

Attachment #5 Agency & Stakeholder Detailed Comments File CW-2023-02

External Agencies

Central Lake Ontario Conservation Authority (CLOCA)

CLOCA staff recommend that the following provisions be included within the Condominium Agreement:

Landscape Plans by MSLA approved by the Town and CLOCA through the plan of subdivision and site plan applications must be implemented and maintained within the condominium common element lands.

No new buildings will be permitted within any hazard lands including the regulatory floodplain of Lynde Creek.

A permit from CLOCA will be required prior to any site alteration and/or development within lands regulated through Ontario Regulation 42/06 of the Conservation Authorities Act or any subsequent and related Regulation.

CLOCA Review Fees

Prior to any approval of this Condominium Application, a review fee of \$2185.00 in accordance with our current Fee Schedule for Regulation Services must be paid to CLOCA for our review of this application.

Region of Durham

The purpose of the proposed common element condominium is to permit common facilities and services including a private laneway, open space, and a meter room to support the development of 15 single-detached dwellings by Parcels of Tied Land. Access to the site will be from Giffard Road.

On December 15, 2021, the Region issued final clearance for the related subdivision application. Our concerns for the subject condominium application with regards to conformity with the Regional Official Plan and the delegated Provincial Plan Review responsibilities were previously addressed through subdivision application. However, updated servicing comments are provided for the proposed condominium development.

Regional Servicing

Regional water supply and sanitary sewer to service the proposed condominium development were installed through a servicing agreement and reviewed as part of the related Site Plan Application (SP-06-19).

All other Regional requirements such as access to water meters and municipal waste collection are addressed through the appropriate clauses in the Region's Sewer Use, Water, and Waste By-laws.

Conclusion

The proposed common element application supports compact development through infilling and contributes to mix of housing for the residents of Durham Region and conforms with the Regional Official Plan.

Based on the foregoing, the Region has no objection to the draft approval of this condominium application. The attached conditions of draft approval must be complied with prior to clearance by the Region for registration of this plan.

The Owner 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.

In addition to providing the Region with copies of the draft approved plan and conditions of approval, at such a time as the draft approval is in effect, we would appreciate if digital copies (both PDF and Word documents) of the Town's conditions of draft approval could be provided.