

PDP 29-23

**Attachment #5**  
**Agency & Stakeholder Detailed Comments**  
**File CW-2023-03**

## **External Agencies**

### **Region of Durham**

We have completed our review of the above condominium application and we offer the following comments for your consideration.

The subject lands are located at the northeast corner of Baldwin Street North and Carnwith Drive East and is approximately 1.305 hectares. The property is comprised of Part of Blocks 258 and 259 of Registered 40M-1950 and Part of Block 99 of Registered 40M-2194. The Whitby Fire Hall is located to the north and Brooklin High School is located to the west of the site.

#### Proposed Application

The proposed Draft Common Element Condominium will permit facilities and services including a laneway, curbs/sidewalks, streetlights, sanitary/storm sewers, watermain and facilities, landscaping, utilities, community mailboxes, visitor parking, a water meter room, decorative fences, and a wood privacy fence.

The condominium proposal will facilitate the development of 56 townhouse units by Parcels of Tied Land. Access to the proposed development will be from Carnwith Drive East.

#### Background - Ontario Land Tribunal Decision (OLT Case No.: PL171134)

On March 25, 2019, the Ontario Land Tribunal (OLT) approved the applicant's related Local Official Plan Amendment and zoning by-law amendment applications (File Nos.: OPA 2016-W/06 & Z-23-16). The OLT concluded that the proposed amendments were consistent with the policies of the PPS, and conform with Provincial Plans, the Regional Official Plan, and the Town of Whitby Official Plan.

We offer updated comments regarding potential site contamination, archaeology, and Regional servicing.

#### Delegated Provincial Plan Review Responsibilities

##### **Phase One Environmental Site Assessment**

The Region of Durham had previously requested for a Record of Site Condition Compliant "Phase One Environmental Site Assessment Update" (ESA) along with a Reliance Letter and Certificate of Insurance to be provided to support the amendment applications. We have incorporated this requirement as a condition of draft approval for the proposed related condominium application. The Qualified Person who conducts the

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Phase One ESA Update must complete the Region's Reliance Letter and Certificate of Insurance forms.

#### Regional Servicing

All Regional servicing concerns have been addressed and approved through the applicant's related Site Plan Application (File No.: SP-09-20).

#### Conclusion

The proposed common element condominium will facilitate the development of 56 townhouse units. The proposed development contributes to mix of housing options for the residents of Durham Region. The townhouse proposal will be consistent with the character of the existing residential community to the east and south and supports compact urban form and pedestrian-oriented environment. The proposal generally 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.