

Christopher Langley
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Batory Management
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Jan 22, 2024

Re: Response to Comments
Proposed Employment Subdivision
Line 6, Scugog, Port Perry
CCS Project No. 4495

Dear Chris:

This letter has been prepared to response to the comments received from the 1st Zoning By-law Amendment and Draft Plan of Subdivision Submission for the proposed Employment Development on the 6th Line in Port Perry.

The responses are organized by Agency. The comment will be provided followed by our response.

Comments from the Township of Scugog,

Zoning By-law Amendment:

- a) The "H" holding symbol was not requested for the rezoning application, but these would be required for each development block to ensure that a Site Plan Agreement is completed for future development.

Response: We agree and although the application may not have referred to the Holding (H) provision, the draft by-law has been modified and is attached to include the Holding (H) provision.

- b) The subject site is within an Area of High Vulnerability. Salvage yards are considered high risk to groundwater according to the Region's Official Plan. Further justification for the request to rezone Block 10 to General Industrial (M2-X) with special zoning regulations to permit an automobile storage yard as an additional permitted use is required. The justification shall include a detailed description of the proposed use. As noted above, development including outside storage uses will not be permitted within areas prone to flooding.

Response: Block 10 was selected as it is well removed and can be shielded from adjacent properties. We understand that there is a demand for this use. The concern for the risk to ground water is understood and we suggest that the areas proposed for this use will require special surface treatment to allow the collection any contaminants in order that they not soak into the ground. It is our understanding that Block 10 is not subject to flooding.

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- c) Revisions and refinements to the EP zone and industrial zones may be required dependent upon the further comments from our peer reviewer.

Acknowledged



Comments from the Region of Durham

Planning and Economic Development

Regional Official Plan Conformity

The (M2-X) proposed zoning will permit an automobile storage/salvage yard as a permitted use on lands north of Scugog Line 6 and south of Reach Industrial Park Road. The subject site is within an area of High Aquifer Vulnerability (HVA). Salvage yards are considered to be “High Risk Land Uses” to Groundwater in the ROP. Policy 2.3.31 of the ROP requires development applications to be accompanied by a Contamination Management Plan that defines the approach to protect water resource. This can be submitted during Site Plan phase.

Response: It is good to raise this issue now but deferring this to the Site Plan phase will allow the creation of a site-specific management plan.

According to the ROP, the subject site is also identified as containing key natural heritage and/or hydrologic features (KNHHF). In accordance with Policies 2.3.15 and 2.3.34 of the ROP, development of site alteration is not permitted within KNHHF including any associated vegetation protection zone, unless it is accompanied by an Environmental Impact Study (or an equivalent environmental study prepared by a qualified person).

Response: An Environmental Impact Study has been submitted to identify these areas and concerns. The EIS will provide the basis for detailed design.

The applicant has submitted an Environmental Impact Study (EIS) prepared by GHD, dated August 3, 2022. The report identified key natural heritage and hydrogeological features on the subject site. The report opines that any potential negative impacts on Key Natural Features are to be minimal and recommends mitigation, compensation, and best practices for the subject site.

Response: This provides the basis for development design.

The subject EIS report is subject to peer review at the owner’s expense. The peer review must be complete to the Township’s and the Region’s satisfaction.

Conformity with ROP policies will be determined once the Peer Review of the EIS is complete.

Acknowledged

CAMBIUM

Summary of Provincial Policy Conformance

Summary of Local Policy Conformance



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The EIS provides a summary of the Official Plan policies that relate to the project (Section 1.4.3.1). Confirmation of whether the proposed development complies with these policies should be added to the EIS.

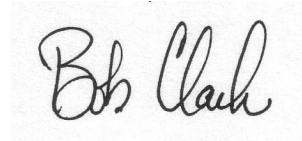
Response: A synopsis of relevant policy direction has been added to the EIS.

The EIS does not provide a direct reference to any Kawartha Region Conservation Authority (KRCA) policy. The EIS provides a brief statement regarding the need for a permit from the KRCA. Confirmation of whether the proposed development complies with KRCA policies should be added to the EIS. The EIS shows the flood elevation extending into the “developable area” on Figure 1 but does not speak to the feature in the report text; clarification is required.

Response: The KRCA depends extensively on official plan and zoning policies. There are references in the Nonquon River Sub watershed Study and Plan to address protection of commercial areas and ground water quality. These are implemented through the Permit System. The EIS provides the information required to meet these policy objectives.

Should further clarification be require please contact the undersigned.

Sincerely,



Bob Clark, *P.Eng., P.Ag., MCIP, RPP, OLE*
Principal Planner

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