

PDP-15-23

Attachment #5
Agency & Stakeholder Detailed Comments
File CW-2022-04

Internal Departments

Engineering Services

Engineering Services has no objection to the above application, provided that the conditions of the executed Site Plan Agreement for file SP-04-20 shall be included in the Condominium Agreement with the Developer's responsibilities and obligations transferred to the Condominium Corporation where appropriate.

Financial Services

From a Development Charges / Parkland Cash-in-Lieu standpoint there are no comments / concerns. The applicant paid both fees prior to building permit issuance in full.

External Agencies

Durham Region Planning and Economic Development Department

On May 9, 2019, the Region commented on the applicant's related Area Municipal Official Plan Amendment application (OPA-2019-W/01) which sought an increase in the maximum density to allow the development of the proposed building. On February 3, 2020, Whitby Council adopted Amendment #115 to the Whitby Official Plan which permits the proposed residential building.

The Region's previous comments with respect to the OPA as they relate to the conformity of the proposed condominium application with the Regional Official Plan and Provincial Plans and Policies, and our delegated Provincial Plan Review responsibilities have been addressed.

Accordingly, the Region has no objection to the draft approval of the condominium application. The condition of draft approval must be complied with prior to clearance by the Region for registration of the plan.

The Proponent must also provide a land use table prepared by an Ontario Land Surveyor to the Region's satisfaction. The land use table must provide lot area calculations for the proposed land use(s) allocated within the draft plan of condominium.