



March 16<sup>th</sup>, 2023

Re: **Seaton (TFPM) Limited**  
**Draft Plan of Subdivision – PRE 28/22**  
**Pre-Consultation Comments**  
**Region of Durham**

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We are currently in the process of clearing conditions of the Pre-Consultation for the above captioned project. The following provides each of the Region of Durham conditions of approval for Seaton (TFPM), as well as how the condition has been, or will be satisfied in ***bolded italics***. With your co-operation, we are working towards having this clearance complete as soon as possible.

**Seaton (TFPM) Inc. (PRE 28/22)** is proposing a draft plan of subdivision and a zoning by-law amendment for lands located north of the Phase 2 Mattamy (Seaton) Limited lands. The proposal includes: 203 detached dwellings, 90 street townhouses, 23 rear-lane townhouses, and 52 back-to-back townhouses. The plan also includes a 2.56 hectare elementary school block, a 0.95 hectare park block, and a 1.65 hectare stormwater management pond block. The applicant seeks to rezone the subject property from Agriculture “A” zone, and to add these lands to the Seaton Zoning By-law 7364/14 in appropriate zone categories to facilitate the implementation of the draft plan of subdivision.

**Attn: Heather Finlay**

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**Condition #1:** Regional Official Plan: This proposed plan of subdivision is located with Special Policy Area ‘A’ in the Regional Official Plan (ROP), which is identified as the Central Pickering Development Plan Area (CPDP) in the City of Pickering, also known as the Seaton Community. Through the detailed analysis of the CPDP below, it is evident that this plan conforms to the designation and as such generally conforms with the Regional Official Plan.

***Understood***

**Condition #2:** Central Pickering Development Plan: This proposed subdivision is located within Neighbourhood 19: Wilson Meadows of the CPDP with lands contained wholly within the Phase 2 lands. A conversation with the Regional Works Department is required to determine timing and requirements for servicing this area.

***Understood***

**Condition #3:** The CPDP designates the subject lands as “Low Density Areas”. This designation encourages the development of adequate range of housing opportunities that respond to existing and future needs and characteristics of the anticipated population in terms of form, location, size, cost, and tenure. As such, this proposal generally conforms to the policies of the CPDP.

***Understood***

## **Required Studies**

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**Condition #4:** Noise Impact Study: The subject site is in proximity to Whitevale Road, which is classified as a Type 'B' Arterial Road under the ROP. In accordance with Schedule E – Table 'E8' of the ROP, a Noise Impact Study shall be prepared by a qualified acoustical engineer and submitted to the Region of Durham's Planning Division for review and approval. This study will be required as a condition of draft approval.

***Included in submission package from YCA***

**Condition #5:** Archaeological Assessment: A Stage 1 Archaeological Assessment and any other required archaeological studies must be completed by a licensed Ontario archaeologist to address the archeological potential on-site and provide recommendations for further investigations. These studies are required to be submitted to the Ministry of Heritage, Sport, Tourism and Cultural Industries (MHSTCI) for their clearance prior to the Region providing clearance on the plan of subdivision. This study and any further required studies will be required as a condition of draft approval.

***Included in submission package from Archeological Assessments LTD***

**Condition #6:** Site Screening Questionnaire / RSC Compliant Phase One Environmental Site Assessment (ESA): a Site Screening Questionnaire or a Record of Site Condition Compliant Phase One ESA completed by a Qualified Person shall be submitted that address the potential for contamination on-site and provide recommendations for detailed assessment or remediation. This work must be completed using the Region's Soil and Groundwater Assessment Protocol which may require further studies, if deemed necessary by the QP or the Region. This study will be required as a condition of draft approval.

***Included in submission package from Pinchin***

**Condition #7:** Key Natural Heritage and Hydrologic Features: Schedule B - Map 'B1' shows that there are key natural heritage and hydrologic features on and adjacent the subject site. The Region will not support developments which will have a negative impact on significant natural environment. The Region requests that the applicant work with the Toronto Region Conservation Authority to determine if an Environmental Impact Study is required to determine the limits of development and protect all environmental features.

***Response Letter included in submission package from RJ Burnside***

**Attn: Peter Castellan**

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**Condition #8:** The applicant will be required to demonstrate how the lands will be serviced and how the potential upsizing of the sanitary sewer will be addressed through the submission of a Functional Servicing Report. The applicant can reach out to the Regional Works for scoping the study.

***Understood***

Condition #9: The Region will require the submission of a Transportation Impact Study. The Terms of Reference shall be scoped with the Region's Transportation Department and City of Pickering.

*Understood*

Please let me know if you require any further information or clarification.

Sincerely,

Andrew Scott  
Land Development – Project Manager  
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