

Attachment #11
Agency & Stakeholder Detailed Comments
File DEV-25-23 (OPA-2023-W/03, SW-2023-03, Z-09-23)

Internal Departments

Community Services – Parks Planning and Development Division

The final tree appraisal values for trees within the park block will be subject to review and confirmation by Forestry staff.

Conditions of Draft Plan Approval – Parks Planning and Development

1. The Subdivider shall submit a land appraisal to the Planning and Development Department for review and approval to determine the Parkland Dedication / Cash-in-Lieu of the subject lands. The land appraisal is required at the cost of the Subdivider and will remain current for a maximum period of one (1) year. The land appraisal for the Parkland Dedication / Cash-in-Lieu shall be submitted for review and approval prior to registration of the subdivision.
2. Prior to registration, the Subdivider agrees to convey walkway Block 36 to the Town. The walkway block (Block 36) will not be considered to contribute to parkland dedication.
3. Prior to registration of the subdivision, the Subdivider agrees to pay financial compensation to the Town to compensate for the proposed encroachment and encumbrance to Palmerston Park. The compensation value will be to the satisfaction of the Supervisor of Parks Planning and calculated based on a sharing of the financial benefit to the development for utilizing the Town's property to construct the required storm infrastructure to service the subdivision. The financial compensation will be in addition to any other parkland dedication, cash-in-lieu of parkland dedication, tree compensation, letters of credit or other fees.
4. Prior to registration, the Subdivider's consulting engineer is to prepare a detailed cost estimate, to the satisfaction of the Supervisor of Parks Planning, for two scenarios in order to determine the compensation value to be paid to the City:
 - a. Replacing/upgrading the Honey Tree Court storm sewer
 - b. Constructing a new storm sewer through Palmerston Park

5. Prior to registration of the subdivision or any site alteration or site servicing works, the Subdivider shall:
 - a. Provide a construction staging plan and park restoration plan to the satisfaction of the Supervisor of Parks Planning.
 - b. Provide letters of credit for the preservation of any trees and restoration of the park to the satisfaction of the Supervisor of Parks Planning.
 - c. Enter into any agreement(s) with the Town, as required, to authorize construction works and access to the park block.
6. Prior to registration, the Subdivider agrees to provide tree preservation and landscape plans, to the satisfaction of the Supervisor of Parks Planning, addressing:
 - a. Landscaping and a trail connections within Block 36 and the park block.
 - b. Tree preservation fencing.
 - c. a 1.2 metre black vinyl chain-link fence be installed where residential lots abut a park or open block. An opening in the fencing should be maintained adjacent Honey Tree Court and the Sugar Maple Open Space. Fencing should be added along the south property line of blocks 16 and 17.
7. The Subdivider agrees to complete all tree preservation, landscaping, servicing, and restoration work within and adjacent to the park to the satisfaction of the Supervisor of Parks Planning and at the cost of the Subdivider.
8. The Subdivider agrees to be responsible for the repair or replacement of any park areas, amenities, and trees to the satisfaction of the Supervisor of Parks Planning.
9. The Subdivider agrees no construction activities, including construction access, staging and construction fencing, is permitted within Palmerston Park without prior approval by Community Services Parks Planning and Development Section. Blocking access to Palmerston Park is prohibited without prior approval by Community Services Parks Planning and Development Section.

Engineering Services

A. Conditional Comments

The Engineering Services supports a favourable decision to the applications based on the following comments and conditions.

To address the Town's Community Strategic Plan 2023 to 2026 and assist in providing a complete picture of the proposed subdivision's mobility provisions, Engineering Services has attached a Composite Transportation Component Plan (CTCP) as Attachment 1.0 highlighting the anticipated locations of sidewalks, multi-use trails, multi-use paths and dedicated biking facilities for reference. Engineering Services expects that the components of this plan will be further refined and implemented through the future detailed engineering design processes following draft approval.

1. Prior to final acceptance of the Draft Plan of Subdivision, the following shall be addressed to the satisfaction of the Engineering Services.

1.1. Revise the Draft Plan (DP) as follows:

a. Revise Block 36 to Open Space.

Engineering Services requires the following Financial Considerations to be identified within Section 7 of the Council Report:

With each new subdivision development approved by the Municipality, the Town of Whitby assumes assets requiring regular operational maintenance and eventually capital replacement. The following assets will be generated as a result of the subdivision and included in the Town's Asset Management Plan. The Capital replacement and annual operating costs would be included in future budgets. Further details regarding infrastructure costs would also be identified in the Financial Services Asset Management annual report.

Asset	Quantity
Roads	0.488 lane-km
Sidewalks/Multi-use paths	0.527 km
Storm Sewers	0.530 km

2. Engineering Services requires the following Conditions of Draft Approval:

2.1. The Subdivider shall convey the following to the Town:

a. Block 36 for open space.

2.2. The Subdivider shall be responsible for concrete sidewalk and/or multi-use path installation in the following locations:

- a. 3.0m-wide overland flow walkway within Block 36, from the cul-de-sac on Street A to the existing asphalt trail within the park as per Town of Whitby Standard 209
- b. 1.8m-wide concrete sidewalk on both sides of Street A including the cul-de-sac.

Further review and consideration of sidewalk placement is required and will be addressed through detail design/engineering.

2.3. The Subdivider shall be responsible for maintaining the existing Town roads in an acceptable condition throughout the duration of construction and/or until such time as the Town roads are reconstructed. The Subdivider may be required to provide the Town with securities to ensure roads are maintained to the Town's satisfaction. This is to be reviewed further when information regarding the timing of construction of both the subdivision development and the reconstruction of the Town owned road(s) is known.

2.4. The Subdivider shall provide a Traffic Management Implementation Plan and shall be responsible for providing both temporary and permanent signage and pavement markings for the development.

2.5. The Subdivider shall provide a Construction Management Report and Plan(s) to the Town's satisfaction that includes, but is not limited to, a neighborhood communication strategy, construction traffic route, schedule and mud and dust control best management practices. Construction traffic shall be restricted to time windows that do not conflict with the typical peak school drop-off and pick-up times of the nearby school.

2.6. The Subdivider shall provide a cash-in-lieu payment to the Town equivalent to the cost of a 20-year maintenance period including filter replacements for the proposed filter-type manufactured treatment device. The amount will be finalized upon receipt of manufacturer's maintenance cost information. Furthermore, the subdivider will be required to replace the filters prior to assumption.

2.7. The Subdivider shall provide a response letter addressing the incorrect responses to transportation comments within the Traffic Impact Study, under "Response Comment Matrix" prior to the submission of detailed engineering drawings.

2.8. The Subdivider shall implement a pre-construction survey/assessment, including a vibration monitoring program within the vibration zone of Influence (ZOI), on any adjacent buildings/structures/properties that may be affected by the construction activity, prior to commencing construction. The assessment shall be completed by a qualified person (QP) to the satisfaction of the Town and shall be provided to the Town prior to construction. Any waiving of this requirement shall be at the sole discretion of the Director of Engineering of the Town of Whitby.

2.9. Construction access shall be limited to Palmerston Avenue.

2.10. The Subdivider shall construct external services required for the proposed development to the property line prior to commencement of internal services, and at their sole expense.

2.11. All black vinyl chain link fences to delineate Town blocks, and open spaces from private property shall be designed and constructed in accordance with the relevant engineering standards.

2.12. The Subdivider shall ensure all private properties are protected from flooding limits at low points and points of major system flow convergence along the municipal road system. If required, the plan for registration shall be revised accordingly to provide said flood protection.

2.13. The Subdivider shall provide a detailed engineering submission in accordance with Sections A2.00 and A3.00 of the Town of Whitby's Engineering Design Criteria. The engineering drawings must be set up as per the Town's CAD layering standards and object data requirements set out in Appendix A of the Design Criteria. The engineering drawings will not be accepted until it is confirmed that the drawing set-up conforms to this requirement.

2.14. The Subdivider shall confirm the details of all existing above and below grade infrastructure relevant to the proposed design. Existing details shall be confirmed in the field by a method determined by the Subdivider's consulting engineer in consultation with the Town. Acceptable methods include, but are not limited to, topographical surveys, locates, measure downs, sub-surface utility engineering (SUE) investigation Quality Level A (QL-A), also referred to as daylighting, to determine horizontal and vertical location. The Subdivider further acknowledges that any as-built information provided by the Town is for informational purposes only.

2.15. All plan and profile drawings shall indicate the seasonal high water table elevation and the corresponding Minimum Basement Elevation, all to be confirmed by Hydrogeological Consultant and accepted by Central Lake Ontario Conservation (CLOC). The Subdivider shall protect all proposed private dwellings from the seasonal high water table where applicable.

2.16. The Subdivider shall be responsible for all hydro poles, luminaries and hydro requirements for this proposed subdivision and shall enter into a separate agreement with Elexicon accordingly.

2.17. The Subdivider shall provide the Town with a full electrical design (i.e., primary, secondary and streetlight design) for this development. All aspects of the secondary electrical design and street light design will be peer reviewed by the Town. The Subdivider will be financially responsible for the peer review cost including a 15 percent administrative fee. The street lighting design shall comply with the latest version of the RP-8 Roadway Lighting Design Standard and shall utilize LED Technology.

2.18. Any concerns raised through future re-submissions of the geotechnical and hydrogeotechnical reports for the site shall be addressed by the Subdivider to the satisfaction of the Engineering Services. This includes, but is not limited to, long term slope stability, confirmation of design parameters and preliminary layout for LID measures (proposed infiltration trenches), proposed stormwater management pond elevations relative to groundwater levels and the need/thickness of the impervious membrane or synthetic clay lining, foundation construction requirements and recommended measures for Best Management Practices for municipal servicing construction. The plan must reflect changes required in this regard prior to registration.

2.19. The Subdivider shall provide the Town with a deposit for any necessary peer review costs with the amount to be determined at time of first peer review. The Town will administer payments to any Peer Review Consultant(s) and provide milestone billings back to the Subdivider. The Town may request additional deposits for the Peer Review funds if required. At the time of issuance of full engineering approvals, any remaining deposit will be returned to the Developer. This condition will be superseded at such time as the Town has a Peer Review By-law in place.

2.20. The Subdivider shall provide a copy of the approved individual lot grading plan (i.e., siting) to each lot purchaser prior to closing.

2.21. The Subdivider shall agree to implement the recommendations of all reports submitted in support of the application.

2.22. The Subdivider shall be responsible for satisfying any additional requirements identified by the Engineering Services not specifically listed above.

All other items related to the subdivision can be addressed through the subdivision agreement process subsequent to Draft Plan Approval.

B. Informational Comments

3. The following items can be addressed through the Engineering Submission and Subdivision Agreement process:

3.1. An initial deposit for the Engineering Review Fee in the amount of \$9,686.50 or 50% of the Engineering Review Fee based on the estimated cost of works, whichever is greater, shall be paid to the Town prior initiating processing of the engineering drawings. Any balance owing of the final Engineering Review Fee shall be paid at the earlier of, third engineering submission or prior to final approval of the engineering drawings by the Town.

3.2. It is noted that the runoff coefficients specified within the Town's Design Criteria and Engineering Standards are minimum values to be utilized for sizing of the storm sewer system. Sample calculations shall be provided for all housing types (not just single detached) and shall be demonstrated by the consultant that the use of these minimum values is appropriate for the subject development. If required, the values shall be increased to represent the actual development proposal.

3.3. Functional Servicing and Stormwater Management Report comments:

- a. Revise overland flow at the most southerly point of Street A to sheet drain via overland flow walkway.
- b. Provide a 100-year hydraulic grade line analysis for both the new storm sewer system and the proposed Foundation Drainage Collector pipe.
- c. Relocate Rear Yard Catchbasin (RYCB) 5 to lay between lots 16 and 15. This will eliminate the need of 1 additional maintenance hole and additional storm lateral. Refer to Attachment 2.0 for additional details.
- d. Rear yard rainwater leaders for Lots 17 to 35 are to be disconnected to splashpad/grade. Direct 80% of roof area to the rear yards as they are backing onto the Town of Whitby park.
- e. Revise all RYCBs as per Town of Whitby Standard 107.20.
- f. Include radii dimensions throughout the plans.
- g. Ensure all existing labels are accurate, including but not limited to street labels.

3.4. The Town of Whitby has obtained a Consolidated Linear Infrastructure – Environmental Compliance Approval (CLI-ECA) from the Ministry of Environment, Conservation and Parks (MECP). The proponent is to complete a stormwater management report demonstrating compliance with the CLI-ECA requirements. If the applicant does not have a copy of the Town of Whitby CLI-ECA, the Town can provide a digital copy upon request.

3.5. Should the proponent propose infiltration features in the rear yards adjacent to the Town parklands, preference would be for these features to be placed in Town property. Infiltration features within the park are to be coordinated with the Parks division of the Community Services Department as well as Engineering Services.

3.6. Provide detailed ponding limits at overland flow low points, and any points of overland convergence to ensure that appropriate emergency access can be maintained to the area based on Town of Whitby Design Criteria and that private property has been protected from flooding. Ponding limits are to be shown for 100-year storm events. Low points are to be located at the appropriate block or intersection location.

3.7. For all overland flow outlets, the following shall be provided: flow channel profile, cross-sections and erosion protection works at all locations i.e., across window street boulevard areas, within specific overland flow blocks, across any direct outlets to Open Space areas.

3.8. The Town will not grant exemptions to half-load restrictions to facilitate construction of the proposed development. The Subdivider shall schedule construction activities in accordance with typical timing of load restrictions for the surrounding road network.

3.9. The Subdivider shall provide the Town with a cash contribution in accordance with the by-lawed rate in force at the time of payment, for each newly installed streetlight for the re-lamping and cleaning of streetlights, representing typical maintenance costs prior to assumption.

3.10. The Subdivider shall provide the Town with a cash contribution in accordance with the by-lawed rate in force at the time of payment towards the installation of vertical control benchmarks.

Financial Services – Development Charges

The following pertains to Town of Whitby Development Charges only, based on current Provincial legislation and Town of Whitby by-laws (subject to change). Additional information can be found at <https://www.whitby.ca/en/work/development-charges.aspx?mid=3457>. This development will also be subject to Region of Durham development charges and DDSB/DCDSB education development charges, please reach out to them directly with any questions.

Development Charges

- Will be owing for the residential development.
- Under Section 26.2 of the Development Charges Act.
 - The base DC rate(s) will be set as of the Zoning By-law Amendment application submission date.
 - Interest will accrue on the base DC rate(s), from the date of Zoning By-law application submission until the date of building permit issuance. Per the DC Act, the interest is set at Prime +1% adjusted quarterly.
 - The applicant has 2 years from the date of Zoning By-law application approval to obtain a building permit. Otherwise, Section 26.2 no longer applies, and instead the applicable DC rate(s) are the current posted rates in effect as of the building permit issuance date.
- If this development includes affordable or attainable units (as defined in Section 4.1 of the DC Act), those units are eligible for DC exemptions.
- If this development includes rental housing or institutional development, Section 26.3 of the DC Act allows for development charges to be paid in equal annual installments beginning upon occupancy.
- If this development includes rental housing, Section 26.2 (1.1) of the DC Act allow for additional development charge reductions based on number of bedrooms per unit.

Parkland Dedication / Cash-in-Lieu

Shall be applicable as per the Planning Act and Town of Whitby By-Law for the residential development.

- If utilizing a CIL, a land appraisal is required at the cost of the developer and will remain current for a maximum period of one (1) year.
- If CIL has previously been applied, a reduction in the amount owing will be applied.
- If CIL has not previously been applied, only the incremental residential units are used for the calculation of the CIL value.

Fire and Emergency Services

Whitby Fire and Emergency Services has no further comments. All existing comments are deemed satisfied.

Strategic Initiatives

Sustainability has no further comments. They have confirmed that the mandatory Tier 1 requirements of the WGS have been satisfied during Stage 2 back in August of 2023.

External Agencies

Bell Canada

Bell Canada Condition(s) of Approval

- 1) The Subdivider acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Subdivider further agrees and acknowledges to convey such easements at no cost to Bell Canada.
- 2) The Subdivider agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Subdivider shall be responsible for the relocation of any such facilities or easements at their own cost.

Upon receipt of this comment letter, the Subdivider is to provide Bell Canada with servicing plans/CUP at their earliest convenience to planninganddevelopment@bell.ca to confirm the provision of communication/telecommunication infrastructure needed to service the development.

It shall be noted that it is the responsibility of the Subdivider to provide entrance/service duct(s) from Bell Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, in accordance with the Bell

Canada Act, the Subdivider may be required to pay for the extension of such network infrastructure.

If the Subdivider elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.

Concluding Remarks:

To ensure that we are able to continue to actively participate in the planning process and provide detailed provisioning comments, we note that we would be pleased to receive circulations on all applications received by the Municipality and/or recirculations.

Central Lake Ontario Conservation Authority (CLOCA)

Official Plan Amendment (OPA-2023-W/03)

I. It is our understanding that the applicant is not providing quantity control for this development in accordance with the Pringle Creek Master Drainage Plan. CLOCA engineering staff will defer to the Town regarding this Stormwater Management criteria and as such, have no further comments or objection to any approval of the proposed Official Plan Amendment for this location.

Zoning By-Law Amendment (Z-09-23)

II. CLOCA staff have no objection to the proposed Zoning By-Law Amendment to change the zoning of this property from Institutional (I) Zone to a zoning category that will allow for residential development.

Draft Plan of Subdivision (SW-2023-03)

Subsequent to obtaining approval for the proposed Official Plan Amendment and Zoning By-law Amendment, CLOCA staff recommend that any approval of the proposed plan of subdivision be subject to the following draft plan conditions on behalf of Central Lake Ontario Conservation Authority:

1. That prior to any on-site grading or construction or final approval of the plan, the Subdivider shall submit to, and obtain approval from the Town of Whitby and the Conservation Authority for reports describing the following:
 - a) the intended means of conveying stormwater flow from the site, including use of stormwater techniques which are appropriate and in accordance with provincial guidelines.
 - b) the intended means whereby erosion and sedimentation and their effects will be minimized on the site during and after construction, in accordance with provincial guidelines. The report must outline all actions to be taken to prevent an increase in the concentration of solids in any water body as a result of on-site, or other related works.

2. That the Subdivider provide an analysis of the Pringle Creek hydraulic model that demonstrates no negative downstream impacts to the receiving Ash Creek tributary as a result of uncontrolled flows being discharged to this location from this development.
3. That the Subdivider shall satisfy all financial requirements of the Central Lake Ontario Conservation Authority.
4. The subdivision agreement between the Subdivider and the Town of Whitby shall contain, among other matters, the following provisions:
 - a. The Subdivider agrees to carry out the works referred to in Condition 1 to the satisfaction of the Central Lake Ontario Conservation Authority.
 - b. The Subdivider agrees to maintain all stormwater management and erosion and sedimentation control structures operating and in good repair during the construction period, in a manner satisfactory to the Central Lake Ontario Conservation Authority.
 - c. In order to expedite clearance of Condition 3 a copy of the fully executed subdivision agreement between the area municipality and the Subdivider should be submitted to the Authority.

Enbridge Gas Inc.

Enbridge Gas does not object to the proposed application(s) however, we reserve the right to amend or remove development conditions.

This response does not constitute a pipe locate, clearance for construction or availability of gas.

The applicant shall use the Enbridge Gas Get Connected tool to determine gas availability, service, and meter installation details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost

Region of Durham

Whitby Official Plan

The subject lands are designated as Residential in the Whitby Official Plan (OP). The site is also located within the boundary of Mature Neighbourhood Study Area which was approved as Amendment #130 to the Whitby OP in May 2023.

The proposed subdivision will have a net density of 43.8 units per hectare (uph) which is consistent with the Medium Density Residential range 30-50 uph as set out in the Whitby OP. Therefore, a Local Official Plan Amendment is required to redesignate the subject lands from Residential to Medium Density Residential to facilitate the proposed higher density subdivision development.

OPA #130 the Mature Neighbourhood Study contains a policy which directs Medium Density Residential to the edges of the Mature Neighbourhoods along arterial roads. The proposed amendment also seeks to amend OPA #130 as the development is proposed on a site located within an established residential community.

The concurrent Zoning By-law Amendment Application proposes to rezone the subject lands to facilitate the proposed development.

Conformity with the Regional Official Plan

The subject lands are designated as Living Areas in the Regional Official Plan (ROP). Lands within the Living Areas designation shall be used for a mix of housing types, sizes, and tenure to satisfy the diverse housing needs of the residents of Durham Region.

Region of Durham Adopted Official Plan

On May 17, 2023, Regional Council adopted the new Regional Official Plan. The new ROP is currently with the Ministry of Municipal Affairs and Housing for approval.

We have reviewed the proposed applications for conformity with the new ROP and note that the subject lands are designated as Community Areas on Map 1 – Regional Structure in the new ROP. Plan Community Areas are intended for a variety of housing types, sizes, and tenures.

Provincial Plans and Policies

Provincial Policy Statement

The Provincial Policy Statement (PPS) supports efficient land use and development patterns that optimize the use of infrastructure and public service facilities. The PPS also supports new developments that facilitate a range of housing options to meet current and future housing needs of residents of Durham Region. The proposed infill subdivision supports a mix of housing options and compact built form. The proposed applications are consistent with PPS.

Growth Plan

The Growth Plan encourages developments that support a range of housing options to serve all sizes, incomes, and ages of households.

The Growth Plan also supports building compact communities and promoting transit services and active transportation. The proposed infill subdivision supports a range of housing and compact built form within an existing residential community and provides higher densities to support transit. The proposed development conforms with the Growth Plan.

Delegated Provincial Plan Review Responsibilities

We have reviewed the applications in accordance with the Region's delegated Provincial Plan Review responsibilities.

Soil and Groundwater Assessment

Spice Environmental Inc. has conducted a Phase One Environmental Site Assessment, (Phase One ESA) dated March 2023, and a Limited Phase Two ESA, dated May 2023, for the proposed development.

The Phase One ESA was conducted to assess if there was potential site contamination at the subject lands. The Phase One ESA had identified areas of potential environmental concern, and a Limited Phase Two ESA was completed for the site. The Limited Phase Two ESA reported that chemical testing at the property met the Ministry of the Environment, Conservation and Parks Table 2 Site Condition Standards for Residential Property Use. Spice Environmental Inc. has provided the Region with a Reliance Letter and Certificate of Insurance dated October 5, 2023.

Environmental Noise Assessment

The proposed residential development is located in proximity to Cochrane Street, Rossland Road West, the Future Manning Road/Bonacord Avenue connection and approximately 170 metres north of the Canadian Pacific Railway corridor.

Valcoustics Consultant Ltd. has conducted an Environmental Noise Assessment, dated October 28, 2022, for the proposed development. The report recommends noise mitigation measures including provisions to add air conditioning for the northerly lots located adjacent to Palmerston Avenue and for the southerly lots which are closest to the CPR corridor. Noise warning clauses were also recommended for the proposed subdivision.

The Region will require the recommended noise control measures and warning clauses to be included within the related Town of Whitby Subdivision Agreement to the satisfaction of the Region of Durham should the application be approved.

Archaeological Assessment

Irvin Heritage Inc. has conducted a Stage 1-2 Archaeological Assessment, (AA) dated May 19, 2022, for the subject lands. The AA indicated that no archaeological resources were found during the site assessment.

The Ministry of Heritage, Sport, Tourism, and Culture Industries' letter dated June 1, 2022, has advised that the Stage 1-2 AA has been entered into the Ontario Public Register of Archaeological Reports. The Ministry's archaeological clearance letter satisfies the Region's archaeological requirements for the site.

Regional Servicing

Municipal Water Supply

The subject lands are located within the Zone 1 Water Pressure District of the water supply system for Whitby. The estimated static water pressure for the property exceeds the maximum allowance of 550 kPa, therefore, a private pressure reducing valve is required to limit the maximum static pressure to not more than 550 kPa.

The proposed development would require a looped water supply. The applicant must extend new watermain connecting to the existing watermain to the north and south of the subject lands.

To the north, there is an existing 150mm diameter watermain within the Palmerston Avenue right-of-way. The applicant must connect to this watermain. To the south, there is an existing 150mm diameter watermain plugged at the end of Honey Tree Court. An easement will be required for the extension of watermain north of Honey Tree Court.

Sanitary Servicing

Servicing to the proposed development could be provided via a sewer extension from a 200 mm diameter sanitary sewer along Palmerston Avenue and/or existing 200mm diameter sanitary sewer along Honey Tree Court. Servicing the proposed development via sewers with Honey Tree Court would require an easement.

The Region does not anticipate that the proposed development would negatively impact the capacity of downstream sanitary sewers.

No foundation drains (foundation weepers) and/or roof leaders are permitted to connect into the sanitary sewer system, as per the Regional Sewer Use By-Law.

Upon the submission of a detailed engineering design, the applicant shall provide a sanitary sewer design sheet to confirm the breakdown and the projected sewage flow from the proposed development for our review and record.

Water supply and sanitary sewer capacity appear to be available to service the proposed development; however, please note, water and sanitary capacity will not be allocated until such time that a development agreement (servicing/subdivision agreement) is signed.

Additional Information:

Servicing the proposed development from the northerly extension of sewers and/or watermain within this right-of-way (ROW) would require an easement as per Region's standards.

Our comments are based on known information at this time and are subject to change. Additional comments will be provided upon subsequent submission.

Waste Management

The Region provides recycling and waste collection service to draft plans of subdivision residential lots and freehold townhouse blocks in the Town of Ajax, City of Pickering, Townships of Scugog, Brock and Uxbridge and the Municipality of Clarington. Only Blue Box recycling collection is provided by the Region in the City of Oshawa and Town of Whitby.

On June 3, 2021, Ontario filed O. Reg. 391/21 under the Resource Recovery and Circular Economy Act that will make product producers responsible for the Blue Box program including collection. Once transition occurs, the Region of Durham will no longer be the service provider for the Blue Box program. The transition of responsibility of the Blue Box program to product producers in Durham Region is expected to occur in 2024. Please see O. Reg. 391/21 for full details.

Any dead-end municipal road(s) must be designed and built with a permanent or temporary, cul-de-sac. If the residential development is built in stages or by multiple builders, municipal waste service may be delayed to completed homes due to access availability. All municipal road networks will be reviewed through the draft plan approval process and through the detailed design of any phase limits to ensure it complies with the Waste By-law 46-2011. All municipal roads, including rear laneways, must be built to a Regionally approved, area municipal standard road cross sections.

Waste Management collection for residential blocks (other than freehold townhouse blocks) including any units within these blocks which will front onto a municipal road will be assessed for waste collection through the approval process.

Exemption Status

The Region acknowledges that the Town-Initiated OPA #130 (Mature Neighbourhood Study) is subject to appeals currently before the Ontario Land Tribunal.

Conditions of Draft Plan Approval

1. The Subdivider shall prepare the final plan on the basis of the approved draft plan of subdivision prepared by David B. Searles Surveying Ltd., identified as Drawing File No.: 21-3-22.DWG, dated January 29, 2024, which illustrates 2 lots for single-detached dwellings, 33 lots for 66 semi-detached dwellings, a walkway block, and a road.

2. The Subdivider shall name the road allowance included in this draft plan to the satisfaction of the Region of Durham and the Town of Whitby.
3. The Subdivider shall submit plans showing the proposed phasing to the Region of Durham and the Town of Whitby for review and approval if this subdivision is to be developed by more than one registration.
4. The Subdivider shall grant to the Region of Durham, any easements required to provide Regional services for this development. The easements shall be in locations and of such widths as determined by the Region of Durham.
5. The Subdivider shall agree in the local subdivision agreement to implement the recommended noise control measures and warning clauses of the report, entitled, "Environmental Noise Assessment," prepared by Valcoustics Canada Ltd., dated October 28, 2022. The Subdivider shall agree in the subdivision agreement to implement the recommended noise control measures and warning clauses. The agreement shall contain a full and complete reference to the noise study (i.e., author, title, date, and any revisions/ addenda) and shall include any required noise control measures and warning clauses recommended in the study.
6. The Subdivider shall provide for the extension of such sanitary sewer and water supply facilities which are external to, as well as within, the limits of this plan that are required to service this plan. In addition, the Subdivider shall provide for the extension of sanitary sewer and water supply facilities within the limits of the plan, which are required to service other developments external to this subdivision. Such sanitary sewer and water supply facilities are to be designed and constructed according to the standards and requirements of the Region of Durham. All arrangements, financial and otherwise for said extensions are to be made to the satisfaction of the Region of Durham, and are to be completed prior to final approval of this plan.
7. Prior to entering into a subdivision agreement, the Region of Durham shall be satisfied that adequate water pollution control plant and water supply capacities are available to the proposed subdivision.
8. The Subdivider shall satisfy all requirements, financial and otherwise, of the Region of Durham. This shall include, among other matters, the execution of a subdivision agreement between the Subdivider and the Region of Durham concerning the provision and installation of sanitary sewers, water supply, roads and other Regional services.