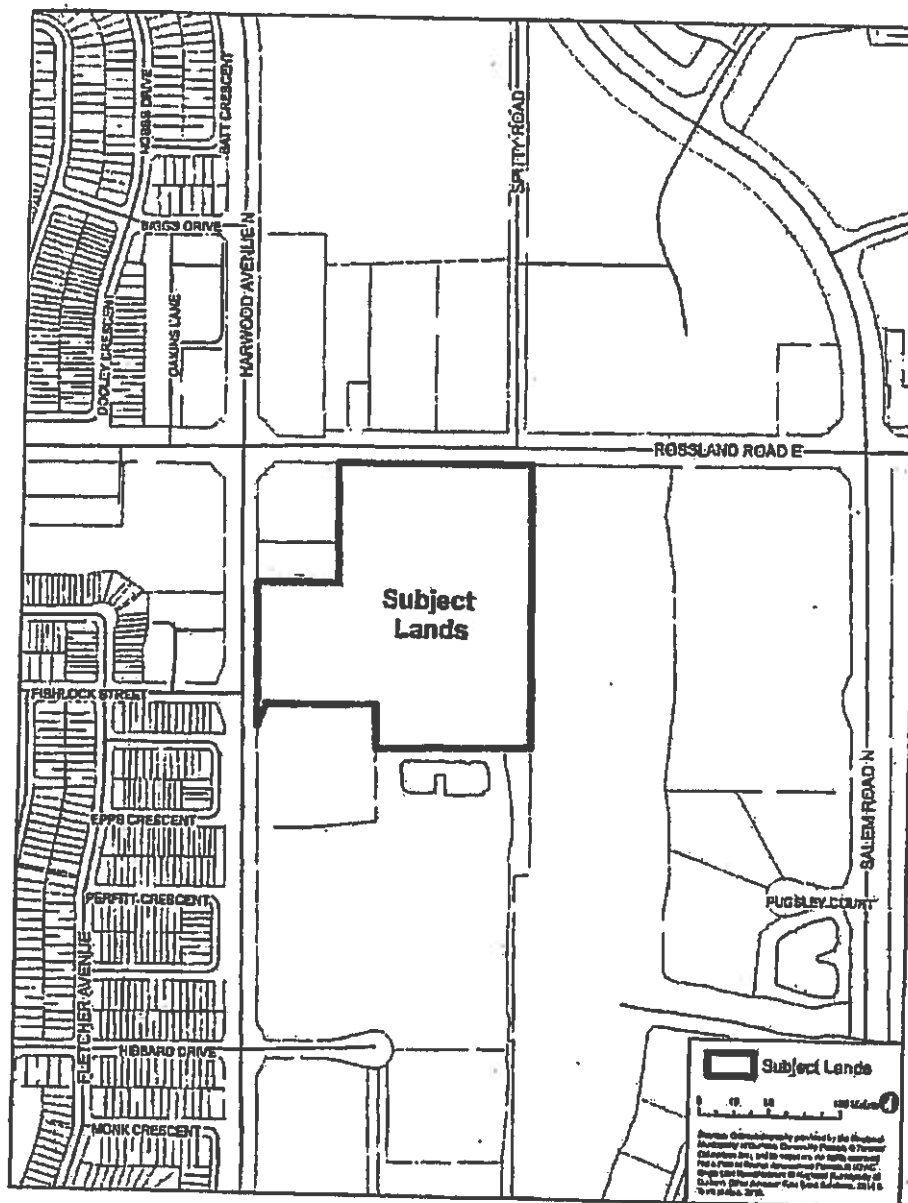
The provisions set forth in the Town of Ajax Official Plan regarding the implementation of the Plan shall apply to this Amendment.

(6) Interpretation

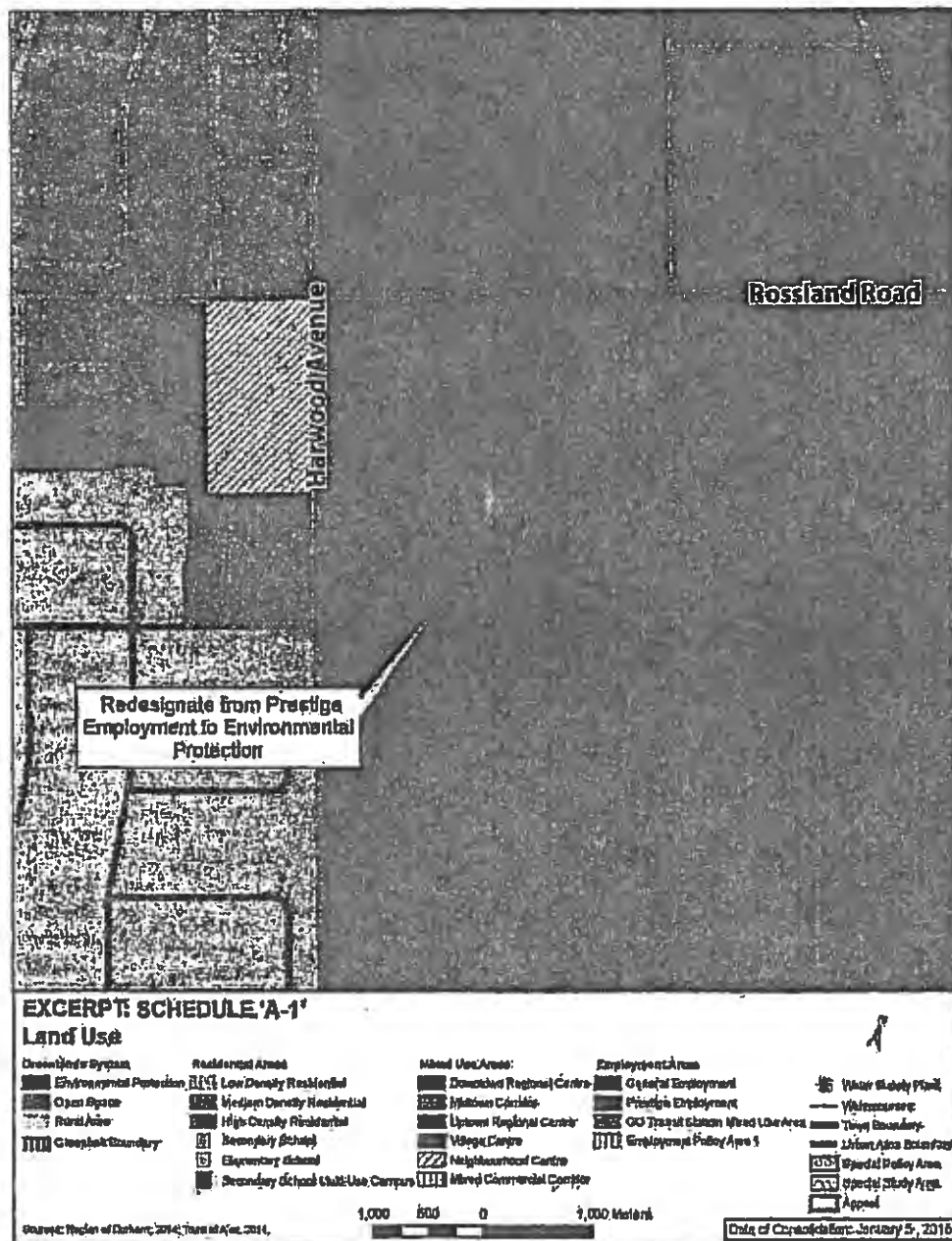
The provisions set forth in the Town of Ajax Official Plan that are not in conflict with this Amendment shall continue to apply.

17

SCHEDULE 'A'
To Amendment No.51
To The Town of Ajax Official Plan

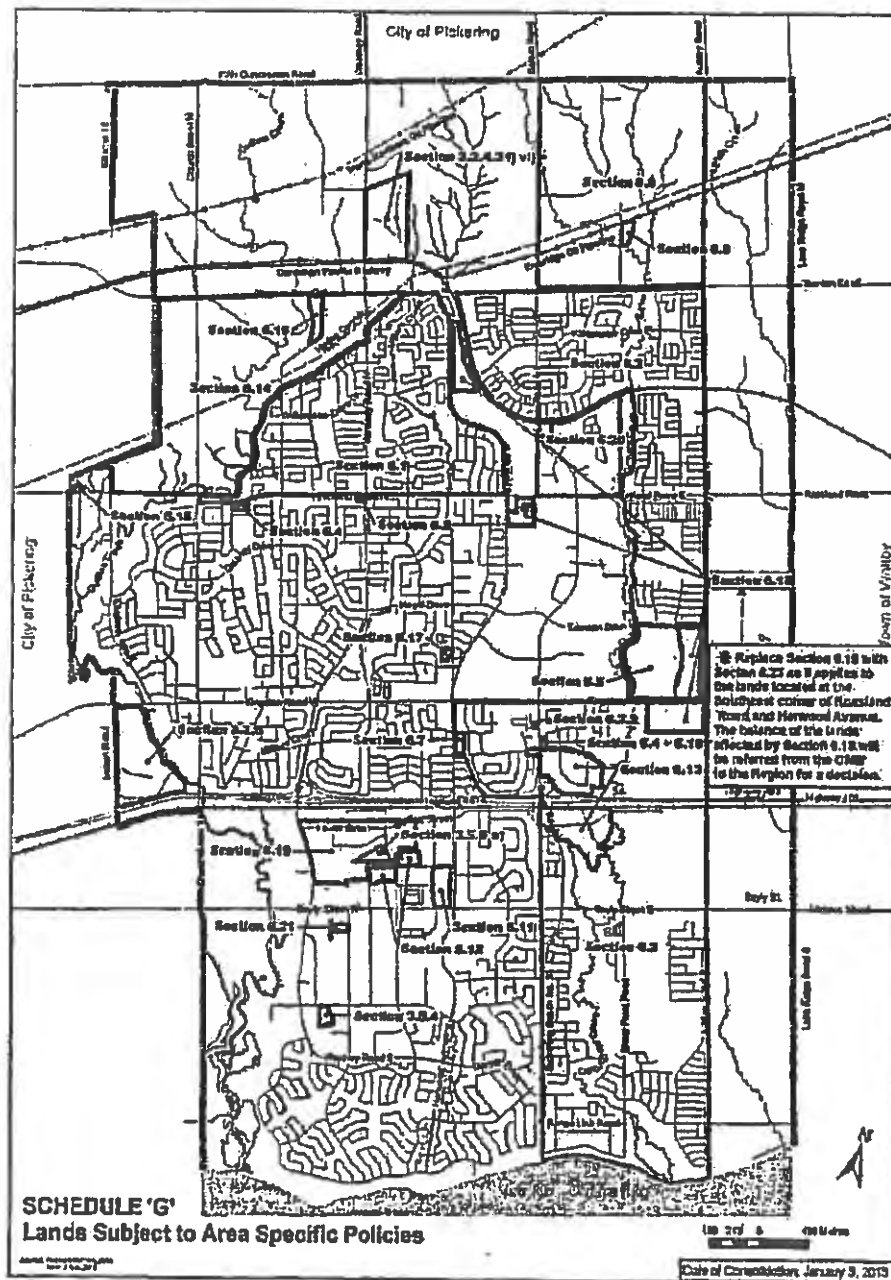


SCHEDULE 'B'
To Amendment No.51
To The Town of Ajax Official Plan
Excerpt of Schedule 'A-1' Land Use





SCHEDULE 'D'
To Amendment No.51
To The Town of Ajax Official Plan



②

OMB ORDER
ZBA 21/09

By-law 51-2016

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: October 23, 2015

CASE NOS.:

PL110236
PL150104

PROCEEDINGS COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellants: HDP Canada Industrial Fund I (now 2334193 Ontario Limited), GP Inc., A & W Food Services of Canada Inc., Medallion Developments (Castlefields) Limited, Ontario Restaurant Hotel & Motel Association; and others

Subject: Failure of the Regional Municipality of Durham to announce a decision respecting Proposed Official Plan Amendment No. OPA #41

Municipality: Town of Ajax
OMB Case No: PL110236
OMB File No: PL110236

PROCEEDINGS COMMENCED UNDER subsection 17(40) of the *Planning Act*, R.S.O.1990, c. P.13, as amended

Appellant: HDP Canada Industrial Fund I, GP Inc. (now 2334193 Ontario Limited)

Subject: Failure of the Regional Municipality of Durham to announce a decision respecting Proposed Official Plan Amendment No. OPA #42

Municipality: Town of Ajax
OMB Case No: PL110236
OMB File No: PL110226

PROCEEDINGS COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:
Subject:

Belmont Equity Partners Inc.
Request to amend the Official Plan - Failure of the
Town of Ajax to adopt the requested amendment
Prestige Employment, General Employment and
Environmental Protection

Existing Designation:

Proposed Designation:

Prestige Employment and Environmental Protection,
with Special Exception "XX"

Purpose:

To permit a commercial mixed-use development
including
retail uses within the Prestige Employment
designation
through modifications to the Town of Ajax Official
Plan and to redesignate the woodlot, woodlot
compensation, wetland buffer and wetland areas of
the Subject Lands from Prestige Employment to
Environmental Protection

Property Address/Description:

1 Rossland Road East

Municipality:

Town of Ajax

Approval Authority File No.:

OPA 09-02

OMB Case No.:

PL150104

OMB File No.:

PL150104

PROCEEDINGS COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Subject:	Belmont Equity Partners Inc. Application to amend Zoning By-law No. 95-2003 - Refusal or neglect of the Town of Ajax to make a decision
Existing Zoning:	Prestige Employment Holding, Prestige Employment and Agricultural, Special Exception 87
Proposed Zoning:	Prestige Employment, Open Space and Environmental Protection, with Special Exception "XX"
Purpose:	To permit a commercial mixed-use development
Property Address/Description:	1 Rossland Road East
Municipality:	Town of Ajax
Municipal File No.:	Z1/09
OMB Case No.:	PL150104
OMB File No.:	PL150105

BEFORE:R. ROSSI
MEMBERTuesday, the 20th

day of October, 2015

THESE MATTERS having come before the Board for hearing on October 20, 2015;**AND THE BOARD** having heard from the parties that they have reached a mutually satisfactory resolution with respect to the matters before the Board; and having heard land use planning evidence from Jonathan Rodger, MScPI, MCIP, RPP and the submissions of counsel for the parties;

THE BOARD ORDERS:

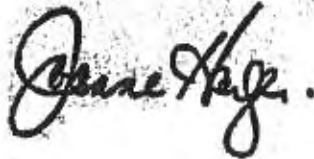
1. The appeals by Belmont Equity Partners Inc., as they relate to the approximately 19.5 acres of land known as 1 Rossland Road East (0 Harwood Avenue North) in the Town of Ajax (the "Belmont Lands") shown on Attachment 1, are allowed, in part, as follows:
 - a. The Official Plan Amendment for the Town of Ajax is amended, set out in Attachment 2; and
 - b. Zoning By-law 95-2003 of the Town of Ajax is amended as set out in Attachment 3. The Clerk of the Town of Ajax is hereby authorized to insert a number in the Zoning Bylaw Amendment.
2. The appeal by HDP Canada Industrial Fund I, GP Inc. (now 2334193 Ontario Limited) ("233") of Official Plan Amendment No. 41 ("OPA 41") and Official Plan Amendment No. 42 ("OPA 42") to the Official Plan of the Town of Ajax is allowed, in part, as follows:
 - a. OPA 42 item 4(iv) (new section number 3.3.4(f)), as it relates to the approximately 50.18 acres of land known as 0 Harwood Avenue North and 575 Harwood Avenue North in the Town of Ajax (the "233 Lands") shown on Attachment 4, is hereby modified, and approved as modified as follows:

The maximum gross floor area of an industrial or office use to be used as a showroom and/or for the retail or wholesale of products either manufactured, processed, assembled, or warehoused on the premises shall generally not exceed 20% of the total gross floor area of the building or unit.
 - b. This modification shall be identified as section 6.24 in the Town's Official Plan.
3. That, with the amendments of the Official Plan Amendment and the Zoning By-law for the Belmont Lands, and on consent of the parties, 233 has withdrawn its outstanding policy-specific appeal of Section 6.18 of OPA 42 such that, pursuant to subsection 17(42.3) of the *Planning Act*, the Region may proceed to make a

decision under subsection 17(34) of the *Planning Act* in respect of that part of OPA 42.

4. That 233's appeals of OPA 41 and 42 are otherwise dismissed.

The Board may be spoken to should any matters arise respecting the implementation of this Order.



SECRETARY

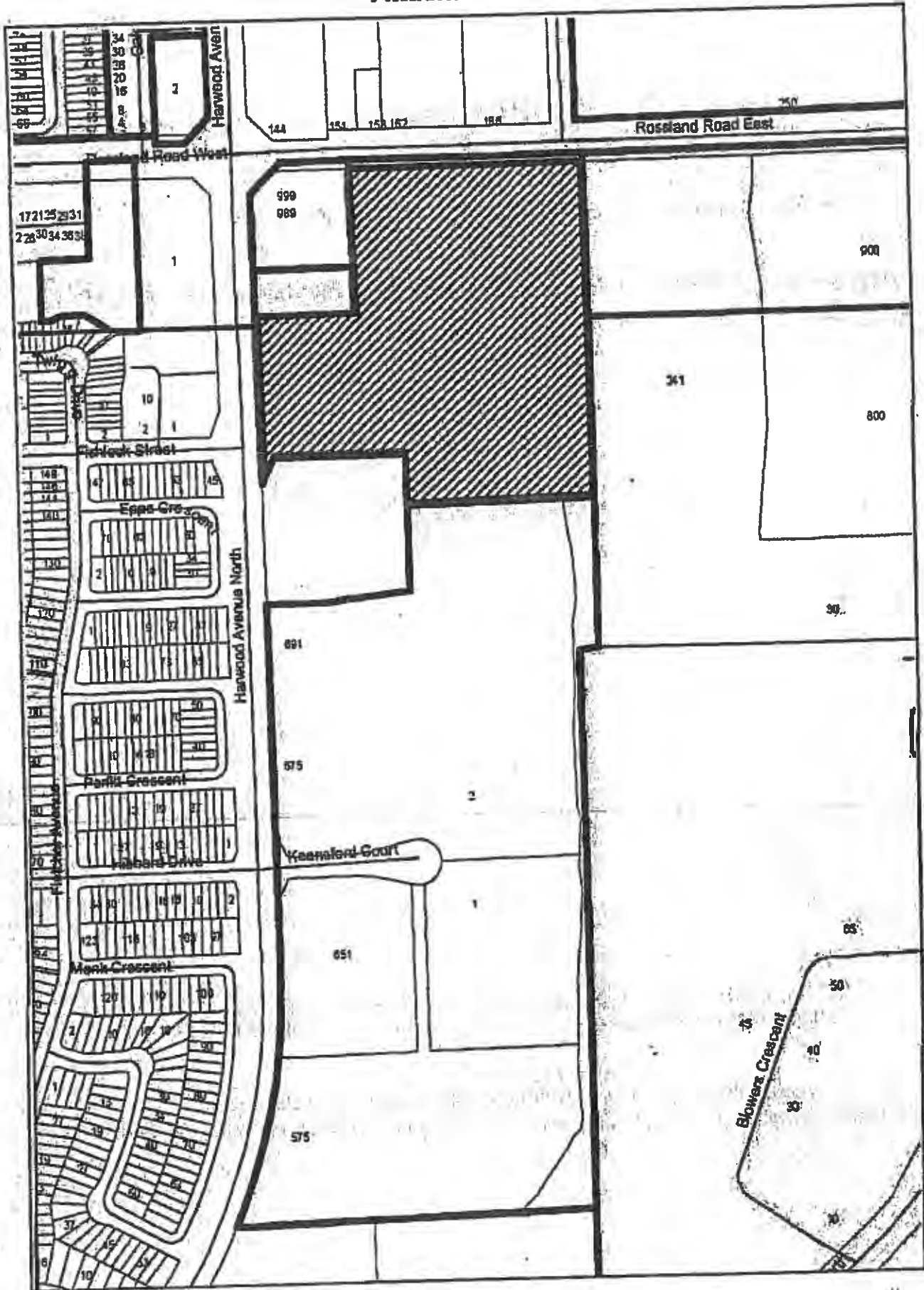
If there is an attachment referred to in this document,
please visit www.eto.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario

Website: www.eto.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Attachment 1



Attachment 3

THE CORPORATION OF THE TOWN OF AJAX BY-LAW NUMBER xx - 2015

A By-law to amend By-law Number 95-2003, as amended to implement Official Plan Amendment No. 51 to the Town of Ajax Official Plan.

WHEREAS authority is granted under Section 34 of the *Planning Act*, R.S.O., 1990, c. P. 13, for the Ontario Municipal Board to amend By-law 95-2003 in accordance with the provisions set out below;

AND WHEREAS agreement with respect to a mixed use commercial centre on the subject lands was reached between the parties, including agreement with respect to the language of this Zoning By-law Amendment which implements Official Plan Amendment No. 51 to the Town of Ajax Official Plan and addresses the appeal filed by Belmont Equity Partners Inc. under subsection 34(11) of the *Planning Act*, from Council's refusal to enact Belmont Equity Partners Inc.'s proposed amendment to Zoning By-law 95-2003 to implement Amendment No. 51 to the Town of Ajax Official Plan (Town File Z1/09; OMB Case Nos. PL110236 and PL150104);

AND WHEREAS the matters hereinafter set forth in this By-law are in conformity with the Official Plans of the Regional Municipality of Durham and the Town of Ajax;

AND WHEREAS the Ontario Municipal Board has allowed Belmont's appeal of Zoning By-law Amendment Application (Z1/09) to amend By-law Number 95-2003, as amended, with respect to the subject lands described as Parts 11, 12, 13 and 15 of Plan 40R-28659, Town of Ajax, Region of Durham, municipally known as 1 Rossland Road East, as identified on Schedule "A" to this By-law;

NOW THEREFORE By-law 95-2003 is amended as follows:

1. That the Zoning Schedule, specifically Maps 18 and 25, attached to and forming part of By-law No. 95-2003, as amended, is hereby further amended by rezoning the lands described as 1 Rossland Road East and identified as "Subject Lands" on Schedule "A" to this By-law from Prestige Employment Holding (PE(H)), Prestige Employment (PE) and Agricultural (A) to Prestige Employment (PE) and Environmental Protection (EP) for the lands shown on Schedule "B" to this By-law.
2. That the Exception Schedule, specifically Maps 18 and 25, attached to and forming part of By-law Number 95-2003, as amended, is hereby further amended to delineate the boundaries of a new Exception 180 and incorporating the attached Schedule "C" to this By-law as part of the Exceptions Schedule of By-law 95-2003.
3. That By-law 95-2003, as amended, is hereby further amended by adding the following Exception 180 to Section 7.1.1, List of Exceptions:

Exception	Zoning	Map	By-law	File Reference
180	PE	18/25	XX-2015	Z1/09
1) Location: 1 Rossland Road East				

- ii) **Legal Description:** Parts 11, 12, 13 and 15 of Plan 40R-28659
- iii) **Interpretation:**

The lands that are subject to this Exception shall be interpreted as one "lot".

The lot lines that abut either Rossland Road or Harwood Avenue shall be deemed as front lot lines, the lot lines along the eastern and southern portion of the subject lands shall be deemed the rear lot lines, and the balance of the lot lines shall be deemed to be interior side lot lines.
- iv) **Additional Uses:**

Retail Store, including a Supermarket

Outdoor Display and Sales Area

Convenience Store

Garden Centre
- v) **Prohibited Uses:**

Motor Vehicle Rental Establishment

Motor Vehicle Sales Establishment

Motor Vehicle Service Centre

Public Storage Facility

Sports Arena

Funeral Home
- vi) **Development Standards:**
 - a) Notwithstanding Sections 4.12, 4.21.1 and 6.4.2 of By-law 95-2003, the following will apply:
 - i) **For Buildings** within 50 metres of Rossland Road and 50 metres of Harwood Avenue:
 - A *Front Yard Building* setback of a minimum of 0.5 metres and a maximum of 6 metres on Rossland Road; and
 - A *Front Yard Building* setback of a minimum of 6 metres and a maximum of 9 metres on Harwood Avenue;
 - ii) At least one *Building* abutting Rossland Road and at least one *Building* abutting Harwood Avenue will comprise a minimum *Building* height of two functional storeys. Any other *Building(s)* abutting Rossland Road will have massing comprised of a corner feature with a minimum height of 11.0 m with the balance of the *Building* facades at a minimum height of 8.0 m. Any other *Building(s)* abutting Harwood Avenue will have massing comprised of a corner feature with a minimum height of 9.0 m with the balance of the *Building* facades at a minimum height of 7.0 m. For the purposes of this development standard, *Building* height will be measured from finished grade at the customer entrance near the street to the top of the *Building* parapet.
 - iii) The following provisions shall apply to any *Building* abutting Rossland Road or Harwood Avenue:

- Entrances: at least one customer entrance or patio will be on or within 3 m of the street facing wall of each *Building*;
- Windows: 60 percent of the length of the *Building* façade facing and directly abutting the public street will be transparent glass between the heights of 0.9 to 2.4 metres above the finished floor elevation;
- Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any *Buildings* with two functional storeys; and

iv) The following provisions shall apply to all other *Buildings*:

- Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances.

Maximum Gross Leasable Floor Area for a Supermarket 5,000 m²

Maximum Gross Leasable Floor Area for a Retail Store excluding a Supermarket 2,000 m²

Maximum Total Gross Leasable Floor Area for Retail Stores 7,700 m²

Minimum Setback from Rear Lot Line: 1.5 m

Minimum Setback from Interior Side Lot Line: 1.5 m

Minimum Landscape Buffer (Rossland Road and Harwood Avenue) 6.0 m between any parking area or drive aisle and any public street.

b) Minimum Loading Space Requirements: Gross Floor Area of Building from 1,000 sq. m up to and including 2,300 sq. m None required

c) Minimum Built Frontage: Rossland Road: 36%
Harwood Avenue: 30%

d) Notwithstanding Section 5.10, no additional parking shall be required for permitted non-retail uses on the second floor of any building.

e) Notwithstanding Section 4.12.1 ii) *Buildings*, sidewalks, *Outdoor Patios* and landscape structures including trellises shall be permitted within the required *Landscape Buffer*.

- f) Sections 4.2 and 5.4 iv) do not apply.
- g) **Drive-Thru:** Any drive-thru queuing lane for a building abutting a public street shall abut a building façade that is the furthest from the public street.
- h) Notwithstanding the Minimum Built Frontage requirement within sub-section (c) above, it is understood that the development may involve a number of phases before it achieves ultimate build-out. As a result, the Minimum Built Frontage contained in this By-law may only be achieved upon the completion of all phases, rather than on a phase-by-phase basis. Accordingly, in instances where the development is proposed to be phased, *Building* phases that individually do not comply with the Minimum Built Frontage requirement within sub-section (c) above, shall be permitted without amendment to the Zoning By-law with respect to the provision regulating Minimum Built Frontage.
- i) The *queuing lane* for a *Drive-thru Restaurant* shall comprise a minimum of 10 vehicle spaces before the service window and a minimum of 1 vehicle space after the service window.

Except as amended herein, all other provisions of By-law 95-2003, as amended, shall apply.

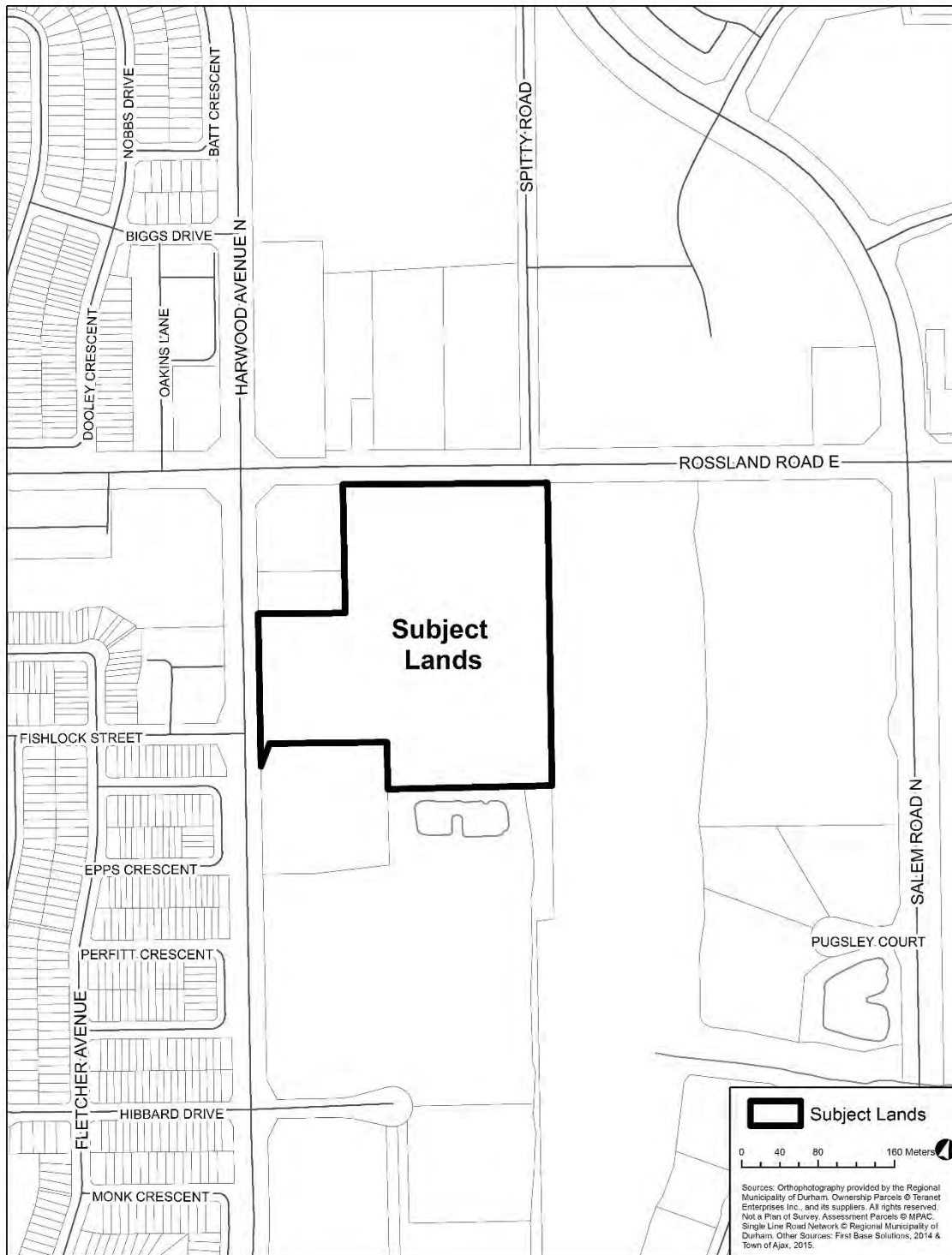
4. By-law Number 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.
5. ENACTED by Order of the Ontario Municipal Board on _____, 2015 (Order No. _____).

EXPLANATORY NOTE TO BY-LAW No. XX-2015

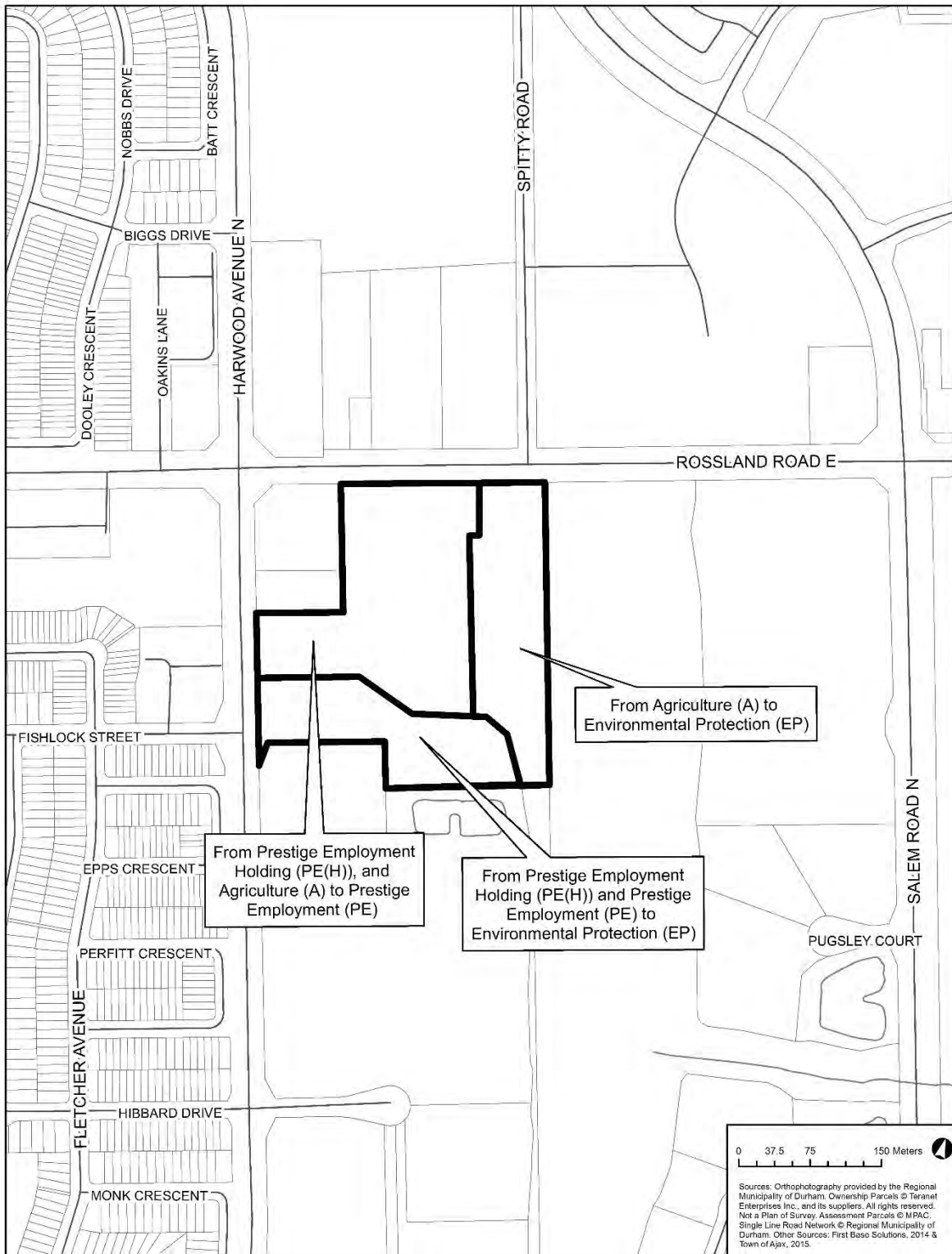
The purpose and effect of this By-law is to permit a mixed use commercial centre.

SCHEDULE "A" to By-Law No. xx-2015

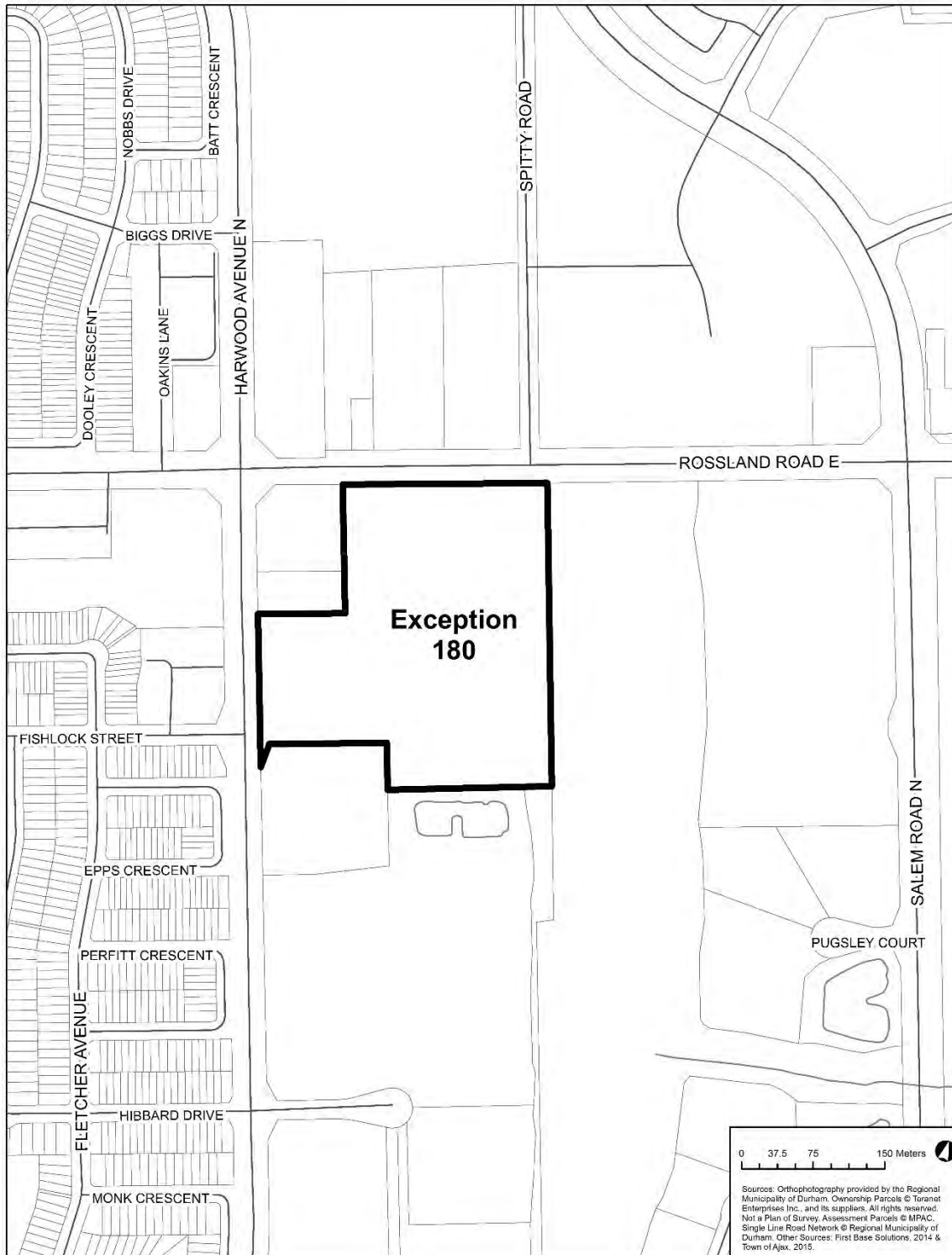
Location Map - Subject Lands



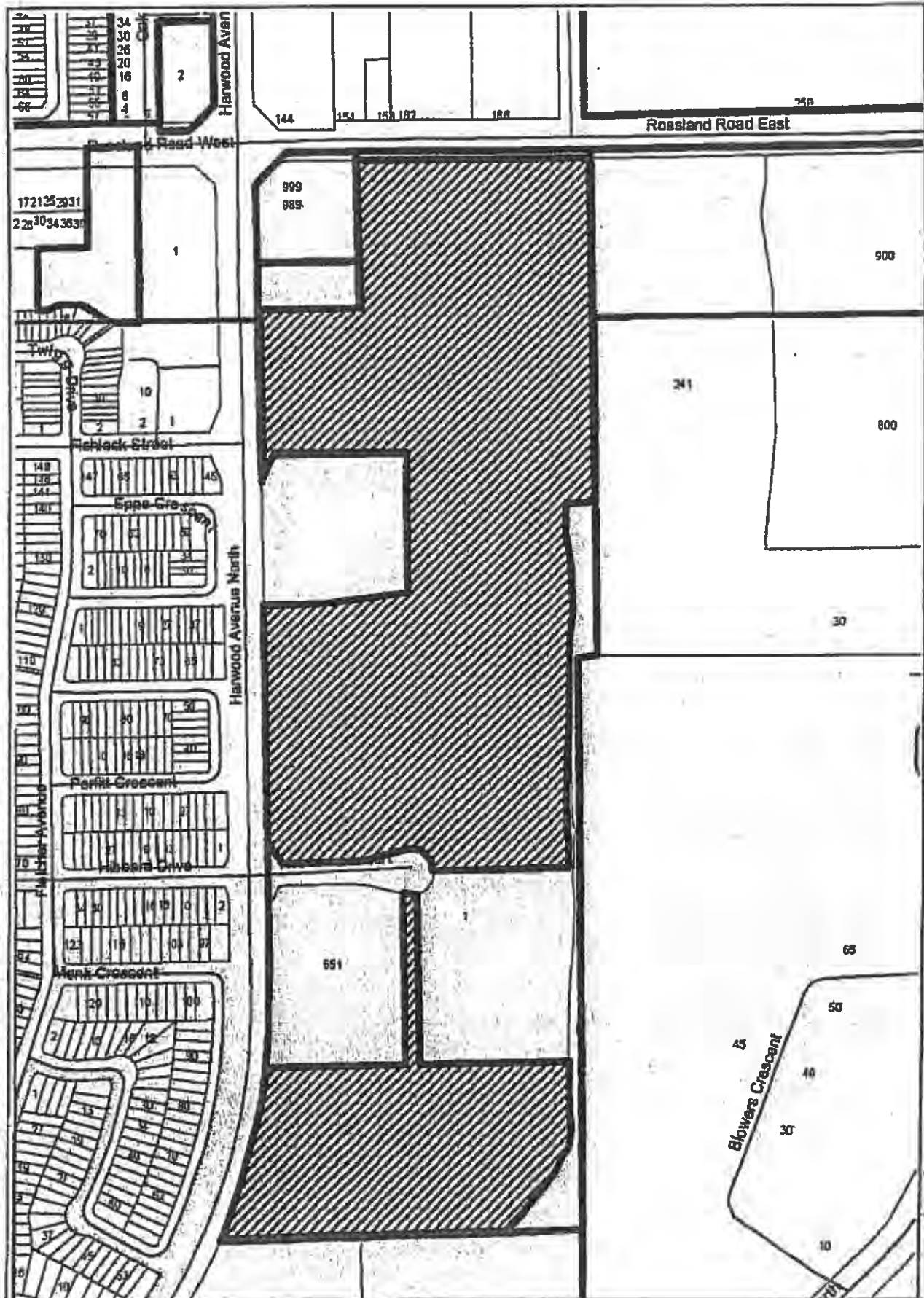
SCHEDULE "B" to By-Law No. xx-2015



SCHEDULE "C" to By-Law No. xx-2015



Attachment 4



MINUTES OF SETTLEMENT

THIS AGREEMENT dated this 28th day of September, 2015.

BETWEEN:

THE CORPORATION OF THE TOWN OF AJAX
("Town")

- and -

TORONTO REGION CONSERVATION AUTHORITY
("TRCA")

- and -

BELMONT EQUITY PARTNERS INC.
("Belmont")

- and -

2334193 ONTARIO LIMITED
("233")

WHEREAS:

233's Appeals of Town OPA 41 and OPA 42

- A. 233 is the owner of approximately 50.18 acres of land, municipally known as 0 Harwood Avenue North and 575 Harwood Avenue North, located at the southeast corner of Rossland Road East and Harwood Avenue North in the Town of Ajax (the "233 Lands"), and shown on the attached Schedule "A";
- B. On June 28, 2010, the Town adopted Official Plan Amendment No. 41 ("OPA 41") and Official Plan Amendment No. 42 ("OPA 42") which, together, were an outcome of the Town's Official Plan review that was intended to bring the Town's Official Plan into conformity with, among other things, the Growth Plan for the Greater Golden Horseshoe and the Durham Regional Official Plan, including Regional Official Plan Amendment No. 128 ("ROPA 128");
- C. On July 8, 2010, the Town sent OPA 41 and OPA 42 to the Region of Durham, for approval, in accordance with the requirements of the *Planning Act*, as amended;
- D. The Region did not issue a decision within the prescribed statutory time frame and, on March 1, 2011, 233 (formerly HDP Canada Industrial Fund I GP, Inc.)

appealed OPA 41 and OPA 42 to the Ontario Municipal Board ("OMB"), pursuant to subsection 17(40) of the *Planning Act*, as amended (the "233 Appeals");

- E. Subsequently, at the request of the Town, and in an effort to facilitate the resolution of various other appeals of OPA 41 and the coming into force of various parts of OPA 41 and OPA 42, 233 agreed to scope its appeals of OPA 41 and OPA 42 on the terms set out in Appendix 3 of the OMB's Decision and Order issued November 19, 2014, which terms are shown on the attached Schedule "B";

Belmont Applications Related to a Portion of 233 Lands

- F. On November 7, 2013, 233 entered into a conditional agreement of purchase and sale with Belmont in respect of an approximately 19.5 acre portion of the 233 Lands (the "Belmont Lands"). The Belmont Lands, legally described as Parts 11, 12, 13 and 15 of Plan 40R-28859 and municipally referred to as 1 Rossland Road East (O Hanwood Avenue North), are shown on the attached Schedule "C";
- G. On June 18, 2014, Belmont submitted applications to the Town for an official plan amendment and a zoning by-law amendment (the "Applications") to permit a commercial mixed-use development including retail and services uses, and prestige employment uses, on the Belmont Lands;
- H. On January 28, 2015, Belmont appealed the Applications to the OMB (the "Belmont Appeals") which appeals have been assigned OMB Case No. PL150104;

OMB Consolidates 233 Appeals and Belmont Appeals

- I. On May 8, 2015, the OMB held a prehearing conference for both the 233 Appeals and the Belmont Appeals, at which time:
- (1) the 233 Appeals and the Belmont Appeals (collectively, the "Appeals") were consolidated;
 - (2) the TRCA requested, and was granted, party status to the Appeals;
 - (3) no other individuals, organizations, associations or entities requested party or participant status;
 - (4) the list of parties and participants was therefore finalized as follows:
 - (A) Parties: 233 / Belmont, Town, Region of Durham, TRCA
 - (B) Participants: None
 - (5) the Procedural Order for the hearing was finalized; and



- (6) the OMB established a date and time for a potential settlement hearing, being August 24, 2015 at 10am at the Town of Ajax municipal offices. The parties and the Board subsequently agreed to reschedule this date to October 20, 2015.

- J. The Appeals are scheduled to be heard by the OMB at a five-day hearing commencing November 23, 2015;
- K. To avoid a contested hearing of the Appeals before the OMB, the Parties to these Minutes of Settlement have had various meetings and discussions to resolve issues, and they have agreed to a resolution of the Appeals on the terms and conditions contained herein;
- L. While not a party to these Minutes of Settlement, the Region of Durham, by its solicitors, has reviewed these Minutes of Settlement and has expressed no objection to the terms contained herein;

NOW THEREFORE, in consideration of the sum of \$1.00 paid by each Party to the other, the receipt and sufficiency of which is hereby acknowledged, and for other good and valuable consideration, the Parties hereby agree as follows:

1. The recitals above are true and correct.
2. The following is a list of Schedules to these Minutes of Settlement which shall form part of this agreement:
 - (a) Schedule A: 233 Lands;
 - (b) Schedule B: Appendix 3 of the OMB's Decision and Order issued November 19, 2014;
 - (c) Schedule C: Belmont Lands;
 - (d) Schedule D: Belmont OPA;
 - (e) Schedule E: Belmont ZBA;
 - (f) Schedule F: Preliminary Concept Site Plan for Belmont Lands; and
 - (g) Schedule G: Letter from TRCA to Town, dated June 5, 2015.
3. On October 20, 2015 (unless otherwise determined by the Board), Belmont will provide expert land use planning evidence to the Board, as required, in support of the Parties' joint request that the Board issue an Order:
 - (a) Allowing the Belmont Appeals in part by:
 - (i) Approving an Official Plan Amendment ("Belmont OPA") for the Belmont Lands, substantially in the form attached as Schedule "D";

- (ii) Approving a Zoning By-law Amendment ("Belmont ZBA") for the Belmont Lands, substantially in the form attached as Schedule "E";
- (b) Allowing the 233 Appeals in part by:
 - (i) With respect to 233's site specific appeal of OPA 41 and OPA 42, as defined on Schedule "B":
 - (A) Modifying and approving OPA 42 item (4)(iv) (new section number 3.3.4(f)) as it relates to the 233 Lands such that, for the 233 Lands, section 3.3.4(f) of the Town's Official Plan, shall state:

The maximum gross floor area of an industrial or office use to be used as a showroom and/or for the retail or wholesale sale of products either manufactured, processed, assembled, or warehoused on the premises shall generally not exceed 20% of the total gross floor area of the building or unit, to a maximum of 500 square metres.
 - (B) And otherwise dismissing 233's site specific appeal of OPA 41 and OPA 42;
 - (ii) And with respect to 233's policy specific appeal of Section 6.18 of OPA 42, as defined on Schedule "B": Recognizing that 233's policy specific appeal of Section 6.18 of OPA 42 is withdrawn such that, pursuant to subsection 17(42.3) of the *Planning Act*, the Region may proceed to make a decision under subsection 17(34) in respect of that part of OPA 42. In this regard, 233's withdrawal of its appeal of Policy 6.18 shall be without prejudice to its rights under subsection 17(36), should the Region make a decision to modify and approve Policy 6.18,
- 4. In accordance with the preliminary Concept Site Plan attached as Schedule "F", Belmont (or the owner of the Belmont Lands) further agrees to:
 - (a) Develop the Belmont Lands generally in accordance with the Concept Site Plan, and as it may be revised and finalized through the site plan approval process;
 - (b) Dedicate and convey to the Town, prior to issuance of a municipal occupancy permit for the first building on the Belmont Lands:
 - (i) an existing woodlot of approximately 2.27 acres;
 - (ii) a wetland and associated buffer of approximately 4.73 acres; and
 - (iii) additional lands of approximately 2.85 acres for future re-naturalization;

which dedications and conveyances ("Land Dedications") shall fully satisfy any parkland dedication (or cash-in-lieu) requirements under the *Planning Act* and the policies of the Town's Official Plan;

- (c) Remove the stub and deceleration lane and restore the boulevard and install curb and sidewalk opposite Fishlock Street on the east side of Harwood Avenue that abuts the Belmont Lands; and
 - (d) Complete or provide, as the case may be, the items outlined in the TRCA letter to the Town dated June 5, 2015, which is attached as Schedule "G", and which will be secured in a future site plan agreement.
5. The Town acknowledges that the Land Dedications shall be conveyed subject to the execution of any agreements, and/or the registration of any easements of sufficient size benefitting the Belmont Lands, that may be necessary for development of the Belmont Lands, namely for: (i) any minimum distance/separation requirements of the Ontario Building Code; (ii) the construction and maintenance of an underground storm pipe connection to the existing stormwater pond to the south of the Belmont Lands; (iii) the construction and maintenance and the ongoing conveyance of stormwater flows from the Belmont Lands to an overland swale; and (iv) the construction and maintenance of infiltration galleries.
 6. If the OMB does not issue an Order as contemplated by paragraph 3, the Parties shall co-operate in good faith to amend these Minutes of Settlement, including any Schedules, to reflect any changes made by the OMB, such that the intent of these Minutes of Settlement is preserved.
 7. The Parties agree to act reasonably and in good faith with respect to carrying out the terms of these Minutes of Settlement and in all dealings between the Parties pursuant to these Minutes of Settlement. If any dispute arises between the Parties relating to the application, interpretation, and/or implementation of these Minutes of Settlement or any part thereof, the Parties agree to refer the matter to the OMB for determination in accordance with the Board's jurisdiction and with the spirit and intention of this agreement.
 8. The Parties acknowledge and agree that nothing in these Minutes of Settlement bind or fetter Town Council's discretion until these Minutes of Settlement are approved.
 9. To the extent allowable by law, these Minutes of Settlement shall be binding and entire to the benefit of the Parties, their successors and assigns.
 10. These Minutes may be executed in one or more counterparts, which together shall constitute a complete set of these Minutes, and executed counterparts may be delivered by e-mail or facsimile transmission.
 11. The Parties shall be responsible for their own costs throughout and agree not to request costs against the other in respect of the Appeals.



IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s)
indicated below:

THE CORPORATION OF THE TOWN OF AJAX

Date: Oct 5, 2013

by [Signature]
Name: RONALD J. HAWKSHAW
Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

**TORONTO REGION CONSERVATION
AUTHORITY**

Date:

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date:

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s) indicated below:

THE CORPORATION OF THE TOWN OF AJAX

Date:

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

TORONTO REGION CONSERVATION AUTHORITY

October 1, 2015

Date:

Kathy Stranks
Name: Kathy Stranks

Title: Senior Manager, Corporate Secretariat

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date:

Name:

Title:

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

IN WITNESS WHEREOF, the Parties have executed these Minutes as of the date(s) indicated below:

THE CORPORATION OF THE TOWN OF AJAX.

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

**TORONTO REGION CONSERVATION
AUTHORITY**

Date:

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

BELMONT EQUITY PARTNERS INC.

Date: October 1, 2015

Name: _____

Title: _____

I have authority to bind the Corporation.

Name: _____

Title: _____

I have authority to bind the Corporation.

OMB Case Nos.: PL110298
PL150104

2334193 ONTARIO LIMITED

Date:

Name: CHLTS [signature]

Title: f.s.o.

I have authority to bind the Corporation.

Name:

Title:

I have authority to bind the Corporation.

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T





APPENDIX 3

SITE/POLICY SPECIFIC APPEALS

1. The partial approvals of OPA 41 and OPA 42 and the Site/Policy Specific Appeals as set out in this Attachment are without prejudice to and shall not have the effect of limiting:

- (a) the rights of a party to seek to modify, delete or add to the unapproved policies and schedules in OPA 41 and OPA 42; or
- (b) the jurisdiction of the Board to consider and approve modifications, deletions or additions to the unapproved policies and schedules in OPA 41 and OPA 42,

on a general, area specific or site-specific basis, as the case may be.

2. To the extent that outstanding site/policy specific appeals have been scoped to allow the within partial approval order to be made, such scoping of the appeals is on the express basis that:

- (a) The Town/Region will not call evidence or make submissions to the Board, that such scoping (and the resultant partial approval order) is, or should be found by the Board to be an admission or acceptance by the parties to the outstanding appeals of the planning merits or the appropriateness of the approved policies and schedules as they may apply throughout the rest of the Town.

Appellant

Appeal

HDF Canada Industrial
Fund IGP Inc. (now
2334193 Ontario Ltd.)

Site Specific Appeal: Appeal of whole of OPA 41 and OPA 42 as they relate to land located in proximity to the southeast corner of Rossland Road East and Harwood Avenue North, Ajax, as identified in Appendix 1 and Appendix 2.

Policy Specific Appeal Section 6.18 of OPA 42 on a Town wide basis,

(12)

Medallion Developments

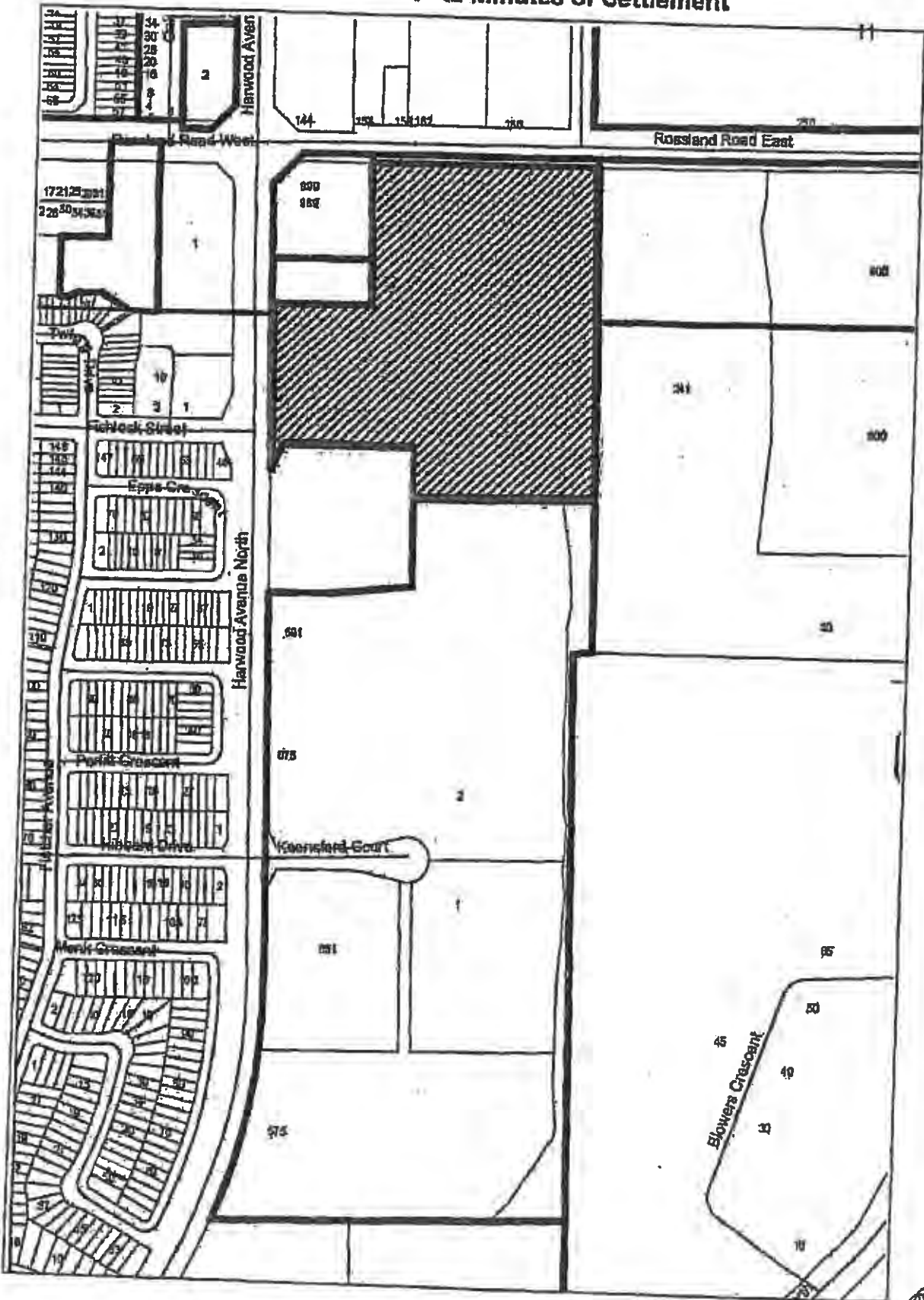
Site Specific Appeal: Appeal of designation of the Land described as Blocks 123-125, inclusive, and Blocks 84 and 138 Draft Plan 18T-98014 in OPA 41.

Rexall Developments Inc.

Site Specific Appeal: Appeal of designation of the land described as Block 243, Plan 40M-1677, as in OPA 41.

(17)

Schedule "C" to Minutes of Settlement



Schedule "E" to Minutes of Settlement

THE CORPORATION OF THE TOWN OF AJAX BY-LAW NUMBER xx - 2015

A By-law to amend By-law Number 95-2003, as amended to implement Official Plan Amendment No. 51 to the Town of Ajax Official Plan.

WHEREAS authority is granted under Section 34 of the *Planning Act*, R.S.O., 1990, c. P. 13, for the Ontario Municipal Board to amend By-law 95-2003 in accordance with the provisions set out below;

AND WHEREAS agreement with respect to a mixed use commercial centre on the subject lands was reached between the parties, including agreement with respect to the language of this Zoning By-law Amendment which implements Official Plan Amendment No. 51 to the Town of Ajax Official Plan and addresses the appeal filed by Belmont Equity Partners Inc. under subsection 34(11) of the *Planning Act*, from Council's refusal to enact Belmont Equity Partners Inc.'s proposed amendment to Zoning By-law 95-2003 to implement Amendment No. 51 to the Town of Ajax Official Plan (Town File Z1/09; OMB Case Nos. PL110236 and PL150104);

AND WHEREAS the matters hereinafter set forth in this By-law are in conformity with the Official Plans of the Regional Municipality of Durham and the Town of Ajax;

AND WHEREAS the Ontario Municipal Board has allowed Belmont's appeal of Zoning By-law Amendment Application (Z1/09) to amend By-law Number 95-2003, as amended, with respect to the subject lands described as Parts 11, 12, 13 and 15 of Plan 40R-28859, Town of Ajax, Region of Durham, municipally known as 1 Rossland Road East, as identified on Schedule "A" to this By-law;

NOW THEREFORE By-law 95-2003 is amended as follows:

1. That the Zoning Schedule, specifically Maps 18 and 25, attached to and forming part of By-law No. 95-2003, as amended, is hereby further amended by rezoning the lands described as 1 Rossland Road East and identified as "Subject Lands" on Schedule "A" to this By-law from Prestige Employment Holding (PE(H)), Prestige Employment (PE) and Agricultural (A) to Prestige Employment (PE) and Environmental Protection (EP) for the lands shown on Schedule "B" to this By-law.
2. That the Exception Schedule, specifically Maps 18 and 25, attached to and forming part of By-law Number 95-2003, as amended, is hereby further amended to delineate the boundaries of a new Exception 180 and incorporating the attached Schedule "C" to this By-law as part of the Exceptions Schedule of By-law 95-2003.
3. That By-law 95-2003, as amended, is hereby further amended by adding the following Exception 180 to Section 7.1.1, List of Exceptions:

Exception	Zoning	Map	By-law	File Reference
180	PE	18, 25	xx-2015	Z1/09
i) Location: 1 Rossland Road East				

ii)	Legal Description:	Parts 11, 12, 13 and 15 of Plan 40R-28659
iii)	Interpretation:	<p>The lands that are subject to this Exception shall be interpreted as one "lot".</p> <p>The lot lines that abut either Rossland Road or Harwood Avenue shall be deemed as front lot lines, the lot lines along the eastern and southern portion of the subject lands shall be deemed the rear lot lines, and the balance of the lot lines shall be deemed to be interior side lot lines.</p>
iv)	Additional Uses:	<p>Retail Store, including a Supermarket</p> <p>Outdoor Display and Sales Area</p> <p>Convenience Store</p> <p>Garden Centre</p>
v)	Prohibited Uses:	<p>Motor Vehicle Rental Establishment</p> <p>Motor Vehicle Sales Establishment</p> <p>Motor Vehicle Service Centre</p> <p>Public Storage Facility</p> <p>Sports Arena</p> <p>Funeral Home</p>
vi)	Development Standards:	<p>a) Notwithstanding Sections 4.12, 4.21.1 and 6.4.2 of By-law 98-2003, the following will apply:</p> <p>i) For Buildings within 50 metres of Rossland Road and 50 metres of Harwood Avenue:</p> <p>- A Front Yard Building setback of a minimum of 0.5 metres and a maximum of 6 metres on Rossland Road; and</p> <p>- A Front Yard Building setback of a minimum of 6 metres and a maximum of 9 metres on Harwood Avenue;</p> <p>ii) At least one Building abutting Rossland Road and at least one Building abutting Harwood Avenue will comprise a minimum Building height of two functional storeys. Any other Building(s) abutting Rossland Road will have massing comprised of a corner feature with a minimum height of 11.0 m with the balance of the Building facades at a minimum height of 8.0 m. Any other Building(s) abutting Harwood Avenue will have massing comprised of a corner feature with a minimum height of 9.0 m with the balance of the Building facades at a minimum height of 7.0 m. For the purposes of this development standard, Building height will be measured from finished grade at the customer entrance near the street to the top of the Building parapet.</p> <p>iii) The following provisions shall apply to any Building abutting Rossland Road or Harwood Avenue:</p>

- Entrances: at least one customer entrance or patio will be on or within 3 m of the street facing wall of each *Building*;
- Windows: 60 percent of the length of the *Building* façade facing and directly abutting the public street will be transparent glass between the heights of 0.9 to 2.4 metres above the finished floor elevation;
- Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances. Weather protection features will be provided for customer entrances for any *Buildings* with two functional storeys; and

iv) The following provisions shall apply to all other *Buildings*:

- Pedestrian Circulation: a continuous internal private pedestrian walkway system will be provided from the perimeter public sidewalk to the customer entrances.

Maximum Gross Leasable Floor Area for a Supermarket 5,000 m²

Maximum Gross Leasable Floor Area for a Retail Store excluding a Supermarket 2,000 m²

Maximum Total Gross Leasable Floor Area for Retail Stores 7,700 m²

Minimum Setback from Rear Lot Line: 1.5 m

Minimum Setback from Interior Side Lot Line: 1.5 m

Minimum Landscape Buffer (Rossland Road and Harwood Avenue) 6.0 m between any parking area or drive aisle and any public street.

b) Minimum Loading Space Requirements: Gross Floor Area of Building from 1,000 sq. m up to and including 2,300 sq. m None required

c) Minimum Built Frontage: Rossland Road: 36%
Harwood Avenue: 30%

d) Notwithstanding Section 5.10, no additional parking shall be required for permitted non-retail uses on the second floor of any building.

e) Notwithstanding Section 4.12.1 ii) *Buildings*, sidewalks, *Outdoor Patios* and landscape structures including trellises shall be permitted within the required *Landscape Buffer*.

100

- f) Sections 4.2 and 5.4 iv) do not apply.
- g) **Drive-Thru:** Any drive-thru queuing lane for a building abutting a public street shall abut a building façade that is the furthest from the public street.
- h) Notwithstanding the Minimum Built Frontage requirement within sub-section (c) above, it is understood that the development may involve a number of phases before it achieves ultimate build-out. As a result, the Minimum Built Frontage contained in this By-law may only be achieved upon the completion of all phases, rather than on a phase-by-phase basis. Accordingly, in instances where the development is proposed to be phased, *Building* phases that individually do not comply with the Minimum Built Frontage requirement within sub-section (c) above, shall be permitted without amendment to the Zoning By-law with respect to the provision regulating Minimum Built Frontage.
- i) The *queuing lane* for a *Drive-thru Restaurant* shall comprise a minimum of 10 vehicle spaces before the service window and a minimum of 1 vehicle space after the service window.

Except as amended herein, all other provisions of By-law 95-2003, as amended, shall apply.

- 4. By-law Number 95-2003, as amended, is hereby further amended only to the extent necessary to give effect to the provisions of this By-law.
- 5. ENACTED by Order of the Ontario Municipal Board on _____, 2015 (Order No. _____).



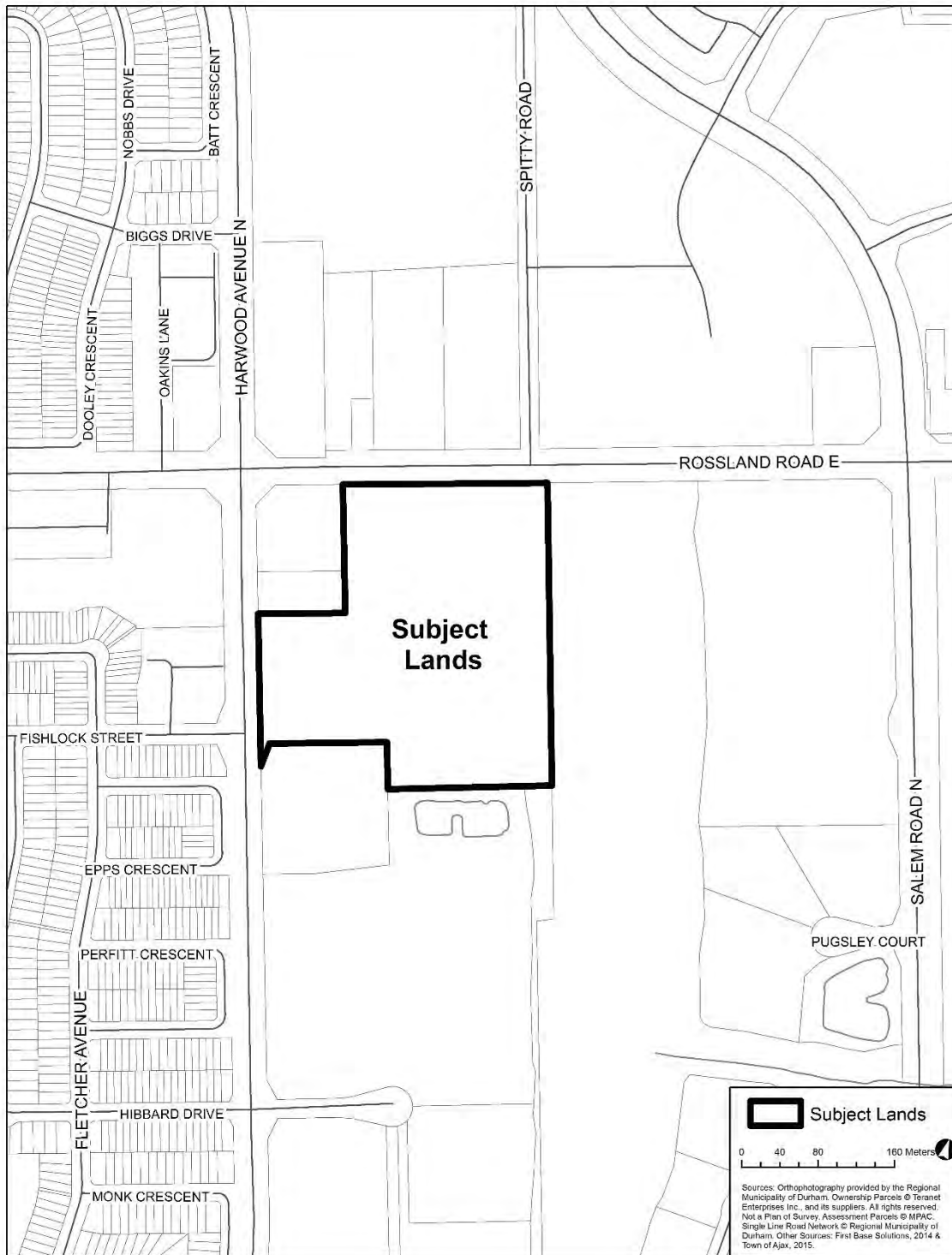
EXPLANATORY NOTE TO BY-LAW No. XX-2016

The purpose and effect of this By-law is to permit a mixed use commercial centre.

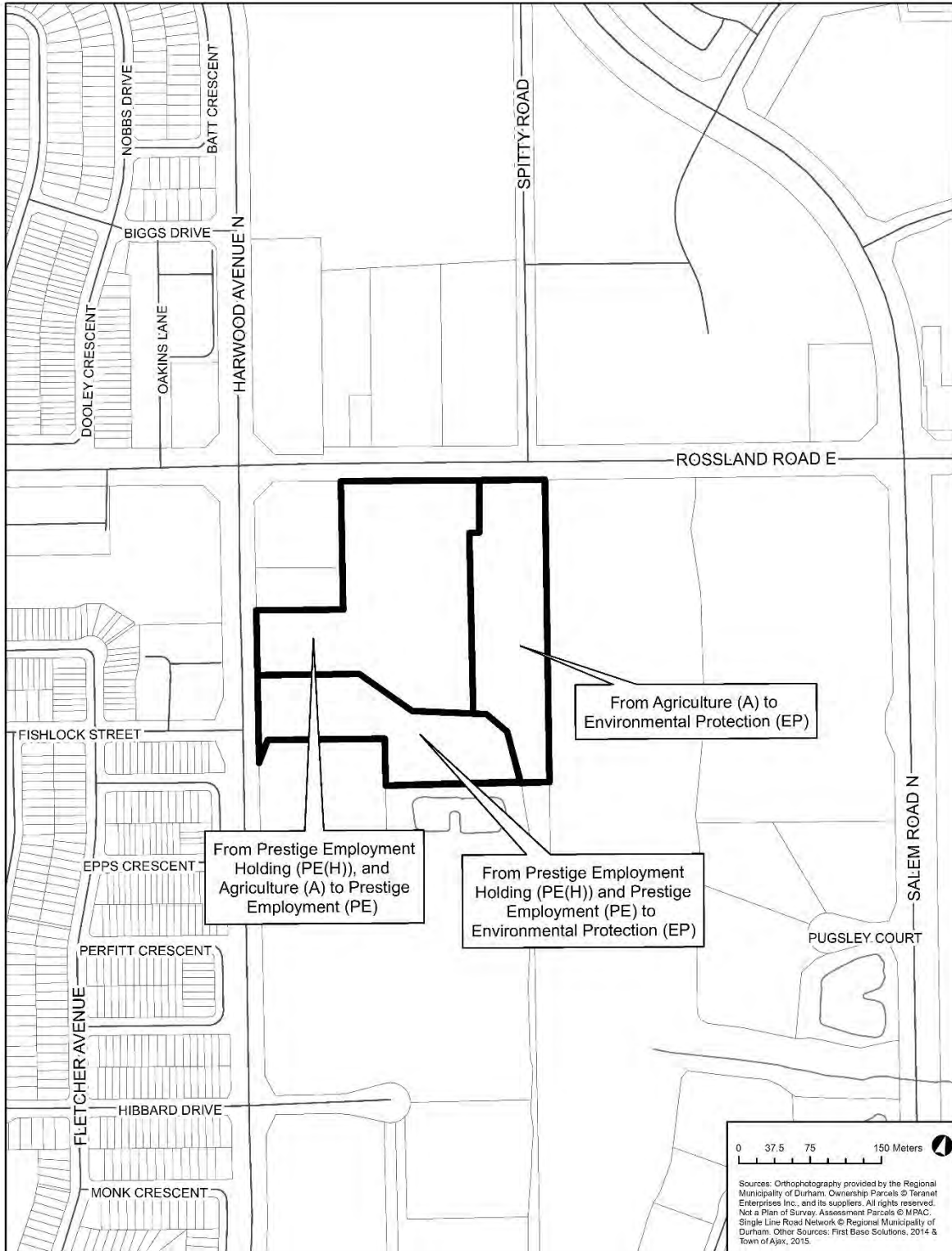
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SCHEDULE "A" to By-Law No. xx-2015

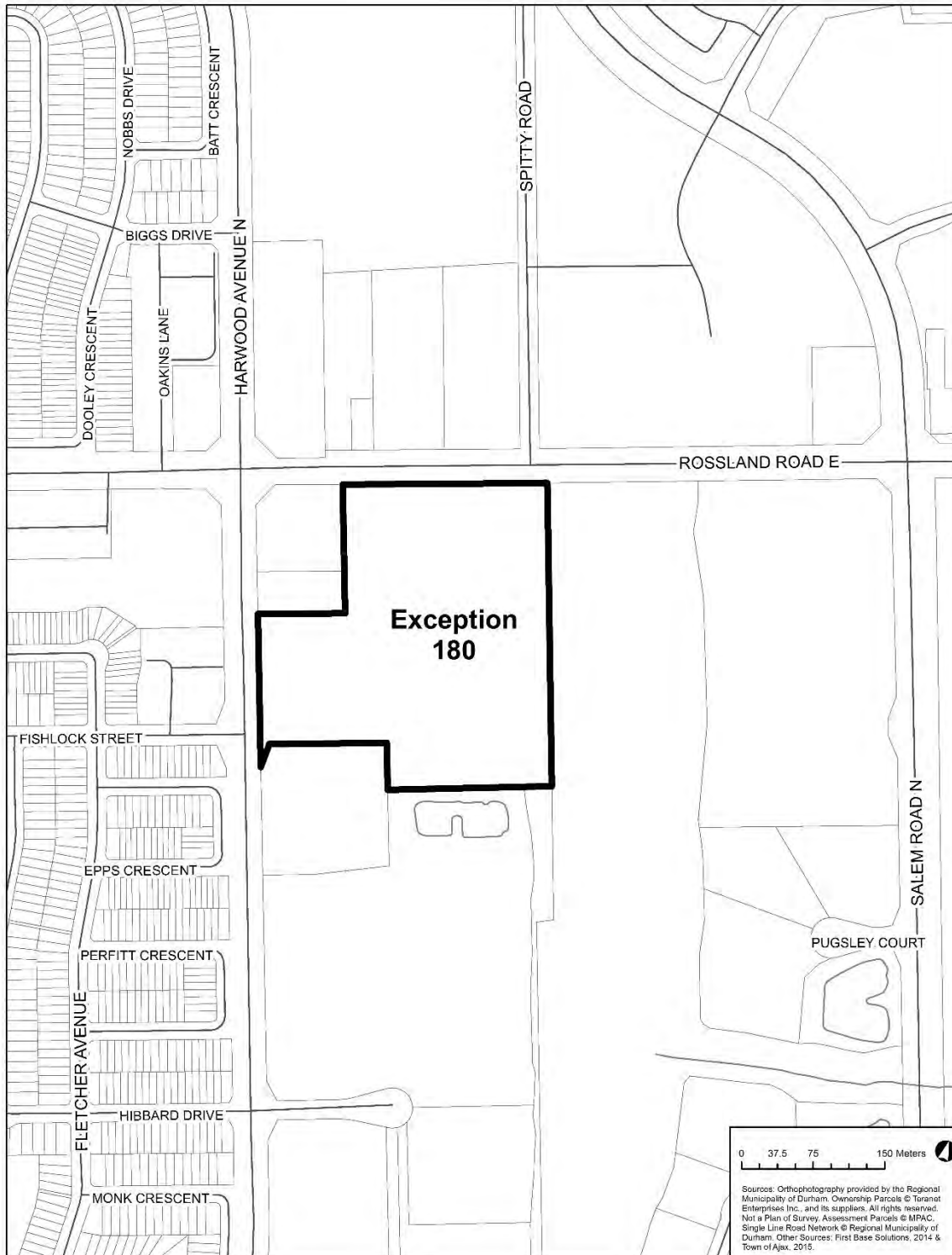
Location Map - Subject Lands



SCHEDULE "B" to By-Law No. xx-2015



SCHEDULE "C" to By-Law No. xx-2015





Toronto and Region
Conservation
for The Living City

June 5, 2015

CFN 51352.01
XREF CFN 50272.01

BY E-MAIL ONLY

Kevin Heritage, MCIP, RPP
Policy Planning Coordinator
Planning and Development Services
Town of Ajax
85 Harwood Avenue South
Ajax, ON L1S 2H9

Dear Mr. Heritage:

**Re: Official Plan Amendment #OPA09-A2
Zoning By-law Amendment #Z1/09
1 Rossland Road
Town of Ajax
Belmont Equity Partners Inc.**

Thank you for the opportunity to review the Response Letter from Sabourin Kimble dated January 15, 2015 submitted in response to our last comments on the above referenced Official Plan Amendment and Zoning By-law Amendment applications. The applications have been appealed to the Ontario Municipal Board and the TRCA is a party to the hearing.

TRCA staff is now satisfied with the proposal and have no objection to the approval subject to the owner entering into Minutes of Settlement through the Ontario Municipal Board process. The Minutes of Settlement shall include the following, to be completed at the Owner's expense and secured in a future Site Plan Agreement:

- a. A compensation plan shall be developed for the loss of woodland area using the TRCA Draft Compensation Protocol, to TRCA satisfaction. The main woodland shall be considered separately from the loss of woody vegetation in the cultural buffer to ensure the appropriate average dbh is used for the plant replacement calculation. The owner shall work with the TRCA and the Town of Ajax based on inventory work to prepare the plan and effect the appropriate securities.
- b. An Edge Management Plan and Woodland Management Plan shall be prepared for the mature woodland, to TRCA satisfaction. This plan shall be developed based on the recommendations outlined in the mitigation section on Page 21 of the EIS Update, prepared by MMM Group, dated June 2014. This plan shall also include transplanting the species of conservation concern located within the area of woodland to be removed into the area to be preserved.



Tel. 416.661.6800, 1.888.872.2344 | Fax: 416.661.6898 | info@trca.on.ca | 5 Shoreham Drive, Downsview, ON M3N 1S4

Member of Conservation Ontario

www.trca.on.ca

- c. A Restoration Plan shall be prepared for the woodland compensation area as per the recommendations outlined in the EIS Update, prepared by MMM Group, dated June 2014, to TRCA satisfaction. This may include the creation of ephemeral pools and different planting zones in the open area and the area adjacent to the mature forest.
- d. A Restoration Plan shall be prepared for the buffer areas to be disturbed by the construction and grading associated with the infiltration trenches as well as other open buffer areas, to TRCA satisfaction.
- e. An Erosion and Sediment Control Plan and a Fencing Plan showing permanent fencing located at the development limit in all areas adjacent to the natural heritage system shall be prepared, to TRCA satisfaction.
- f. Blocks labeled as "Wetland Buffer Dedication," "Woodlot Compensation Dedication," and "Existing Woodlot Dedication" on Figure 2 of the EIS Update, prepared by MMM Group, dated June 2014 shall be illustrated on an R-Plan and shall be conveyed to the Town of Ajax, at nominal cost, prior to the issuance of municipal occupancy permit for the first building (or other such timeframe suitable to the municipality to secure the lands).
- g. The Owner shall refund legal costs incurred for the review of the Minutes of Settlement to the TRCA.

Please feel free to contact me if you have any questions or if clarifications are required.

Sincerely,



Steven H. Heuchert, MCIP, RPP, MRTP
Associate Director, Development Planning and Regulation
Planning and Development
Extension 5311

cc: Richard Kennedy, Belmont Equity (via e-mail)
Alah Kimble, Sabourin Kimble (via e-mail)
Jonathan Rodger, Zelinka Priamo Ltd. (via e-mail)
Jeff Warren, MMM Group (via e-mail)



File A-2100

June 16, 2016

Stephen Carlisle
President and Managing Director
General Motors of Canada Company
1908 Colonel Sam Drive
Oshawa, ON L1H 8P7

Re: Electric Vehicle Production for Oshawa G.M. Autoworkers

At its meeting of June 13, 2016 Oshawa City Council adopted the following resolution concerning the above-referenced matter:

"Whereas thousands of men and women from Oshawa and surrounding areas have proven over almost 100 years of automobile manufacturing in our City that their skills and workmanship merit international Awards for Quality and Productivity; and,

Whereas a recent Economic Impact Study concluded that the Oshawa General Motors operations sustain more than 30,000 jobs throughout the economy and generate economic activity that brings in more than \$1 billion in tax revenue to federal and provincial governments each year; and,

Whereas workers in Oshawa assembly and feeder plant operations have proven time and time again that they are capable of shifting production to new methods and new vehicles while maintaining essential quality and productivity; and,

Whereas, just one example of production workers proven capacity for change was the shifting during war times to the production of vehicles and equipment needed by our military; and,

Whereas workers fully understand on-going changes in direction for the automotive industry, while also having proven their versatility to meet those new directions;

Be it resolved that Oshawa and area workers be the first considered to once again prove their skills, willingness, and capacity to contribute to the economic fortunes of General Motors of Canada Limited, our area communities, Ontario, and Canada by assigning electric vehicle production to the Oshawa plants; and,

That this motion be forwarded to the Councils of the Regional Municipality of Durham, Pickering, Ajax, Whitby, Clarington, Uxbridge, Brock and Scugog, requesting their endorsement."

By copy of this letter, I am advising the parties referenced in the above resolution of Council's decision.

Your consideration of this important issue is appreciated.

If you need further assistance, please contact Jag Sharma, City Manager at the address listed below, or by telephone at 905-436-3311.



Mary Medeiros
Acting City Clerk

/kb

c: Jag Sharma, City Manager, Oshawa
Regional Municipality of Durham
City of Pickering
Municipality of Clarington
Town of Ajax
Town of Whitby
Township of Brock
Township of Scugog
Township of Uxbridge

Clarington

June 17, 2016

Brian Bridgeman, Commissioner of Planning and Economic Development
The Regional Municipality of Durham

VIA Email: planning@durham.ca

Re: Courtice Main Street Community Improvement Plan

File Number: D18.GE

At a meeting held on June 13, 2016, the Council of the Municipality of Clarington passed the following Resolution #C-162-16:

That the presentation of Paul Mule, Dillon Consulting Limited and Luciano P. Piccioni, President, RCI Consulting, Regarding the Courtice Main Street Community Improvement Plan (CIP) be received for information;

Whereas the Regional Municipality of Durham has retained consultants to assist in the preparation of a new five-year Economic Development Strategy; and

Whereas the Region has had a Regional Revitalization Program in place since 2008, which evaluates projects on a case-by-case basis, has limited applicability and has approved six applications; and

Whereas the Economic Development Strategy is an opportunity to identify and explore partnership and collaboration with lower tiers to identify goals, objectives and key priorities that support a strong local economy, and

Whereas other Regions employ Community Improvement Plans as part of their economic development strategies; to advance economic growth, ensure planning policies of the upper and lower tiers exceed minimum thresholds and advance the timing of development;

Now Therefore, as part of the Economic Development Strategy it is requested that the Region's consultant be asked to examine

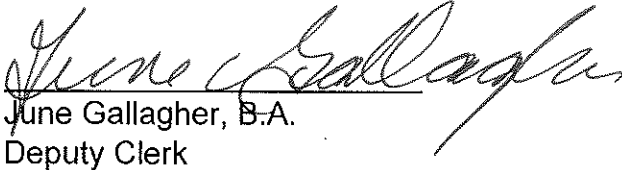
- best practices by other Regions with regard to Community Improvement Plans,
- the success that has been achieved by using tax increment grants to spur development, and
- include options for how Durham Region could use them as an economic development tool; and

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

40 TEMPERANCE STREET, BOWMANVILLE, ONTARIO L1C 3A6 T 905-623-3379

That this resolution be circulated to all the lower tier municipalities in Durham Region and Durham Region.

Yours truly,


June Gallagher, B.A.
Deputy Clerk

JG/mc

- c. Paul Mule, Dillon Consulting Limited
- Luciano P. Piccioni, President, RCI Consulting
- D. Shields, City Clerk, City of Pickering
- M. de Rond, Director, Legislative & Information Services, Town of Ajax
- C. Harris, Clerk, Town of Whitby
- S. Kranc, City Clerk, City of Oshawa
- N. Wellsbury, Municipal Clerk, Township of Scugog
- D. Leroux, Director of Legislative Services/Clerk, Township of Uxbridge
- T. Gettinby, Chief Administrative Officer & Municipal Clerk, Township of Brock
- D. Crome, Director of Planning Services
- F. Langmaid, Manager of Special Projects



The Regional
Municipality
of Durham

Planning and Economic
Development Department

Planning Division

605 ROSSLAND ROAD EAST
4TH FLOOR
PO BOX 623
WHITBY, ON L1N 6A3
CANADA

905-668-7711
1-800-372-1102
Fax: 905-666-6208
Email: planning@durham.ca

www.durham.ca

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

June 17, 2016

Mr. M. de Rond
Clerk
Town of Ajax
65 Harwood Avenue South
Ajax, ON L1S 2H9

RECEIVED
TOWN OF AJAX
JUN 20 2016
LEGISLATIVE AND
INFORMATION SERVICES

**Re: Durham Environmental Advisory Committee (DEAC)
Environmental Achievement Awards, File: A01-37-03
Commissioner's Report #2016-P-42**

Mr. de Rond, at their meeting held on June 14, 2016, the Durham Regional Planning & Economic Development Committee considered the above matter.

Enclosed for your information is a copy of Commissioner's Report #2016-P-42. Should you have any questions or wish to discuss the report, please contact Mike Blake, Project Planner, at 905-668-7711 ext. 2549.

Yours truly,

A handwritten signature in blue ink, appearing to read 'R. Saunders'.

Roger Saunders, MCIP, RPP
Director, Strategic Planning

RS/mr

Encl.

If this information is required in an accessible format, please contact the Planner at 1-800-372-1102, extension 2551.



The Regional Municipality of Durham Report

To: The Planning & Economic Development Committee
From: Commissioner of Planning and Economic Development
Report: #2016-P-42
Date: June 14, 2016

Subject:

Durham Environmental Advisory Committee (DEAC) Environmental Achievement Awards; File: A01-37-03

Recommendation:

That Commissioner's Report #2016-P-42 be received for information.

Report:

1. Purpose

- 1.1 The purpose of this report is to inform the Planning & Economic Development Committee of the Durham Environmental Advisory Committee's (DEAC) 2016 Environmental Achievement Awards reception held on Thursday, May 12th, 2016 at Regional Headquarters.

2. Awards Reception

- 2.1 The DEAC Environmental Achievement Awards program recognizes environmental achievements of individuals and organizations in the public, private and non-profit sectors within Durham Region. The Awards program is intended to recognize efforts to promote, preserve, and enhance the Region's environment. This year marks the 14th year of the DEAC Environmental Achievement Awards.
- 2.2 Regional Chief Administrative Officer, Dr. Garry Cubitt and the Chair of Planning & Economic Development Committee, Councillor Gerri Lynn O'Connor handed out certificates to the nominees and award recipients. Among those in attendance for the evening's events were Regional Councillor Adrian Foster and Commissioner of Planning and Economic Development, Brian Bridgeman.

2.3 A copy of the Award's program is included in Attachment #1. All 19 nominees received certificates and were honoured at the reception. As noted in Commissioner's Report #2016-P-20, the following six awards were presented:

- George A. Scott Stewardship Award to the Town of Ajax, for their innovative three year program to Protect Our Pollinators;
- D.J. Murray Speirs Restoration Award to Canadian National Railway (CN) for a reforestation initiative in Durham Region on the Oak Ridges Moraine and Greenbelt;
- Irene Kock Education/Communication Award to Uxbridge Youth Centre (UYC) and the Uxbridge Watershed Advisory Committee (UWAC) for The Brook Never Sleeps, a hands-on educational event for youth aged 10 and up;
- Eric Krause Innovative Plans/Policies/Initiatives Award to Durham College Centre for Food for its commitment to conserve energy and protect and improve the environment;
- Jessica Markland Partnership Award to Marlaine Koehler, for her work with the Waterfront Regeneration Trust that resulted in the completion of three kilometers of Waterfront Trail through the Lynde Shores Conservation Area; and
- Evylin Stroud Lifetime Achievement Award to Gail Lawlor, for her contributions to the environment, specifically within her community as the leader of South Rosebank Good Neighbours.

3. Conclusion

3.1 Hosting the annual Environmental Achievement Awards is DEAC's most prominent initiative to fulfill its mandate to implement community outreach programs, which support the growth of environmental awareness and appreciation in the Region.

3.2 A copy of Commissioner's Report #2016-P-42 will be forwarded to the DEAC and the area municipalities.

4. Attachments

Attachment #1: 2016 DEAC Environmental Achievement Awards Program

Respectfully submitted,

Brian Bridgeman

B. E. Bridgeman, MCIP, RPP
Commissioner of Planning and
Economic Development

George A. Scott Stewardship Award

Given to the individual, group or company whose efforts have helped maintain, protect and preserve our natural environment.

Dr. J. Murray Speirs Restoration Award

Commends the work of individuals, groups or companies whose efforts have helped to restore degraded natural environments.

Irene Kock Education / Communication Award

Presented to those who foster effective communications, share knowledge, and exhibit leadership in helping others learn about the natural environment.

Eric Krause Innovative Plans/Policies/Initiatives Award

Presented for "out-of-the-box" thinking and innovative efforts to encourage positive change with respect to the environment.

Jessica Markland Partnership Award

Recognizes the co-operative efforts of those who strive to enhance the environment by building partnership with public, community and private interests.

Evlyn Stroud Lifetime Achievement Award

Recognizes individuals who continually promote the protection of the environment, through small, but meaningful ways.

2016 DEAC Environmental Achievement Awards



May 12th, 2016
Durham Region Headquarters
Rm. LL-C
6:30-8 p.m.



Durham
Environmental
Advisory Committee

2016 DEAC Environmental

Achievement Awards Program

6:30 p.m.

Networking and refreshments

7:00 p.m.

Presentation of awards:

Emcee — Ellen McRae, DEAC Chair

Presenters — Mayor Gerri Lynn

O'Connor, Planning and Economic

Development Committee Chair and

Dr. Garry Cubitt, Regional CAO

DEAC meeting—open to public

(Room 1-B)

8:00 p.m.

George A. Scott Stewardship Award

The Town of Ajax

The Friends of the Greenbelt Foundation

Dr. J. Murray Speirs

Restoration Award

Canadian National Railway

Ontario Aggregate Resources Corporation

Irene Kock Education/

Communication Award

Uxbridge Youth Centre and Uxbridge Watershed Advisory

Committee

Kiana Bonnick

Conservation Authorities Moraine Coalition

Dunbarton Greenbelt Community Forum

Daniel Hoornweg

Durham Region Works Department

Eric Krause Innovative

Plans/Policies/Initiatives Award

Durham College Centre for Food

Town of Whitby, Public Works Department

City of Pickering's Celebrating Sustainable

Neighbourhoods Program

Jessica Markland Partnership Award

Marlaine Koehler, Waterfront Regeneration Trust

Michael Angemeer, Veridian Connections Inc.

Cafeteria Connects Strategy Committee

The Friends of the Greenbelt Foundation

Evlyn Stroud Lifetime Achievement

Award

Gail Lawlor



Durham
Environmental
Advisory Committee

SUMMARY OF ADVISORY COMMITTEE DECISIONS for June 2016



Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347

HERITAGE ADVISORY COMMITTEE

The following resolution was passed by the Heritage Advisory Committee at its meeting held June 1, 2016.

4.1 511 Kingston Road West

Moved By: B. Briggs
Seconded By: A. Inglesi

That the Town of Ajax Heritage Advisory Committee uphold its decision to include 511 Kingston Road West as a property on the proposed Heritage Register.

CARRIED

ACCESSIBILITY ADVISORY COMMITTEE

The following resolution was passed by the Accessibility Advisory Committee at its meeting held June 15, 2016.

4.4 Regional Accessibility Award Nomination

Moved By: J. Harrison
Seconded By: S. Deonarine

That the Town of Ajax Accessibility Advisory Committee nominate the Ajax Public Library for the 2016 Regional Accessibility Award.

CARRIED

DIVERSITY & COMMUNITY ENGAGEMENT ADVISORY COMMITTEE

The following resolution was passed by the Accessibility Advisory Committee at its meeting held June 22, 2016.

6. Update from Council

Moved By: J. Eddy
Seconded By: K. Roopchan

That the Town of Ajax Diversity & Community Engagement Advisory Committee encourage Council to recognize September 30th as Orange Shirt Day, in recognition of honouring residential school survivors, their families and their communities, to ensure that public commemoration of the history and legacy of residential schools remains a vital component of the reconciliation process.

CARRIED

Sarah Moore, Committee Coordinator

Regional Councillor Report

Submitted by: Colleen Jordan, Regional Councillor Wards 3 & 4

Date: July 11, 2016

Regional Council – June 29, 2016

Delegations to Regional Council raised concerns about the regulated limit exceedances of dioxin and furan emissions at the incinerator. Concerns about the proposed increase to the transit U Pass and the maintenance and operation of Ballycliffe were also topics of delegations.

Ballycliffe

Regional Council unanimously endorsed the Town of Ajax motion regarding the proposed closure and operation of Ballycliffe.

Proposed U Pass Rate Increases for 2017/2018/2019

Council endorsed the proposed U Pass rate increase from the current \$120.00 per student to \$127.00 per student per semester for the fall 2017, winter 2018 and summer 2018 and then an increase to \$135.00 per student per semester for the fall 2018, winter 2019 and summer 2019 semesters.

Incinerator

Council received the reports on the ambient air monitoring program, source test update and the long term sampling for dioxins and furans. Staff and consultants responded to questions and advised that a written report responding to questions raised by councillors and the public will be available in September.

Motions were endorsed to:

- Provide notice to the public in advance of the restart of Boiler 1 including any conditions from the Ministry of the Environment and Climate Change (MOECC) and the Regions;
- Immediately provide public notification as soon as the Region becomes aware of any future confirmed emissions exceedance; and
- That the reporting to the public on any exceedances of emission concentrations from the Energy From Waste facility be quantitatively reported in any media releases.

At the time of writing this report, MOECC was still reviewing Phase 1 of the Abatement Plan. They have requested clarification of several items in the technical report, which Covanta will respond to, which will be followed by a review by the Regions. Once MOECC is satisfied with

the status of Phase One activities and all points of clarification are adequately addressed, a decision on restart is anticipated.

The Abatement Plan investigation and diagnostics will include further testing, inspections and monitoring of several parameters which will provide insight into the conditions that create the dioxins and furans exceedance. The fulfillment of the Abatement Plan will be achieved with the completion of a new source test.

Regional Council Task Force On Affordable and Seniors Housing

Regional Council approved the terms of reference of a Regional Council Task Force on Affordable and Seniors Housing that will recommend strategies for the maintenance and creation of affordable and seniors housing.

The Regional Chair, Chairs of Finance and Health and Social Services, as well as a representative from each lower tier municipality were appointed to sit on the Committee. I was appointed as the representative from Ajax.

**The Corporation of the Town of Ajax
July 11, 2016**

Notice of Motion

Ontario Council of Agencies Serving Immigrants “For All” Campaign

Moved by: Colleen Jordan

Seconded by: Renrick Ashby

WHEREAS the Town of Ajax embraces diversity and total inclusion of all its residents, businesses, organizations, community groups and visitors; and

WHEREAS the Town has the largest visible minority population in the Region of Durham; and

WHEREAS 40 per cent of the population in the Town is comprised of visible minorities; and

WHEREAS the Ontario Council of Agencies Serving Immigrants (OCASI) and the City of Toronto recently launched “Toronto For All” – a public awareness campaign to promote inclusion and unite against discrimination; and

WHEREAS the “Toronto For All” campaign has sparked discussions about the importance of inclusion, assumptions, tolerance and acceptance; and

WHEREAS OCASI is looking to broaden the “For All” campaign and collaborate with other municipalities to promote the initiative;

NOW THEREFORE IT BE RESOLVED

That the Town support a broadened “For All” OCASI campaign aimed at educating residents about total inclusion for everyone living, working and visiting in Ajax;

THAT the Town collaborate with OCASI to develop and promote public awareness inclusion initiatives within the Town; and

THAT the Town of Ajax encourage the Region of Durham and other area municipalities to support the “For All” campaign and projects to encourage total inclusion for people of all backgrounds.

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 52-2016

A By-law to amend By-law 5-2004, being a By-law to regulate traffic on highways in the Town of Ajax.

WHEREAS the Council of The Corporation of the Town of Ajax may pass By-laws pursuant to the Highway Traffic Act, R.S.O.1990 and amendments thereto:

NOW THEREFORE, the Council of the Corporation of the Town of Ajax enacts as follows:

That By-law Number 5-2004 as amended be further amended as follows:

SCHEDULE XXVI

FIRE ROUTES

ADD:

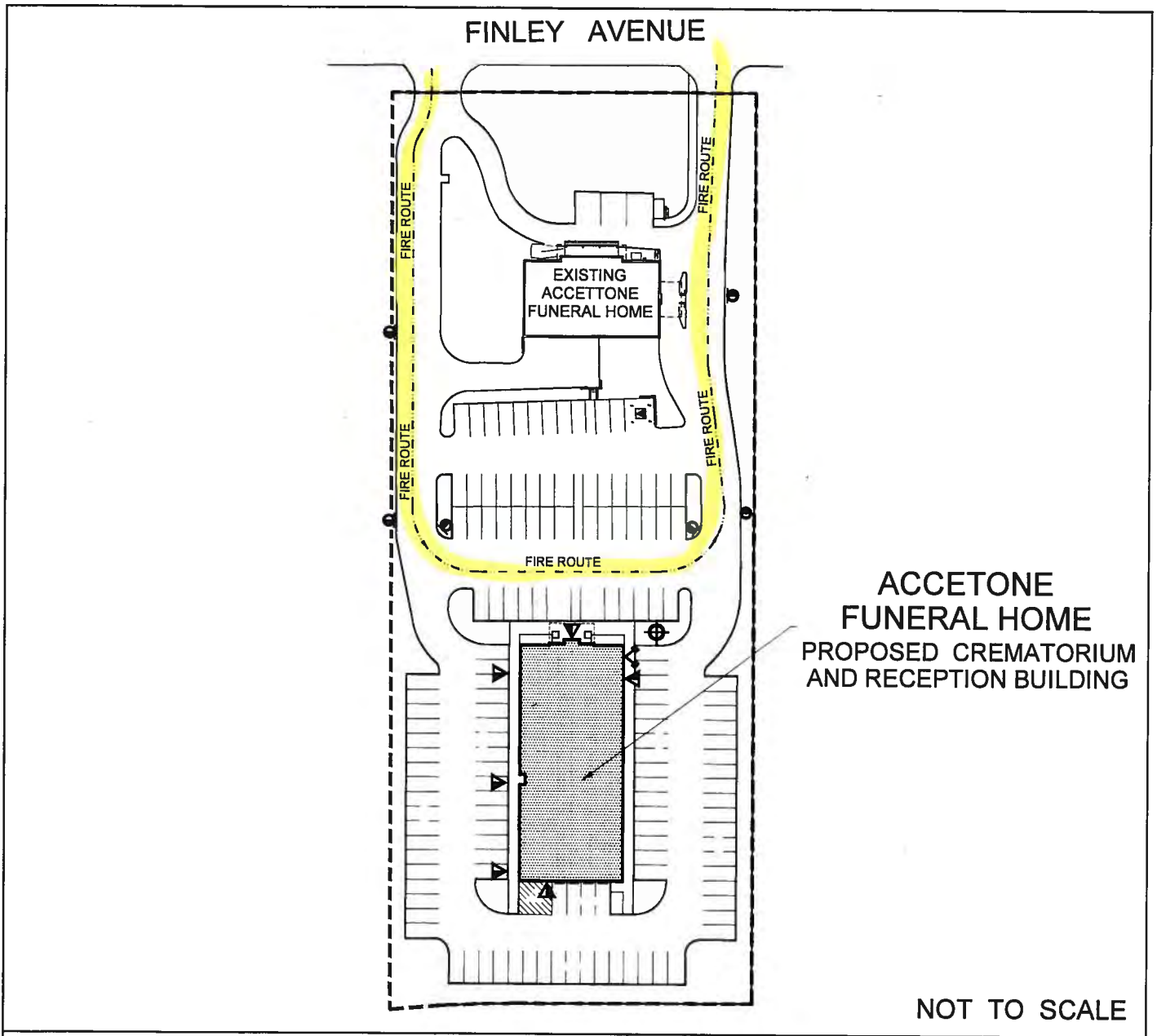
<u>Municipal Address</u>	<u>Name of Property</u>	<u>Approval Date</u>
384 Finley Avenue	Ajax Crematorium and Visitation Centre	July 11, 2016

READ a first and second time this Eleventh day of July, 2016.

READ a third time and passed this Eleventh day of July, 2016.

Mayor

D-Clerk



NOT TO SCALE

LEGEND

APPROXIMATE LOCATION OF PROPERTY LINE



FIRE ROUTE SHOWN AS

NO STOPPING -
NO PARKING -

FIRE ROUTE SIGN ON STREET LIGHT POLE

BACK MOUNTED -
END MOUNTED -

FIRE ROUTE SIGN ON SIGN POST

BACK MOUNTED -
END MOUNTED -

FIRE ROUTE SIGN ON BUILDING STRUCTURE

BACK MOUNTED -
END MOUNTED -

ENTRANCE TO BUILDING



FIRE (SIAMESE) CONNECTION



FIRE HYDRANT

LOCATION / DESCRIPTION

384 FINLEY AVENUE. TOWN OF AJAX

DESIGNATED
FIRE ROUTE



TYPE

QTY.

1

DATE: JUNE 15, 2016

SCHEDULE
NUMBER

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 53-2016

A By-law to designate certain lands as not being subject to Part Lot Control.
[PLC1/16, Medallion Developments (Bayly Square) A Limited, Medallion Developments (Bayly Square) B Limited, Medallion Developments (Bayly Square) C Limited, and Medallion Developments (Bayly Square) Limited; Part of Blocks S and T, Plan M-26].

WHEREAS, Medallion Developments (Bayly Square) A Limited, Medallion Developments (Bayly Square) B Limited, Medallion Developments (Bayly Square) C Limited, and Medallion Developments (Bayly Square) Limited has requested relief from the provisions of Section 50 (5) of the *Planning Act, R.S.O. 1990 c. P.13*, as amended, with respect to Part Lot Control for certain lands.

AND WHEREAS Council is authorized to pass this By-law under Section 50 (7) of the *Planning Act, R.S.O. 1990 c. P.13*, as amended;

AND WHEREAS Council deems it expedient to pass this By-law granting relief from Part Lot Control with reference to the subject lands;

NOW THEREFORE the Council of the Corporation of the Town of Ajax enacts as follows:

1. That Subsection 5 of Section 50 of the *Planning Act, R.S.O. 1990 c. P.13*, as amended, shall be deemed not to apply to the following lands within a Registered Plan of subdivision registered in the office of Land Titles at the Town of Whitby in the Region of Durham:
 - Part of Blocks S and T, PLAN M-26;
Designated as:
 - Parts 1, 2 and 3, Plan 40R-27717 [being PIN 26476-0023 (LT)];
 - Parts 4, 5 and 6, Plan 40R-27717 [being PIN 26476-0027 (LT)];
 - Parts 7, 8 and 10, Plan 40R-27717 [being PIN 26476-0024 (LT)]; and
 - Parts 9, 11, 12, 13, 14 and 16, Plan 40R-27717 [being PIN 26476-0025 (LT)]
2. This by-law shall be in force and effect for a period of two (2) years, ending July 11, 2018.

READ a first time and second time
this Eleventh day of July, 2016.

READ a third time and passed this
Eleventh day of July, 2016.

Mayor

D-Clerk

Part of Blocks S and T, Plan M-26



THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 54-2016

A By-law to designate certain lands as not being subject to Part Lot Control.
[PLC2/16, John Boddy Developments Ltd., Blocks 62, 63, 64, 65, 66 and 67 on
Registered Plan 40M- 2537].

WHEREAS, John Boddy Developments Ltd. has requested relief from the provisions of
Section 50 (5) of the *Planning Act, R.S.O. 1990 c. P.13*, as amended, with respect to Part Lot
Control for certain lands.

AND WHEREAS Council is authorized to pass this By-law under Section 50 (7) of the
Planning Act, R.S.O. 1990 c. P.13, as amended;

AND WHEREAS Council deems it expedient to pass this By-law granting relief from Part
Lot Control with reference to the subject lands;

NOW THEREFORE the Council of the Corporation of the Town of Ajax enacts as follows:

1. That Subsection 5 of Section 50 of the *Planning Act, R.S.O. 1990 c. P.13*, as amended,
shall be deemed not to apply to the following lands within a Registered Plan of subdivision
registered in the office of Land Titles at the Town of Whitby in the Region of Durham:

 Blocks 62, 63, 64, 65, 66 and 67
 Registered Plan 40M- 2537
2. This by-law shall be in force and effect for a period of two (2) years, ending July 11, 2018.

READ a first time and second time this
Eleventh day of July 2016.

READ a third time and passed this
Eleventh day of July 2016.

Mayor

D-Clerk

Blocks 62, 63, 64, 65, 66 and 67 on Registered Plan 40M- 2537



THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 55-2016

Being a By-Law to appoint By-law Enforcement Officers for certain purposes
(Parking Regulations – 580 Harwood Ave. South, Rouge Valley Ajax and Pickering Hospital)

WHEREAS pursuant to the provisions of section 15 of the Police Services Act, R.S.O. 1990, chapter P.15, as amended, a municipal Council may appoint persons to enforce the By-laws of the municipality who shall be Peace Officers for the purpose of enforcing the municipal By-laws;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF AJAX ENACTS AS FOLLOWS;

1. The following persons are hereby appointed as Municipal Law Enforcement Officers in and for the Town of Ajax and are hereby authorized to enter at all reasonable times upon the lands known as 580 Harwood Ave. South [Rouge Valley Ajax and Pickering Hospital], in the Town of Ajax, in the Regional Municipality of Durham, in order to ascertain whether the provisions of the current Town of Ajax Traffic By-law, as amended, are obeyed and to enforce or carry into effect the said By-law;

Robert Hearn	Ryan Winterink	Santana O'Connell
Taran Read	Tim Dermondy	Adrian Moreino
David Christian	Kevin McMullen	Mike Gerbasi
Tyler James	Mike Salzmman	Robert Tutt
Sean Burke	Timothy Burke	Jennifer Cottrell
Damion Clarke	Eric Jordan	Christopher Tompkins

2. The authority granted in Section 1 hereto is specifically limited to that set out in Section 1, and shall not be deemed, at any time, to exceed the authority set out in Section 1.
3. These appointments shall expire upon those persons set out in Section 1 ceasing to be an employee of Paragon Security or of the Rouge Valley Ajax and Pickering Hospital, or upon Paragon Security ceasing to be an authorized agent of 580 Harwood Ave. South [Rouge Valley Ajax and Pickering Hospital].
4. By-law Number 31-2014 is hereby repealed.

READ a first and second time this
Eleventh day of July, 2016.

READ a third time and passed this
Eleventh day of July, 2016.

Mayor

D-Clerk

THE CORPORATION OF THE TOWN OF AJAX

BY-LAW NUMBER 56-2016

Being a By-Law to appoint By-law Enforcement Officers for certain purposes
(Parking Regulations – Ajax Municipal Housing Corporation)

WHEREAS pursuant to the provisions of section 15 of the Police Services Act, R.S.O. 1990, chapter P.15, as amended, a municipal Council may appoint persons to enforce the By-laws of the municipality who shall be Peace Officers for the purpose of enforcing the municipal By-laws;

NOW THEREFORE, THE COUNCIL OF THE CORPORATION OF THE TOWN OF AJAX ENACTS AS FOLLOWS;

1. The following persons are hereby appointed as Municipal Law Enforcement Officers in and for the Town of Ajax and are hereby authorized to enter at all reasonable times upon the lands known as 132 Kingston Road West (Post Hill), 960 Westney Road South (Westwood Manor), Monarch Mews (Lankester Lane, Tragunna Lane, etc.), 50 Station Street (Hubbard Station), River Breeze (Richards Lane, Abbs Court, Ivers Court, etc) and 40 Kitney Drive (Ashley Manor), in the Town of Ajax, in the Regional Municipality of Durham, in order to ascertain whether the provisions of the current Town of Ajax Traffic By-law, as amended, are obeyed and to enforce or carry into effect the said By-law;

Fredrick Walker	Spencer Allen	Cristy Coroa
Kevin Bradley	Andre Anderson	Vera DeJesus
Donald Lowe	Prashanth Santhakumar	Julie Reed
Janelle Debellotte	Raheel Khalid	Roddy Featherstone
Aman Pirani	Jonas A. Ziuraitis	Tauqir Faisal
Zach Moulton		

2. The authority granted in Section 1 hereto is specifically limited to that set out in Section 1, and shall not be deemed, at any time, to exceed the authority set out in Section 1.
3. These appointments shall expire upon those persons set out in Section 1 ceasing to be an employee of Executive Protection Services Group Inc. or of the Ajax Municipal Housing Corporation, or upon Executive Protection Services Group Inc. ceasing to be an authorized agent of the Ajax Municipal Housing Corporation.
4. By-law Number 45-2016 is hereby repealed.

READ a first and second time this
Eleventh day of July, 2016.

READ a third time and passed this
Eleventh day of July, 2016.

Mayor

D-Clerk



TOWN OF AJAX REPORT OF THE GENERAL GOVERNMENT COMMITTEE

***Alternative formats available upon request by contacting:
accessibility@ajax.ca or 905-619-2529 ext. 3347***

For consideration by the Council of the Town of Ajax on July 11, 2016

The General Government Committee met at 1:30 p.m. on July 11, 2016

Present: Councillor P. Brown, Chair
Regional Councillor S. Collier
Regional Councillor C. Jordan
Councillor M. Crawford
Councillor R. Ashby
Councillor J. Dies
Mayor Parish

1. Call to Order (1:30 p.m.)

Chair Brown called the meeting to order.

2. Disclosure of Pecuniary Interest

Councillor Brown declared a pecuniary interest with respect to item 8.3 (LeMine Investment Group - Request for Extension of Economic Feasibility Requirement) as she has purchased a residential unit in the Central Park Ajax development.

The General Government Committee recommends as follows:

3. Adoption of In-Camera Minutes

3.1 Regular Meeting

Moved by: S. Collier

That the Minutes of the In-Camera meeting of the General Government Committee held on June 13, 2016 be adopted.

CARRIED

4. Consent Agenda

Members separated items 4.1, 4.2, 4.5 and 4.6 for discussion.

4.1 2017 Budget & Forecast Timetable

Moved by: C. Jordan

That the report on the 2017 Budget & Forecast Timetable be received for information.

CARRIED

4.2 Capital Account Closing Report, April 30, 2016

D. Meredith, Director of Operations, responded to questions from Committee members regarding the status of capital projects in Cedar Park.

Moved by: C. Jordan

1. That Council receive the attached listing of Capital Account Closings as of April 30, 2016 for information.
2. That Council approve the funding transfers from the April 30, 2016 Capital Account Closings to/from the Reserves / Reserve Funds.

<i>Reserve / Reserve Fund</i>	<i>Transfers to</i>	<i>Transfers from</i>	<i>Net Transfer</i>
Building Maintenance Reserve	(\$67,468.70)	\$19,346.26	(\$48,122.44)
Roads Maintenance Reserve	(\$327,787.87)		(\$327,787.87)
General Infrastructure Reserve	(\$295,249.91)	\$30,039.96	(\$265,209.95)
Federal Gas Tax Reserve Fund	(\$99,266.10)		(\$99,266.10)
2013 DC Reserve Fund	(\$82,969.47)		(\$82,969.47)
Strategic Initiatives Reserve	(\$29,399.33)		(\$29,399.33)
Vehicle / Equipment Replacement Reserve	(\$85,087.41)	\$7,997.82	(\$77,089.59)
Capital Contingency Reserve	(\$14,245.48)	\$164,551.75	\$150,306.27
Development Reserve	(\$218,999.77)	\$2,448.87	(\$216,550.90)
Total Transfers	(\$1,220,474.04)	\$224,384.66	(\$996,089.38)

CARRIED

4.3 2016 Mid-Year Building Permit Activity Report

Moved by: C. Jordan

That the report to General Government Committee dated July 11, 2016 entitled "2016 Mid-Year Building Permit Activity Report" be received for information.

CARRIED

4.4 Contract Award – Sidewalk and Multi-use Trail Construction

Moved by: C. Jordan

That Council award the contract for the construction of sidewalk and multi-use trail, to Aloia Bros Concrete Contractors Ltd. in the amount of \$459,230.02 (inclusive of all taxes).

CARRIED

4.5 Contract Award – Intersection Improvements ~ Harwood Avenue & Hibbard Drive

Heather Doucette, Capital Projects Technologist, responded to questions from Committee members regarding accessibility design standards for intersections.

Moved by: J. Dies

1. That Council award the contract for Intersection Improvements ~ Harwood Avenue & Hibbard Drive, to Ashland Paving Ltd. in the amount of \$436,286.95 (inclusive of all taxes).
2. That Council award the contract for Material Testing and Geotechnical Services for Intersection Improvements ~ Harwood Avenue & Hibbard Drive, to Orbit Engineering Limited in the amount of \$7,345.00 (inclusive of all taxes).
3. That Council award the contract for the Supply and Delivery of Trees, related to the work at the Intersection Improvements ~ Harwood Avenue & Hibbard Drive, to Cedar Valley Nursery in the amount of \$11,715.84 (inclusive of all taxes).
4. That Council award the contract for Tree Planting, related to the Intersection Improvements ~ Harwood Avenue & Hibbard Drive to Greenbank Garden Centre in the amount of \$9,220.80 (inclusive of all taxes).
5. That Council approve funding of \$256,018.41 to be allocated to Capital Account No. 976211 from the Development Reserve.

CARRIED

4.6 Contract Award – Harwood Avenue Cycling Facilities & Parking Improvements

Heather Doucette, Capital Projects Technologist, responded to questions from Committee members regarding the replacement of mature trees and communication with adjacent private property owners.

Moved by: J. Dies

1. That Council award the contract for Harwood Avenue Cycling Facilities & Parking Improvements, to Blackstone Paving & Construction Ltd. in the amount of \$618,934.93 (inclusive of all taxes).

2. That Council award the contract for Contract Administration and Inspection Services for Harwood Avenue Cycling Facilities & Parking Improvements, to Dionne Bacchus & Associates Consulting Engineers Ltd. in the amount of \$49,720.00 (inclusive of all taxes).
3. That Council award the contract for the Supply and Delivery of Trees, related to the work at the Harwood Avenue Cycling Facilities & Parking Improvements, to Cedar Valley Nursery in the amount of \$4,027.32 (inclusive of all taxes).
4. That Council award the contract for Tree Planting, related to the Harwood Avenue Cycling Facilities & Parking Improvements to Greenbank Garden Centre in the amount of \$3,169.65 (inclusive of all taxes).

CARRIED

4.7 Hermitage Park Upgrades – Change in Scope

Moved by: C. Jordan

1. That the report on the scope change for the hermitage Baseball Upgrades be approved.
2. That council approve funding of \$60,000.00 to be allocated to Capital Account No. 977211 from the General Infrastructure Reserve

CARRIED

5. Discussion

None

6. Presentations

6.1 Stormwater Management Sustainability Strategy

Stephen Ruddy, Stormwater Engineer, provided a presentation regarding stormwater management in Ajax and a proposed fee to maintain stormwater infrastructure. Mr. Ruddy and Kevin Tryon, Manager of Engineering/Development Services, responded to questions. Committee members expressed concerns with the equivalent tax increase of the proposed fee, the fairness of utilizing a flat rate for all residential properties, exclusion of non-residential properties, communicating the new fee to residents, negative impacts of climate change and flooding, and eligibility for credits to reduce fees. Committee members asked for more information regarding fairer methods of assigning costs for maintaining stormwater infrastructure, whether existing reserves could provide the necessary funding, and how non-residential properties can be included in the fee calculation.

DEFERRAL MOTION

Moved by: S. Collier

That Item 6.1 be deferred to the November 14, 2016 GGC meeting and the matter be referred to staff for further consideration.

CARRIED

6.2 Doric Pickering Masonic Lodge Restoration

Ryan Cole, Capital Projects Technologist, provided a presentation on the Doric Pickering Masonic Lodge restoration project and reviewed the proposed design and layout of the facility. Committee members asked questions regarding maintaining the character of the existing heritage features of the structure, accessibility of the newly designed space, and consultation with the Town's advisory committees.

Moved by: J. Dies

That the verbal report on Doric Pickering Masonic Lodge Restoration be received for information.

CARRIED

6.3 IMPACT Ajax Community Support Program Revisions

Cayla Da Silva, Community Development Coordinator, provided a presentation on the proposed revisions to the IMPACT Ajax Community Support Program and responded to questions from Committee members.

Moved by: C. Jordan

1. That Council receive the report entitled "IMPACT Ajax Community Support Program Revisions" dated July 11, 2016 for information; and,
2. That Council approve the recommended revisions to the IMPACT Ajax Community Support Program.

CARRIED

6.4 Diversity & Community Engagement Plan Phase 2 Update

Shane Joseph, Diversity and Community Engagement Coordinator, provided a presentation on the Ajax Diversity and Community Engagement Plan and Phase 2 update and responded to questions from Committee members.

Moved by: C. Jordan

That the verbal report on Diversity & Community Engagement Plan Phase 2 Update be received for information.

CARRIED

6.5 Future Tax Rate Increases

Sheila Strain, Director of Finance/Treasurer, provided a presentation on future tax rate increases for the Town of Ajax and responded to questions from Committee members.

Moved by: S. Parish

That the report on Future Tax Rate Increases be received for information.

CARRIED

7. Departmental Updates

None

In-Camera (3:50 p.m.)

8. Authority to hold a Close Meeting and Related In-Camera Session

Moved by: S. Parish

That the Committee convene In-Camera pursuant to Section 239 (2) (c,d,e,f) of the Municipal Act, 2001, as amended, to discuss matters pertaining to a proposed or pending acquisition or disposition of land by the Municipality or local Board, a matter pertaining to labour relations or employee negotiations, a matter pertaining to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board, and a matter of advice subject to solicitor-client privilege, including communications necessary for that purpose.

CARRIED

8.1 Exempt Review Results

8.2 Magnum Opus OMB Settlement Proposal

8.3 LeMine Investment Group – Request for Extension of Economic Feasibility Requirement

8.4 AMHC Update

Open Meeting (4:55 p.m.)

Ratify Actions Taken In-Camera

Moved by: M. Crawford

That all actions approved in the In-Camera Session be ratified.

CARRIED

9. Adjournment (5:00 p.m.)

Moved by: R. Ashby

That the July 11, 2016 meeting of the General Government Committee be adjourned.

CARRIED

P. Brown, Chair