

## Agency and Stakeholder Detailed Comments

### Internal Departments

#### Town of Whitby Engineering Services

Please find below Engineering Services comments to the 1st Submission Draft Plan of Subdivision application received July 23, 2024.

The Draft Plan of Subdivision proposes to create one block for the development of a synagogue and three residential lots.

The subject property is currently zoned Agricultural – Exception 3 (A-3) under Zoning By-law 1784. The purpose of the proposed Zoning By-law Amendment application is to change the zoning from A-3 to an appropriate zone category to accommodate the proposed institutional and residential development.

Engineering Services has conducted a preliminary review of the circulated materials outlined below for the draft plan of subdivision and zoning applications:

- Draft Plan by GHD dated May 2024
- Servicing and Stormwater Management Report by GEI dated July 2024
- Engineering Drawing Set by GEI dated June 28, 2024
- Traffic Brief by GHD dated June 6, 2023
- Geotechnical Investigation Report by Soil Engineers dated June 2023
- Hydrogeological Report by Soil Engineers dated June 2023
- Infiltration Trench Opinion Letter by Soil Engineers dated July 3, 2024
- Construction Management Report

We advise that the above materials are generally acceptable for a preliminary review. There are revisions, however, that will be required through the detailed design process in order for the proposed subdivision to conform to our Design Criteria and Engineering Standards. Please provide a copy of these comments to the Subdivider.

#### 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.

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.

<b>Asset</b>	<b>Quantity</b>
Roads	.070 lane-km
Sidewalks/multi-use paths	.093 km
Storm Sewers	.043 km

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

1.1. The Subdivider shall convey the following to the Town: a. Block 5 for open space lands; b. Part of Lots 8 and 9, 40M-2746 (SW-2017-06) for Fire King Court right-of-way. The Subdivider shall prepare a reference plan for review and Town approval prior to transfer.

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

- a. 1.8m-wide concrete sidewalk on both sides of the unnamed Court;
- b. 1.8m-wide concrete sidewalk on east side of Coronation;
- c. 2.5m-wide asphalt multi-use trail within Block 5 open space.

1.3. 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.

1.4. 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.

1.5. Construction access shall be limited to Coronation Road or as outlined in the Construction Management Report.

1.6. The Subdivider shall implement all recommended noise control measures identified in the Environmental Noise Assessment report and revise the plan as required to accommodate recommended noise control measures prior to registration.

1.7. All non-regulatory fencing and acoustic barriers shall be installed wholly on private property and all operation and maintenance of said fencing shall be the responsibility of the private property owners.

1.8. 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.

1.9. 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.

1.10. All community mailboxes for the private developments shall be located within private properties.

1.11. 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.

1.12. 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.

1.13. 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.

1.14. 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.

1.15. 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 include all right-of-way components including active transportation facilities, comply with the latest version of the RP-8 Roadway Lighting Design standard and shall utilize LED technology.

1.16. Any concerns raised through future re-submissions of the geotechnical and hydrogeological 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.

1.17. The Subdivider shall provide an assessment of dead, dying, diseased and/or over mature trees along the edge of the natural areas for pruning or topping purposes to address safety and liability concerns. The report must include details for the protection, enhancement and edge management of the retained vegetated areas. All hazards, debris, or garbage shall be removed prior to the registration of the plan.

1.18. 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.

1.19. The Subdivider shall be responsible to enter into a separate agreement(s) with benefitting parties, to which the Town is not a party, to address cost sharing for external services and / or the oversizing of services if required.

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

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

1.22. 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**

2. The following items can be addressed through the subdivision detailed engineering and agreement processes:

2.1. An initial deposit for the Engineering Review Fee in the amount of \$9,450.00 or 50% of the Engineering Review Fee based 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.

2.2. 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.

2.3. Please be advised that the Engineering Drawings Set provided with this submission was reviewed from a functional perspective and further detailed review and comments will be deferred to the detailed design submission. Notwithstanding, we will provide the same with some redlined comments under separate cover.

2.4. The erosion and sediment control (ESC) plans included with the subdivision detailed engineering drawing set should show the proposed infiltration trench and valley trail. Infiltration feature functionality is dependent on the feature remaining free from sediment and debris during construction. As such, these features are to be completed near the end of construction and protected from construction sediment transfer. ESC plans should note the timing of construction and the timing of removal of any ESC measures until such time as the drainage areas contributing to the feature are stabilized.

2.5. Sitings for Lots 8 and 9, 40M-2746 (SW-2017-06) must be revised to reflect the new cul-de-sac right-of-way limits.

2.6. To address lot level low impact development (LID) recommendations, ensure that lots and areas where roof water leaders are proposed to be disconnected

from the storm sewer connection are clearly noted and can accommodate the drainage without creating problems associated with winter ice accumulation. Ensure that storm drainage areas reflect the correct boundary location.

2.7. In advance of any on-site work, provide recommendations for monitoring of the existing creek/tributary during construction (erosion and sediment controls, stormwater management, vegetation protection, stream protection in area of storm outfall(s), dewatering, access, storage and equipment maintenance requirements) and post construction (changes to vegetation or wildlife habitats and species).

2.8. 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.

2.9. Per the recommendation within the Hydrogeological Assessment , topsoil thickness for landscaped areas within the development is to be increased to 400 mm.

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

2.11. 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.

3. The following items can be addressed through the site plan application and agreement processes:

3.1. A Site Plan Engineering Fee will be required at execution of any development agreement in accordance with Tier 3 of the Fees and Charges By-law, currently By-Law 8048-24.

3.2. An updated Traffic Impact Study (TIS)/Traffic Brief will be required to address the comments provided in a separate memo from Transportation Engineer dated July 20, 2023.

3.3. A revised Stormwater Management (SWM) Brief will be required to address the comments provided in the memo from Development Engineering's Water Resource Engineer dated May 7, 2024.

3.4. All comments provided at the pre-consultation stage pertaining to the future private development proposal for Block 4 (i.e., synagogue) shall be addressed to the Town's satisfaction at the time of site plan. Refer to attached memo from Program Manager, Development Infrastructure dated May 10, 2024.

3.5. Unless required by Whitby Fire Services, access to Fire King Drive is not supported by Transportation Services. If access is required by Fire Services, it shall be designed as an emergency access only.

3.6. Upon preliminary engineering review, the Applicant will be required to provide a cost estimate for all engineering works. Securities for 50% of on-site engineering work and 100% of approved off site construction costs shall be provided at execution of any development agreement.

## **Town of Whitby Planning Services – Landscape**

A review of the landscape requirements will be provided as part of the future site plan application.

## **Town of Whitby Fire and Emergency Services**

1. Lots 1,2,3 shall be considered as part of lots 9-15 for the purposes of assessing firebreak requirements if construction is to occur simultaneously.
2. A site plan for “Institutional Block 4” shall be submitted at future submissions that indicates:
  - Building height
  - Building area
  - The principal entrance
  - Nearest fire hydrant(s)
  - Fire department connection (if applicable)
  - Fire access route (if applicable)

## **Town of Whitby Development Finance**

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> 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 both residential and non-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 site plan 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 18 months 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 is a condo, development charges are payable prior to the issuance of the 1st building permit. If this development is entirely rental housing development charges shall be payable as per Section 26.1 of the DC Act.
- 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 26.1(3) of the DC Act allows for development charges to be paid in equal annual installments over five years, upon the earlier of occupancy or issuance of an occupancy permit.
- If this development includes four or more rental housing units, Section 26.2 (1.1) of the DC Act allows for additional development charge reductions based on the number of bedrooms per unit.
- If a building is being demolished to make way for this redevelopment, the applicant has 5 years from the date that the demolition permit was issued, to obtain the new building permit to qualify for a redevelopment credit.

#### **Parkland Dedication / Cash-in-Lieu**

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

Development charges shall not be imposed under this by-law respecting an area of worship within a building or structure owned by and used for a place of worship.

### **Town of Whitby Strategic Initiatives**

No objections.

### **External Agencies**

#### **Central Lake Ontario Conservation Authority (CLOCA)**

CLOCA staff have reviewed these applications for consistency with the natural hazard policies of the Provincial Policy Statement and conformity with the applicable natural hazard policies within the local and regional Official Plans. CLOCA staff have also reviewed these applications in the context of Ontario Regulation 41/24 of the *Conservation Authorities Act* and other applicable watershed management guidelines and policies.



Based on our review of the submitted documentation for the proposed draft plan of subdivision, the following comments may be addressed through detailed design.

### Environmental Engineering – Stormwater Management

The response to our comments, related to stormwater management from the previous submission, indicated that our comments will be addressed during detailed design of the draft plan of subdivision and/or site plan application for the institutional block. Given the underground storage tank is part of the institutional block that is not being considered in detail with this submission, CLOCA staff have noted through the previous submission that they are willing to defer these comments to be addressed as part of the site plan application for the institutional block. They remain attached to this letter for continuity of our review of the entire site.

### Geotechnical and Hydrogeological Comments

The response to our comments, related to the last submission, indicated that our comments will be addressed during detailed design of the draft plan of subdivision and/or site plan application for the institutional block. CLOCA staff are willing to defer these comments to be addressed as part of the subsequent applications for the institutional block. They remain attached to this letter for continuity of our review of the entire site.

### **Draft Plan of Subdivision (SW-2024-02)**

CLOCA staff recommend that any approval of the proposed plan of subdivision be subject to the following conditions of draft plan approval on behalf of the Central Lake Ontario Conservation Authority:

1. That prior to any on-site grading, construction or final approval of the plan, the Subdivider shall submit to and obtain approval from Central Lake Ontario Conservation Authority for reports and plans describing the following:
  - a. The intended means of conveying stormwater from the site, consisting of stormwater techniques which are appropriate and in accordance with provincial guidelines as well as in conformity with the recommendations found within the Lynde Creek Master Drainage Plan and CLOCA Technical Guidelines for Stormwater Management Submissions.
  - 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 suspended solids in any water body because of on-site, or other related works.
  - c. The intended means to install, access, maintain and monitor any proposed Low Impact Development (LID) measures as part of this development.

2. The Subdivider shall obtain all necessary permits from Central Lake Ontario Conservation Authority required through Ontario Regulation 41/24, or any successor regulations made under the *Conservation Authorities Act*.
3. The Subdivider shall satisfy all financial requirements of the Central Lake Ontario Conservation Authority. This shall include Application Processing Fees and Technical Review Fees owing as per the approved Authority Fee Schedule.
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 Conditions 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 measures operating and in good repair during the construction period, in a manner satisfactory to the Central Lake Ontario Conservation Authority.
  - c. The Subdivider agrees to advise the Central Lake Ontario Conservation Authority 48 hours prior to commencement of grading or the initiation of any on-site works.

## **Region of Durham (Planning and Works)**

Region has completed its review of the above-noted applications and offers the following comments with regards to conformity with the new Regional Official Plan (Envision Durham), the new Provincial Planning Statement, the Region's delegated Provincial Plan Review responsibilities, Regional servicing, and waste management.

The subject lands are located on the east side of Coronation Road, north of Fire King Drive. The site is approximately 0.71 hectares and is currently vacant. The Lynde Creek tributary is located approximately 100 metres to the east of the site.

The proposed draft plan of subdivision will facilitate the development of three (3) single-detached dwellings, an institutional block for a synagogue, an open space block, and a cul-de-sac. Access to the synagogue is proposed from Coronation Road and access to the three residential lots is proposed from the extension of Fire King Drive to the north. The Open Space Block contains hazard lands and will be dedicated to the Town of Whitby for conservation purposes.

## **Conformity with the new Regional Official Plan (Envision Durham)**

The Ministry of Municipal Affairs and Housing approved the new Regional Official Plan (ROP) on September 3, 2024. The subject lands are designated as Community Areas on Map 1 – Regional Structure in the ROP. Community Areas are intended to offer a complete living environment for Durham residents. Community Areas should be developed with a variety of housing types, sizes and tenures, commercial uses such as retail shopping and personal service uses, offices, institutional uses, community uses,

and public services facilities such as schools, libraries, and hospitals, as well as an array of cultural and recreational uses.

The Lynde Creek tributary is located approximately 100 metres to the east of the subject lands. This area is identified as regional natural heritage system on Map 2a – Regional Natural Heritage System in the ROP. The Central Lake Ontario Conservation Authority (CLOCA) has reviewed the proposed subdivision application and has issued supporting comments dated October 29, 2024, for the development. CLOCA's comments are discussed below in this letter.

The proposed rezoning application and plan of subdivision application consisting of three residential building lots and an institutional block promotes residential uses consistent with the surrounding areas and facilitates the development of an institutional block that supports the building of complete communities for the residents of Durham Region. The proposed applications conform with the new ROP.

### **Provincial Planning Statement**

A new Provincial Planning Statement (PPS) came into effect on October 20, 2024. The PPS replaces the Provincial Policy Statement, 2020 and the Growth Plan, 2020. We have reviewed the proposed application for consistency with the PPS.

Policy 2.1.6 a) of the PPS, in part states, that planning authorities should support the achievement of complete communities by:

- a. accommodating an appropriate range and mix of land uses, housing options, employment, public service facilities and other institutional uses (including schools and associated childcare facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs.

The proposed subdivision consisting of a synagogue and residential dwellings support mixed-use development and the diversity of uses to establish complete communities within the urban area. The development also promotes compact built form and efficiently uses land and resources and is consistent with the PPS.

### **Delegated Provincial Plan Review Responsibilities**

We have reviewed the applications for delegated Provincial Plan Review responsibilities.

### **Soil and Groundwater Assessment**

Soil Engineering Ltd. has conducted a Phase One Environmental Site Assessment, (Phase One ESA) dated October 24, 2022 and a Phase Two ESA, dated December 19, 2022. The Phase One ESA reported that the subject lands had previously been used for agriculture and the potential use of pesticide was an environmental concern. Soil Engineering Ltd. recommended that a Phase Two ESA be conducted to further investigate the environmental condition of the site.

The Phase Two ESA reported that the chemical analysis of the condition of the site met the Ministry of Environment, Conservation and Parks' (MECP) Table 2 Site Condition Standard for Residential/Parks/ Institutional property use and that no further site assessment is recommended.

Soil Engineers Ltd. has provided a signed Reliance Letter and Certificate of Insurance, dated December 22, 2022, for the ESA Reports. We are satisfied that site contamination concerns have been addressed at the subject lands.

### **Noise Impact Study**

J. E. Coulter Associates Ltd. has conducted a Noise Impact Study, dated March 27, 2024 for the proposed development. Traffic noise impacts from Coronation Road and Taunton Road West, and the noise impact from the rooftop HVAC systems of the proposed synagogue was assessed in the report.

The Noise Impact Study indicated that traffic noise levels were within the MECP noise guidelines and no noise control measure are required for the proposed residential dwellings. The synagogue building will require double glazing for the exterior windows to reduce noise levels within the MECP acceptable levels. The report further recommends additional noise analysis be completed when the details of the rooftop HVAC systems are known.

We will require the noise recommendations of the Noise Impact Study to be included in the related Town of Whitby's Subdivision Agreement to the satisfaction of the Region.

### **Archaeology Assessment**

A Stage 1-2 Archaeological Assessment (AA) had been completed for the subject lands by Archaeological Consultants Canada, dated October 14, 2022. The Stage 1 AA was required due to the site's proximity to Lynde Creek and known registered archaeological sites. The Stage 2 AA investigated the presence of archaeological resources and whether they had any cultural heritage value or interest. The Stage AA reported that there were no artifacts or archaeological resources identified at the subject lands.

The Ministry of Citizenship and Multiculturalism has issued an archaeological clearance letter dated October 26, 2022, for the Stage 1-2 AA. The Region is satisfied that archaeological concern at the subject lands has been addressed.

### **Regional Servicing**

#### **Municipal Water Supply**

The subject lands are located in the Zone 2 Water Pressure District for the Town of Whitby. The estimated static water pressure exceeds the maximum allowance of 550 kpa (80 psi), therefore, a private pressure reducing valves will be required.

Lots 1-3 fronting the proposed cul-de-sac will require the extension of the existing 150 mm dia. PVC watermain within the Fire King Drive R.O.W.

The synagogue is proposing to connect to the existing 300 mm dia. PVC watermain from the Coronation Road right-of-way which is acceptable.

## **Sanitary Sewer Servicing**

Lots 1-3 and the proposed synagogue could be serviced from the extension of the proposed 250 mm dia. PVC sanitary sewer from Fire King Drive.

The synagogue could also be serviced from the existing 250 mm dia. sanitary sewer from Coronation Road. Please provide a sanitary sewer design sheet during the engineering submission stage.

Please note that sanitary sewer servicing capacity is allocated upon the execution of a Regional Development Agreement.

In accordance with the Region's Sewer Use By-Law, we will not permit foundation drains to connect to the sanitary sewer system.

Detailed engineering design comments will be provided through the formal engineering submissions.

## **Waste Management**

The Region no longer provides blue bin recycling services in the Town of Whitby. Waste Management is now under the Town of Whitby's jurisdiction.

## **Conclusion**

The proposed infill subdivision development comprising of residential uses and a cultural facility supports mix-use developments within the Region's Community Areas and promotes compact built form within an existing community, and as such conforms with the ROP.

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

It is requested that the Owner provide a land use table prepared by an Ontario Land Surveyor to the satisfaction of the Region of Durham. The land use table should provide lot area calculations for the proposed land use(s) allocated within the draft plan of subdivision.

## **Durham District School Board (DDSB)**

Staff has reviewed the information on the above-noted plan. Students generated from this development will attend existing neighbourhood schools.

Under the mandate of the Durham District School Board, at this time, staff has no objection.