

Attachment #6

External Agency Comments

Central Lake Ontario Conservation Authority (CLOCA)

Regarding the proposed Official Plan Amendments, language should be included that prohibits additional dwelling units from being established within any hazard lands or within areas that do not have safe access appropriate to the nature of the development and the natural hazard. The Town of Whitby Official Plan already has a definition of hazard lands which is appropriate. This recommendation provides some consistency with Section 3.1 related to Natural Hazards of the Provincial Policy Statement (2020).

Regarding the proposed Zoning By-law Amendments, we suggest the following general wording to be included within the By-laws:

1. Additional dwelling units are not permitted within hazardous lands and/or lands that do not have safe access appropriate to the nature of the development and the natural hazard; or
2. Notwithstanding Statement XXX (a) and (b), additional dwelling units are not permitted within any hazardous lands as determined by the applicable Conservation Authority including, but not limited to, the regulatory flood limits or erosion hazard limits and/or lands that do not have safe access appropriate to the nature of the development and the natural hazard.