

**TACC Whitevale East (Parcel 24, Seaton) - Major Zoning By-law Amendment Pre-Submission & Draft Plan of Subdivision Pre-submission; Pre-consultation Meeting Comments**  
**Regional Municipality of Durham Comments**  
**24-Apr-24**

Department / Category	Document / Sub Category	Item No.	Comment No.	Comments	Response
Lori Riviere-Doersam, Planning Department  Contact: Lori.Riviere-Doersam@Durham.ca	Regional Official Plan	1	1	The subject lands are located within the Seaton neighbourhood. The site is designated Specific Policy Area A in the current Regional Official Plan. Policy 13.2.1.1 of the ROP, which states that this area shall be developed in accordance with the Central Pickering Development Plan (which has since been rescinded). The CPDP has been integrated into the Pickering Official Plan, and the subject lands are designated as Low Density Residential Area on Schedule I of the Pickering OP. The proposed development appears to conform to the policies of the current ROP.	Acknowledged
		2	2	A new ROP was adopted by Regional Council in May 2023 and forwarded to the Province for approval. The new ROP designates the subject site as "Community Areas". Community Areas are intended to develop as complete communities, providing a range of housing, transportation and lifestyle choices, and creating opportunities for residents to live, shop, work and access services and amenities within their community. The proposed development appears to be permitted by the policies of the new ROP.	Acknowledged
	Application Requirements	3	1	As part of a complete application, Regional Planning requires the following:	
		4	1a	Archaeological Assessment – the subject site is located within an area of high archaeological potential and an archaeological assessment is required.	Archaeological Assessment has been enclosed in the submission package.
		5	1b	Environmental Impact Study – the current ROP identifies Key Natural Heritage Features on and adjacent to the subject site. The subject site is located adjacent to the Regional Natural Heritage System in the new ROP. An EIS is required. This study may need to be peer reviewed to the Region and City's satisfaction, at the applicant's expense.	An interim EIS has been included in the submission package.
		6	1c	Noise Report - a Noise report addressing transportation noise is required. The noise report should use the Stamson model. Traffic data is available from the Regional Planning Division. Please email noiserequests@durham.ca	A Noise Report has been included in the submission package.
		7	1d	A Site Screening Questionnaire or a Phase 1 Environmental Site Assessment – if an SSQ is provided it must be signed by Qualified Person. If a Phase 1 ESA is submitted it must be accompanied by the Regional Reliance Letter and Certificate of Insurance (see attached). ESA reports must be no more than 18 months old at the time of application submission and should be prepared in accordance with the Provincial Brownfield's regulation.	A Phase 1 ESA has been included in the submission package.
		8	2	Regional Subdivision fee is \$5000. It can be paid via cheque made out to the Region of Durham or via e-transfer to planningpayments@durham.ca with PL-Sub Parcel 24, Seaton in the memo field.	Acknowledged
		9	3	The Region requires 1 hard copy of submission material.	Acknowledged
Peter Castellan, Works Department  Contact: Peter.Castellan@Durham.ca	Regional Works Comments	10	1	Regional Works has no comments or objections to the proposed development	Acknowledged