

Attachment #2

Comment Response Matrix

Date Received	From	Comment	Response
October 27, 2023	CLOCA	It is our understanding that this update is not intended to replace the broader Municipal Comprehensive Review of the Town of Whitby Official Plan, as required by Section 26 of the Planning Act. We further understand that the future MCR will be undertaken separately to reflect policy changes and directives resulting from Durham Region's Envision Durham MCR, as well as any relevant changes to Provincial Plans or Planning Policies at that time.	Noted. No response required.
October 27, 2023	CLOCA	Please be aware that CLOCA staff are currently undertaking a project that will result in updated floodplain mapping for the Lynde Creek Watershed. We anticipate this project being completed within 2024. Consideration should be given to using this updated information as part of the anticipated MCR to assist in improving the accuracy of the Natural Hazard mapping within the current Land Use Schedules.	Noted. Consideration will be undertaken as part of the upcoming Town of Whitby Comprehensive Official Plan Review.
October 27, 2023	CLOCA	It appears that Natural Hazard has been used on some of the updated Schedules and Hazard has been used in others, we recommend a consistent approach be taken for all Schedules with the use of Natural Hazards as the appropriate label for this designation.	Noted. Consideration will be undertaken as part of the upcoming Town of Whitby Comprehensive Official Plan Review.
October 27, 2023	CLOCA	Lynde Shores Secondary Plan and Schedule G: We recommend that Hazard Lands be illustrated and treated consistently within all policies and schedules within the Official Plan, where possible. As such, we recommend that the Hazard Land identification on the updated Schedule G not be overlaid with the Business Park designation. This would be consistent	Noted. This matter will be reviewed and addressed as part of the Comprehensive Official Plan

		with the approach taken by the recently completed Downtown Whitby Secondary Plan and the Brooklin Secondary Plan.	Review (ongoing).
October 27, 2023	CLOCA	Lynde Shores Secondary Plan and Schedule G: Similar to the above noted recently approved Secondary Plans, we recommend that Policy 11.2.7.8 within the Lynde Shores Secondary Plan be replaced with similar wording to 11.3.8.1.2 in the updated Downtown Whitby Secondary Plan which allows the completion of detailed studies to refine the boundaries of the Hazard Designation and also relieves any need to present the Hazard designation as an overlay on the associated Schedule G.	Agree. Policy Section 11.2.7.8 has been revised to mimic wording from Section 11.3.8.1.2 of the Downtown Whitby Secondary Plan.
		Taunton North Community Secondary Plan: We note inconsistency in the replacement of the following terms within the Secondary Plan: • Hazard Land replaced with Natural Hazards • Environmental Protection/Conservation Lands replaced with Natural Heritage System	Noted. The verbiage in the Taunton North Community Secondary Plan has been revised.
October 27, 2023	CLOCA	Taunton North Community Secondary Plan: There may be benefit to completing a “find-and-replace” exercise within the revised document to catch the locations where this replacement exercise appears to have been missed.	Noted. Revised accordingly.
October 27, 2023	CLOCA	Taunton North Community Secondary Plan: Within Policy 11.10.15.4, there is reference to the Lynde Creek Water Resource Management Strategy. Please confirm that this reference is correct, as it may be the Updated Lynde Creek Master Drainage Plan that may be the more accurate document to reference.	Noted. The verbiage in the Taunton North Community Secondary Plan has been revised.
November 23, 2023	Durham Region	It is understood that this Amendment is intended to implement minor housekeeping and technical changes to the Whitby Official Plan as well as certain secondary plans. More specifically, the amendment proposes a variety of text and mapping updates.	Noted. No response required.

November 23, 2023	Durham Region	In Policy 4.11.3.3 it is suggested to specifically reference the Durham Region's Drilled Well and Lot Sizing policy. All severance and subdivision applications are required to meet that policy, even when a hydrogeological report is not required. Proposed wording is as follows: "... Applications for severances or plans of subdivisions are subject to the requirements of Durham Region's Drilled Wells and Lot Sizing Policies to ensure proposed lots can be adequately serviced with private wells and sewage disposal systems. Applications may be required to be accompanied by a hydrogeological report demonstrating the private servicing of the proposed lots will not adversely affect existing water wells or groundwater quality or quantity, in accordance with Durham Regional Requirements. ..."	Policy 4.11.3.3 has been revised accordingly.
November 23, 2023	Durham Region	The proposed amendment is consistent with the policies of the Regional Official Plan. In accordance with By-law 11-2000 the Official Plan Amendment application is exempt from Regional Approval. Please advise the Commissioner of Planning and Economic Development of your Council's decision. If Council adopts an Amendment, a record must be submitted to this Department within 15 days of the date of adoption. The record must include the following: • two (2) copies of the adopted Amendment; • a copy of the adopting by-law; and • a copy of the staff report and any relevant materials.	Noted. No response required.