

August 10, 2026

Township of Scugog
181 Perry Street
Port Perry, ON L9L 1A7

Attention: Valerie Hendry

**Re: 4th Submission Draft Plan of Subdivision (S-S-2021-01) and Zoning By-law
Amendment (Z/01/2021)
1370 King Street, Manchester Part of (Lot 13 Concession 4)
Our File: 125055**

Dear Ms. Hendry:

D.G. Biddle and Associates limited were retained by O'Connor Bros Corp / Sean O'Connor to represent them on behalf of land use and engineering matters. We are in receipt of the 3rd Submission comments dated May 5th, 2026. We have reviewed the comments and provided the following updated materials for review:

- Draft Plan of Subdivision
- Engineering Set (Grading, Servicing, Erosion Sediment Control)
- FSR/SWM Report (Phosphorous Study included)
- Region of Durham Servicing Checklist
- Noise Impact Study
- Draft M Plan and Land Use Table
- Auxiliary Turn Lane Analysis Letter
- Sightline Analysis Letter
- Tree Planting Plan
- Comment Response Matrixes (Return of Comments, Engineering and Public Comment Responses)

Please note that one hard copy of the submission can be provided for your office upon request shortly following this electronic submission. Please advise us immediately should you identify any omissions from this submission package.

Yours very truly,
D.G. BIDDLE AND ASSOCIATES LTD.
ENGINEERS AND PLANNERS

Lisa Klets

Lisa Klets, RPP
Intermediate Planner, Planning Group