

**ATTACHMENT 2
RESPONSE TO REGIONAL STAFF COMMENTS**

| Item | Policy Number | Section | Policy Excerpt | Action: Comment | Response |
|-------------|----------------------|--|--|--|---|
| 1. | 1.4 | Basis | ...the 2031 forecasted population growth for the <i>Port Perry Urban Area</i> is 1,710, and 1,265 for the rural area. | Recommendation: Add the base year the growth is calculated from. | Revised |
| 2. | 2.2(g) | Natural Heritage and Resource Management | Permitting commercial logging of woodlands only in accordance with sustainable forestry practices. Clear cutting will not be permitted in the Township. | Recommendation: Revise policy to indicate that clear cutting will be allowed in certain circumstances (e.g. for increasing farmland) to be consistent with the Regional Tree By-law. | Revised to reflect Regional Tree Cutting By-law |
| 3 | 3 | General Development Policy | Add policy | Recommendation: Include policy detailing a timeframe for reports to be valid (e.g. only reports completed within 5 years will be considered acceptable for development applications) | Revised |
| 4. | 3.2 | Alternative Energy | The Township will encourage the development and utilization of alternative energy sources, including wind, solar and renewable resources. The use of private power generators, such as small-scale wind turbines, solar panels and other similar sources will be permitted as an accessory use in the Zoning By-law. | Recommendation: Add the words "in accordance with Provincial standards" after "will be permitted." | Revised |

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| 5. | 3.3 | Archeological Resources | Council shall consult appropriate government agencies, including the Ministry of Tourism and Culture and the Ministry of Consumer and Commercial Relations when an identified human cemetery, marked or unmarked human burial is affected by land use development. The provisions under the <i>Ontario Heritage Act</i> and the <i>Cemeteries Act</i> shall apply. | Recommendation: Replace the words “Ministry of Tourism and Culture and the Ministry of Consumer and Commercial Relations” with “Ministry of Culture.” | Revised |
| 6. | 3.4 | Brownfields | The Township will work closely with the development community to support the continued redevelopment of these sites. In addition the Township will assist s of Brownfield sites in seeking Regional, Provincial and Federal funding assistance for rehabilitating these sites. | Typo: Replace the words “assist s” with “assist owners” | Revised |
| 7. | 3.7 | EIS | ...The Township and the Region, in consultation with the appropriate Conservation Authority, | Recommendation: Revise policy to indicate that an EIS must be completed to the satisfaction of the Township, Region and CA as | Revised |

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| | | | must approve an EIS prior to the granting of development approvals... | opposed to “approved” | |
| 8. | 3.7 | EIS | ... Before development is approved in the area subject to the EIS, the EIS shall demonstrate that the relevant policies of this Plan are met. The EIS shall demonstrate that the use will... | Recommendation: Add reference in subsections to “endangered, threatened and special concern species” to be consistent with MNR official species at risk list. | Revised |
| 9. | 3.8 | Garden Suites and Accessory Apartments | The Township may also require the land to enter into an agreement... | Typo: Insert “owner” after the word land | Revised |
| 10. | 3.8 | Garden Suites and Accessory Apartments | The location and development of garden suites and accessory apartments shall satisfy the General Development Criteria in this section of the Plan, including impact on deer wintering habitat. | Recommendation: Delete the words “including impact on deer wintering habitat” | Revised |
| 11. | 3.13 | Noise and Vibration | It is a policy of this Plan to minimize any adverse noise and vibration impacts from highways, arterial roads and industries on sensitive land uses. A Noise Impact Study in accordance with Ministry of Environment guidelines | Recommendation: Insert the words “Region of Durham requirements and” after “A noise impact study in accordance with...” Recommendation: Insert the words “warning clauses, ” after “mitigating measures, ...” | Revised |

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| | | | <p>shall be undertaken for proposed development involving sensitive land uses that are adjacent to or in proximity to a highway, arterial road or industrial use to the satisfaction of Council and the Region. The approval of development applications shall be based on the implementations of the required study, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety and mitigating measures and notices on title.</p> <p>A Noise Impact Study shall be required where proposed development involving sensitive land uses is within 300 metres of a railway right-of-way or 1,000 metres of a railway yard. A Vibration Study shall be required where proposed development</p> | <p>Recommendation: Replace “300 metres” within 750 metres. Regional Policy 2.3.3 indicates that noise studies are required within 750 metres of a railway.</p> <p>Recommendation: Insert the words “warning clauses, ” after “mitigating measures, ...”</p> | |

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| | | | <p>involving sensitive land uses is within 75 metres of a railway right-of-way. Noise and vibration studies shall be prepared to the satisfaction of Council and the Region in consultation with the appropriate railway agency. The approval of development applications shall be based on the implementation of the recommendations of the required studies, such as the restriction of new residential and other sensitive land uses and the provision of appropriate safety measures, such as setbacks, berms and security fencing, mitigating measures, and notices on title.</p> | | |
| 12. | 3.14 | Potentially Contaminated Site | <p>...were the where the Phase I and II ESAs reveal the site is or may be contaminated, the proponent shall provide a Record of Site Condition...</p> | <p>Recommendation: Revise policy to indicate that an RSC is required for all development sites that have undergone a Phase 2 ESA (regardless if the Phase 2 determines the site may be contaminated) to be consistent with Regional policy</p> | Revised |
| 13. | 3.15 | Source Water | As part of its commitment | Recommendation: Revise policy to | Revised |

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| | | Protection | to source water protection, the Township may establish a Source Water Protection Plan to protect the ground and surface water systems in the Township. The Plan may include a number of initiatives including but not limited to the following: d)... e)... f)... | indicate that the Township will support source water protection. Source water protection is a requirement of the Clean Water Act. Recommendation: Insert the words: “in consultation with the Durham Region Health Department”, after “the Township” Format: Need to restart numbering for subsections | |
| 14. | 3.18(c) | Urban Design Guidelines | Street trees are required in all designations and shall be aligned parallel to the street and spaced regular intervals. | Typo: Insert the word “at” after “spaced” | Revised |
| 15. | 3.18(g) | Urban Design Guidelines | The Township shall complete an Active Transportation Plan to create an organized approach to improving the pedestrian and cycling realm and encourage non-vehicular travel. | Recommendation: Define “Active Transportation Plan” in policy | Revised |
| 16. | 3.19 | Waste Disposal Area | The existing and former waste disposal sites in the Township are identified on Schedules A and A-1 as WD and FWD respectively. | Revise: There is no WD on Schedules | Remove WD reference from Text |

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| 17. | 3.19 | Waste Disposal Area | A Waste Disposal Assessment Area is symbolically identified on Schedule A-1 within part of Lot 17, Concession 7 former Township of Reach and represents the former Scugog landfill site. | Revise: No such area identified on the Schedule | Check with MOE |
| 18. | 3.22 | Wellhead Protection Area | Well Head Protection Areas (WHPA) and High Aquifer Vulnerability Areas (HAVA) are depicted on Schedule D. | Typo: The policy should reference Schedule E Recommendation: Include in the policy that the boundaries may be refined. (Regional OP 2.3.32) | |
| 19. | 3.23 f) – h) | Woodlot, Tree Preservation, Replacement and Enhancement | f) Significant trees are to be protected in addition to trees located within a woodlot area, trees forming a cluster of trees (consisting of 5 or more trees and containing at least one significant tree) any significant trees defining a hedgerow (consisting of 5 or more trees); g) Other trees to be protected include any tree of historical significance, Celebration trees of any | Recommendation: Define terms- “Significant trees,” “celebration trees,” “special status trees,” “replacement trees” to clarify policy | |

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| | | | <p>size and Special Status Trees;</p> <p>h) Replacement trees shall be protected by a tree maintenance program and shall be zone tolerant trees generally not susceptible to disease or pests. A variety of trees should be planted to reduce the potential for disease and pest problems associated with a mono-culture of a particular species;</p> | | |
| 20. | 3.23 | Woodlot, Tree Preservation, Replacement and Enhancement | Add Policy | <p>Recommendation: Add policy that the Township will prepare a tree by-law for woodlands less than 1 hectare as prescribed in the Municipal Act.</p> <p>The Regional Tree by-law has jurisdiction over woodlands greater than 1 hectare.</p> | Revised -Township 'may' prepare a by-law |
| 21. | 4 | Port Perry Urban Area | The Port Perry Urban Area constitutes the prime settlement area within the Township. Within the Port Perry Urban Area there are the following designations: | Recommendation: Order designations and associated policy in same hierarchy as identified on Schedule A-1 | Revised |
| 22. | 4.1.3 | Residential – General | Residential developments within areas designated | Recommendation: Include in policy a minimum of 30% of all residential | Revised |

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| | | Development Policies | <i>Residential</i> may be permitted with a maximum density of 30 units per net hectare with a maximum height of 5 storeys above grade. Approximately 30 percent of new housing within the <i>Residential</i> designation shall be multiple unit buildings including townhouses or apartments in order to provide a variety of housing choices. | development through intensification by 2015 (Subject to Growing Durham Amendment) | |
| 23. | 4.1.3 c) | Residential – General Development Policies | An accessory apartment may be permitted in conjunction with a single detached or semi-detached dwelling in the Residential designation subject to the regulations of the Zoning By-law and the following criteria: i)...; vii)...; viii;... | Format: Need to correct numbering for subsections | Revised |
| 24. | 4.1.3 d) | Residential – General Development Policies | Accessory apartments shall not be subject to the density provisions of this Plan. As a condition of approval, the Township shall require that dwelling units containing an accessory apartment be | Revise: Replace the policy reference number “3.18” with 3.8 to reference garden suite and accessory apartments. | Revised |

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| | | | registered in accordance with the provisions of the Municipal Act and satisfy the requirements of Section 3.18. | | |
| 25. | 4.1.3 e) | Residential – General Development Policies | Garden suites may be permitted in conjunction with a single detached dwelling in the Residential designation provided that they satisfy requirements of Section 3.18; and: i)...; xi)... | Recommendation: Replace the policy reference number “3.18” with 3.8 to reference garden suite and accessory apartments. Format: Need to correct numbering for subsections | Revised |
| 26. | 4.1.3 f) – g) | Residential – General Development Policies | | Format: Need to correct numbering for subsections | Revised |
| 27. | 4.2 | Main Central Area | Designation | Recommendation: Rename “Main Central Area” to “Centre” to be consistent with Regional OP designation. | No Change Made |
| | | | Designation | Recommendation: Add a schedule detailing the Main Central Area and the limits of the two sub-designations, Historic Downtown Area and Water Street. | New Schedule F Developed |
| 28. | 4.2 | Main Central Area | Add Policy | Recommendation: Add policy to establish a long-term density target of 15 residential units per gross hectare (Subject to Growing Durham Amendment) | Revised |

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| 29. | 4.2.3 – 4.2.4 | Main Central Area – General Development Policies and Urban Design Guidelines | Add policy | Recommendation: Add a policy to clarify whether the general development policies and urban design guidelines apply to the entire the Main Central Area including the Historic Downtown and Water Street. | Revised |
| 30. | 4.2.4b) | Main Central Area Urban Design Guidelines | All parking lots will be adequately landscaped and designed to provide convenient pedestrian access to shopping areas, especially to Queen Street and Water Street. Parking Areas on adjacent lots shall be connected internally wherever possible. | Recommendation: Include in policy that parking will be located in the rear of buildings. | Revised |
| 31. | 4.2.5 c) (vii) | Historic Downtown Urban Design Guidelines | Street furniture complements the function and form of the streetscape. All furniture should be compatible with the architectural style of the community and must be scaled to the pedestrian. The majority of the street furniture will be located along Queen Street and Water Street throughout the waterfront Open Space System and within the various parks. | Recommendation: Replace the words “Open Space System” with “Open Space designation” | Revised |

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| 32. | 4.2.5 c) (xiii) | Historic Downtown Urban Design Guidelines | As part of general streetscape improvements, developers or s of commercial properties will be encouraged... | Typo: Replace the words “developers or s” with “developers or owners” | Revised |
| 33. | 4.2.6a) | Water Street Urban Design Guidelines | The area of Water Street and Scugog Street (Highway 7A) shall form a recognizable gateway to the downtown. | Recommendation: Replace the word “downtown” with “Centre (Main Central Area)” to clarify that the gateway is for the entire area. | No change made. |
| 34, | 4.3.3 b) | Community Commercial – Development Policies | No building within the <i>Community Commercial</i> designation shall exceed a Floor Space Index of 0.5. The maximum building height shall be 10 metres. | Recommendation: Revise policy to have minimum building heights and floor space targets to encourage (not restrict) higher density | No residential is permitted in this designation. It is big box – single storey |
| 35. | 4.5.2 | Gateway Regeneration Area | Designation: permitted uses | Recommendation: Remove the proposed residential and limit the retail uses to serve the immediate surrounding employment uses OR propose an amendment to the Regional Official Plan. The proposed “Gateway Regeneration Area” is designated “Employment Area” in the Regional Official Plan. The residential and retail uses proposed are not permitted in “Employment Areas”. An amendment to redesignate the | The Township want to consider this as a special mixed use policy area. Has been a comprehensive municipal review. |

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| | | | | Regional OP “Employment Area” may be considered through a municipal comprehensive review pursuant to the provisions of the growth Plan. In the case of a regeneration area, redesignations shall be considered through a comprehensive review pursuant to the provisions of the Provincial Policy Statement (Growing Durham Amendment proposed policy 8C.2.17) | |
| 36. | 4.6.3d) | Neighbourhood Commercial – General Development Policies | No building within the <i>Community Commercial</i> designation shall exceed a Floor Space Index of 0.5. The maximum building height shall be 10 metres. | Recommendation: Revise policy to have minimum building heights and floor space targets to encourage (not restrict) higher density | Revised policies limit new neighbourhood uses. Need to consider encouraging density in light of sewage capacity. |
| 37. | 4.7.2e) | Employments Areas – General Development Policies | The Township supports the undertaking of an Environmental Assessment to examine the possibility of extending municipal water services to the <i>Employment Lands</i> presently using private sewage and water services... | Recommendation: Replace the words “Employment Lands” with “Employment Area” to be consistent with the rest of the policies | Revised |
| 38. | 4.7.2f) | Employments Areas – General Development | No building developed on lands designated Prestige Industrial or General Industrial shall exceed a | Recommendation: Revise policy to have minimum building heights and floor space targets to encourage (not restrict) higher density | Not appropriate for Port Perry |

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| | | Policies | Floor Space Index of 0.5. The maximum height shall be three storeys or 11 metres, whichever is less. | | |
| 39. | 4.7.2n) and O)(iv) | Employments Areas – General Development Policies | ... Stormwater management facilities are shown conceptually on Schedule B... | Revise: No stormwater management shown on Schedule B | Revised |
| 40. | 4.7.3.1 | Prestige Industrial | Permitted uses | <p>Recommendation: Remove “public parks and recreational facilities” from the permitted uses. Parks and recreational facilities are uses better suited in residential areas. Rather than including parks as a permitted use, add a ‘parks and community facilities’ policy to the general development policies section and indicate criteria to be considered for locating such facilities.</p> <p>Recommendation: Revise policy to indicate that “restaurants” and “service related uses” are permitted to serve the immediate Employment Area as a minor component of the primary employment use.</p> <p>Growing Durham amendment proposed policy 8C.2.14 indicates that limited person and retail uses,</p> | <p>Disagree</p> <p>Revised</p> |

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| | | | | serving the immediate Employment Area may be permitted as a minor component, provided that such uses do not exceed 10% of the aggregate gross floor area. In any case, a single use shall not exceed 500 square metres, subject to the inclusion of appropriate provisions in the area municipal plan and/or zoning by-law | |
| 41. | 4.7.3.2a)(v) | Prestige Industrial – Design Guidelines | Major building components should be illuminated to complement the building and the site, but light spillage should be prevented onto adjacent sites; | Recommendation: replace the words “light spillage” with “light trespass” | Revised |
| 42. | 4.7.3.1 | General Industrial | Permitted uses | Recommendation: Add to policy that service related uses must serve the immediate Employment Area | Revised |
| 43. | 4.7.4b) | General Industrial | In addition to those primary uses, complementary commercial uses which serve the primary industrial uses may be permitted. Those uses include small scale business and personal services, equipment and automobile rental establishments and service stations/gas bars. | Recommendation: Clarify that the personal service uses are limited and may not exceed 10% of the aggregate gross floor area or 500sq.m. (Subject to Growing Durham proposed amendment 8C.2.14) | More appropriate for Zoning |
| 44. | 5.1.2 | Agricultural | Archaeological activities as | Recommendation: Clarify | Approved ORM policies |

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| | 5.5.2 6.4.2 6.5.2 | Aggregate Ex. Natural Core Natural Linkage | a permitted use in various designations | “archaeological activities” and criteria for undertaking in various designations | – no change |
| 45. | 5.1 | Agriculture | Add policy | Recommendation: Add specific policy to guide development for farm related industrial uses. Regional policy 10A.2.6 indicates that area municipal official plans shall provide additional criteria to guide the consideration of agri-business uses. | Revised |
| 46. | 5.1.3 | Agricultural – Severance Policy | Add policy | Recommendation: Add policy to reference MDS to be consistent with Regional policy 14.7.9 which indicates that the Provincial <i>Minimum Distance Separation formulae</i> and the Environmental Protection Act and regulations made there under shall apply to the division of land by severance. | Revised |
| 47. | 5.1.3d) | Agricultural – Severance Policy | For agricultural uses where the severed and retained lots are intended for agricultural uses and provided the minimum lot size is 100 acres in prime agricultural areas; | Recommendation: Add the word “created” after “lot size” to clarify that the policy is intended for the minimum lot size of the created lot. Recommendation: Delete the words “in prime agricultural area”. Agricultural uses may be in other designations within the Greenlands system. | Revised |
| 48. | 5.1.3e) | Agricultural – | Existing and new | Delete: Regional policy 9A.2.3 does | Greenbelt Plan permits |

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| | | Severance Policy | agricultural-related uses, provided any new lot will be limited to the minimum size needed to accommodate the use; and, | not permit the severance of agricultural related uses. | – this is more restrictive/ Revised |
| 49. | 5.1.4d) | Agricultural – General Development Policies | Farm related commercial/tourism establishments on farm properties are permitted subject to Site Plan Control in accordance. Prior to approving such an application, Council shall be satisfied that: i)...; vi)... | Format: Need to correct numbering for subsections | Revised |
| 50. | 5.2 | Shoreline | Add policies | <p>Recommendation: Add policy to indicate that no new shoreline areas are permitted (Regional policy 9B.2.22)</p> <p>Add policy to indicate that once the Shoreline Residential Area boundary is designated, no further expansions shall be permitted. (Regional policy 9B.2.24)</p> | Revised |
| 51. | 5.3.4 | Blackstock | Blackstock Policies (Cross reference 2.6d, 7.1h) | Recommendation: Recognize that Blackstock is a Hamlet in the Regional Official Plan. Full municipal services to this area would be a significant challenge and costly to implement. The existing water supply system is of communal quality | Policies Revised to consider options |

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| | | | | only and would require significant upgrades to provide a complete system to a larger system urban standard. It may warrant that a preliminary feasibility study be undertaken prior to exposing it in an Official Plan. | |
| 52. | 5.5.3g) | Mineral Aggregate Operations – General Development Policies | All extractive uses must satisfy the requirements of the Ministry of Environment and Energy as to water supply, disposal of liquid wastes and control of air pollution. | Recommendation: Replace the words “Ministry of Environment and Energy” with “Ministry of Environment” | Revised |
| 53. | 5.5.3n) | Mineral Aggregate Operations – General Development Policies | Where lands designated as Mineral Aggregate Extraction are no longer licensed for aggregate extraction, those lands shall be considered to be designated Agricultural. This Plan will be updated to reflect this change in designation during the next five-year review. | <p>Recommendation: Replace the words “lands shall be considered to be designated Agricultural” with “lands shall be considered to be designated in accordance with the immediate surrounding land use”</p> <p>Land use designations surrounding aggregate operations may be other than agricultural and may consist of any designation in the Greenlands system.</p> | Tried this – it does not work if immediate surrounding use is EP. Experience tells us this is the best approach. |
| 54. | 5.5.3o) | Mineral Aggregate Operations – | The following policies shall apply to the establishment or enlargement of | Format: Need to correct numbering for subsections | Revised |

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| | | General Development Policies | aggregate operations in the Oak Ridges Moraine Planning Area: i)....; ii)....; viii)... | | |
| 55. | 6.2b) | Greenbelt General Development Policies | Where any land within the <i>Greenlands System</i> is held under private ship, ... | Typo: Replace the word “ship” with “ownership” | Revised |
| 56. | 6.2 | Greenbelt General Development Policies | Section Title - Greenbelt General Development Policies | Recommendation: Replace the word “Greenbelt” with “Greenlands” to clarify that the general development polices refer to both the Greenbelt and the ORM | Revised |
| 57. | 6.2g) | Greenbelt General Development Policies | All existing, expanded or new infrastructure subject to and approved under... | Recommendation: Add the words “municipal water supply and sanitary sewer” after “All, existing, expanded or new” | Revised |
| 58. | 6.2h) | Greenbelt General Development Policies | Stormwater management ponds are prohibited in Key Natural Heritage Features or Key Hydrologic Features or their vegetation protected zones. Naturalized stormwater management ponds are permitted within 120 metres of a key hydrologic feature provided they are located a minimum of 30 metres away from the edge of the river/stream and in the | Recommendation: Add wording that naturalized stormwater management ponds would be subject to a natural heritage evaluation | Revised |

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| | | | vegetation protection zones of any abutting Key Natural Heritage Features or Key Hydrologic Features. | | |
| 59. | 6.4 | Natural Core Area | The Natural Heritage System comprises the following Key Natural Heritage Features and Key Hydrologic Features:... • A 30 metre vegetative buffer around these features. | Recommendation: Replace the words “A 30 metre vegetation buffer” with “A minimum 30 metre vegetation buffer” to be consistent with Provincial policy | Revised |
| 60. | 6.4.1b) | Natural Core Area – Objectives | Preserve and maintain the environmental features and functions of the 30 metres vegetative protective buffer area. | Recommendation: Delete the words “30 metres”. The vegetation buffer is a minimum 30 metres and could be more. The policies intent is to protect the entire buffer area even beyond 30 metres. | Revised |
| 61. | 6.7.2 | ORM – Permitted Uses | Only applications for development and site alteration that conform to the Official Plan will be considered within the Oak Ridges Moraine Planning Area... | Recommendations: Add the words “and the Oak Ridges Moraine Conservation Plan” after “conform to the Official Plan”. | Revised |
| 62. | 6.7.2. | ORM – Permitted Uses | 6.7.2.1 – Aggregate Resources 6.7.2.2 – Low Intensity Recreational Uses 6.7.2.3 – Major Development | Recommendation: Move these policies to after the Natural Core and Natural Links Area policies in a new section called “ORM - Specific Land Use policies” | Revised |

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| | | | 6.7.2.4- Major Recreational Uses | | |
| 63. | 6.11a) | Greenlands System – Accessory Uses | Nothing in this Plan shall prevent the following accessory agricultural uses provided such uses comply with Sections 6.11.2 through to 6.11.4. Lands in Proximity to Key Natural Heritage Features, of this Plan: | Typo: Incorrect reference. 6.11.2 through to 6.11.4 does not exist. | Revised |
| 64. | 6.11c) | Greenlands System – Accessory Uses | In accordance with the Durham Regional Official Plan, granny flats/garden suites shall not be permitted within the Oak Ridges Moraine Planning Area. | Recommendation: Revise policy to indicate that granny flats/garden suites are permitted within hamlets on the ORM (Regional policy 4.3.9f) | Revised |
| 65. | 6.12d) | Greenlands System – Existing Uses | Nothing in this Plan applies to prevent the reconstruction of any building or structure that lawfully existed on November 15, 2001, that is damaged or destroyed by causes beyond the 's control provided the ground floor area... | Typo: Replace the words “beyond the ‘s control...” with “beyond the owner’s control...” | Revised |
| 66. | 6.13.1 – Table 1 | Key Natural Heritage and Hydrologically | Table 1: Key Natural Heritage Features, Hydrologically Sensitive | Revise: Section references in the column ‘Minimum Vegetation Protection Zone’ need to be corrected | Revised |

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| | | Sensitive Features | Features and Areas of Natural and Scientific Interest (Earth Science) - Minimum Areas of Influence and Minimum Vegetation Protection | | |
| 67. | 6.13.2a) | Areas of High Aquifer Vulnerability Policies | <i>Aquifer vulnerability</i> refers to the susceptibility of the groundwater aquifer to contamination from both human and natural sources. Areas of High <i>Aquifer vulnerability</i> are shown on Schedule D. | Recommendation: Replace the words “Schedule D” with “Schedule E” | Revised |
| 68. | 6.13.6a) | Greenlands System – Infrastructure Policies | In addition to the policies of Section 7.0 – Transportation and Infrastructure of this Plan, the policies of Section 6.13.6 shall apply to lands within the Oak Ridges Moraine Planning Area. Where there is a conflict between the policies of Section 6.3.6 and Section 7.0 of this Plan, the policies of Section 6.3.6 shall prevail. | Recommendation: Replace the words “6.3.6” with “6.13.6” | Revised |
| 69. | 6.13.6c)(vi) | Greenlands System – Infrastructure | Sewage and water service systems and lines and stormwater management | Recommendation: Replace the word “Sewage” with “Sanitary sewage” | Revised |

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| | | Policies | facilities; | | |
| 70. | 6.13.6c)(viii) | Greenlands System – Infrastructure Policies | Bridges, interchanges, stations and other structures, above and below ground, that are required for the construction, operation or use of the facilities listed in clauses (a) to (f); and | Recommendation: Replace the words “clauses (a) to (f)” with “clauses (i) to (vii)” | Revised |
| 71. | 6.13.7(d) | Greenlands System – Stormwater Management | Sections 6.3.7 g) to 6.3.7 i) of this Plan do not apply to proposals for mineral aggregate operations. | Recommendation: Replace the words “6.3.7 g) to 6.3.7 i)” with the “6.3.7 a) to 6.3.7 c)” to be consistent with ORMCP policy 45(5) | Revised |
| 72. | 6.14.2f) | Nonquon Watershed | Mitigative and restoration measures (such as Best Management Practices or BMPs shall be employed to minimize potential impacts associated with agricultural practices and rural development. | Recommendation: Delete the words “or BMPs” | Revised |
| 73. | 7 | Transportation and Infrastructure | These policies deal with development of roadways, utilities and other public works in the Township and apply to all lands in the Township. | Recommendation: Add the words “sanitary sewer and water supply infrastructure” to the list that this policy deals with. | Revised |
| 74. | 7.1e) | Transportation and Infrastructure - | Ensure that new roads in urban settlement areas are constructed safely, | Recommendation: Revise policy to read “Ensure that new roads in urban settlement areas are constructed to | Revised |

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| | | Objectives | designed in a manner that helps to distribute car and truck traffic evenly and provide access for the operation of an efficient public transit system; | provide safe vehicular operation, designed in a manner that helps to provide equitable opportunities for all modes of traffic including trucks and provide access for the operation of an efficient public transit system;” | |
| 75. | 7.2 | Transportation and Infrastructure – General Development Policies | Add Policy | Recommendation: Add policy to define “Strategic Good Movement Network” or reference Regional OP policy. Rename “Strategic Goods Movement Link” on Schedules C and C-1 to “Strategic Goods Movement Network” to be consistent with the Regional OP. | Revised |
| 76. | 7.2f) | Transportation and Infrastructure – General Development Policies | All new transportation uses and upgrading or extension of existing transportation uses, including the opening of a road within an unopened road allowance, are generally prohibited. | Recommendation: Define “transportation use” and clarify policy. OP should support improved networks and includes policies to permit new, expanded and upgraded roads but this policy suggests prohibiting uses | Revised |
| 77. | 7.2k) | Transportation and Infrastructure – General Development Policies | A transportation study will be prepared to address both the impact of any new development upon the provincial highway system as well as any associated highway improvements that | Recommendation: Revise policy to include Regional roads and/or all arterial roads (not only provincial highways). Also, the policy should apply to site plan applications in addition to secondary plans and plans of subdivision, in order to address | Revised |

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| | | | are required prior to the approval of any secondary plans or plans of subdivision. | commercial developments. | |
| 78. | 7.3a) | Road Network | Roads in the Township will be classified and maintained on the basis of their function and design as arterial roads, collector roads, local roads and private roads. The right-of-way width for a public road shall allow for the placement of utilities, municipal services, high occupancy vehicle lanes, cycling lands, sidewalks and landscaped boulevards where required. | Recommendation: Replace the words “cycling lands” with “cycling lanes” | Revised |
| 79. | 7.3.2a) | Arterial Roads | Arterial roads are under the jurisdiction of the Ministry of Transportation, the Region of Durham or the Township. Arterial roads are designed to accommodate transportation needs within the Township and to other municipalities. The function and standards for arterial roads are detailed in the | Recommendation: Add the words “in Schedule E, Table E-7” after “detailed” to reference the arterials policies in the Regional Official Plan. Also, revise policy to indicate that subsections (i), (ii), and (iii) summarize the key characteristics of the three types of arterial roads and the details are provided in the Regional OP. | Revised |

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| | | | Durham Region Official Plan: | | |
| 80. | 7.3.2a)(i) | Arterial Roads | Type A Arterials are designed to accommodate the movement of large volumes of traffic at moderate to high speeds over relatively long distances. These roads generally intersect only with freeways and other arterial roads. Type A arterial roads shall have a right-of-way width of 36-50 metres. | Recommendation: Replace the words “36-50 metres” with “36-45 metres”, to be consistent with Regional OP (Table E7) | Revised |
| 81. | 7.3.2e) | Arterial Roads | The right of way, speeds and access spacing requirements of the Durham Regional Official Plan Schedule E-Table E7 shall apply to the arterial roads shown on Schedules C and C-1. However, if the intent of this Plan is adhered to, and following adequate study to the effect that such provisions are impractical and cannot be implemented precisely, the authority having jurisdiction on such roads may deviate from these | <p>Recommendation: The Township should work with the Region to identify specific road widths for Regional roads within the Port Perry Urban Area and Hamlets and include these specific right-of-way exemptions in the Scugog OP.</p> <p>Right-of-way width is not an exception for Centres and Hamlets. The Exceptions in Schedule E, Table E-7 of the Regional OP indicate that the right-of-way width requirements shall apply, unless it can be demonstrated, in consultation with the Region, that exceptions to the right-of-way widths are appropriate for specific sections of</p> | Policies appear to permit this consideration on a case by case basis – no change suggested |

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| | | | provisions without the need for an amendment to this Plan. In addition, these requirements shall not apply to arterial roads within Central Areas and <i>Hamlets</i> . | arterial roads. Identifying the road sections for which right-of-way widths are inappropriate will ensure consistent treatment for road widening requests on development applications within the specified road sections. | |
| 82. | 7.3.2f) | Arterial Roads | Sight triangles shall be provided in accordance with the standards of the authority having jurisdiction on the roads. i) Intersections between local roads and arterial roads - 15 metres by 15 metres. ii) Intersections between arterial roads and arterial roads – 30 metres by 30 metres. | Recommendation: Revise policy to indicate that the specified sight triangle dimensions are to be used unless otherwise agreed to by the road authorities having jurisdiction over the intersecting roads. | Revised |
| 83. | 7.3.5 | Transportation and Infrastructure – Design Guidelines | Organize policies | Recommendation: Specify design guidelines for urban area or urban area and hamlets | Revised |
| 84. | 7.4d) | Pedestrian and Cycling Routes and Facilities | In addition to the Master Plan, and in order to plan for and encourage walking and cycling, Council shall:... | Recommendation: Define “Master Plan”. Reference Regional Cycling Plan and/or local plan | Revised |

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| 85. | 7.4d)(x) | Pedestrian and Cycling Routes and Facilities | Ensure that the rights and privacy of adjacent property s are factored into the design process for pedestrian and cycling routes; | Recommendation: Replace the words “property s” with “property owners” | Revised |
| 86. | 7.5b) | Public Transit | The Township will continue to support inter-regional transit lines and GO bus service in the community. | Recommendation: Replace the words “inter-regional transit” with “Durham Region Transit” | Revised |
| 87. | 7.5c) | Public Transit | <p>The Township will encourage opportunities to promote future transit usage, in particular along the Transit Feeder Service. Walking distances to transit will be minimized by:</p> <p>i) Locating commercial, mixed use and higher density developments adjacent to arterial roads;</p> <p>ii) Having main entrances to commercial and mixed use development within 4 metres of the road</p> | <p>Recommendation: Replace the words “Transit Feeder Service” with “Transit Spines” to be consistent with Regional OP policy wording and Scugog OP Schedule C and C-1. Define Transit Spines or reference Regional OP policy. Use the term “Transit Spines” consistently in policy 7.5 c)(i), (ii) and (iii)</p> <p>Replace the words “arterial roads” with “Transit Spines”</p> <p>Replace the words “transit routes” with “Transit Spines”</p> <p>Replace the words “arterial roads” with “Transit Spines”</p> | Revised |

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| | | | allowance on transit routes; and, iii) Improving access from interior neighbourhoods to arterial roads. | | |
| 88. | 7.7 | Municipal Water and Wastewater Services | Municipal water and wastewater services are the responsibility of the Region of Durham. It is the policy of this Plan that: | Recommendation: Add the words “infrastructure and plants” after “Municipal water and water services” | Revised |
| 89. | 8.1a) | Official Plan Review Process | Council shall hold a public meeting at least once every 5 years to consider the need for a complete review of the Official Plan or any significant components of it. | Recommendation: Revise policy to indicate that the Plan will be reviewed not less frequently than every five years as required by the Planning Act. | Revised |
| 90. | 8.2b) | Amendments to the Plan | Privately initiated amendments prior to the 5 year review of this Plan are generally discouraged. However, if a request for an amendment is received, Council may consider such a request... | Recommendation: Add to policy that privately initiated employment area conversion applications will not be considered. Growth Plan policy indicates that the conversion of employment lands to non-employment uses may only be permitted though, a municipal comprehensive review. | Revised |
| 91. | 8.2b) | Amendments to the Plan | ...The following general criteria shall apply to the review of all Official Plan | Format: Need to correct numbering for subsections | Revised |

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| | | | Amendment applications and the proponent of an amendment may be required to submit reports from qualified professionals to address such matters, including but not necessarily limited to: i)...i)... | | |
| 92. | 8.2b) | Amendments to the Plan |The following general criteria shall apply to the review of all Official Plan Amendment applications and the proponent of an amendment may be required to submit reports from qualified professionals to address such matters, including but not necessarily limited to: i)...i)... | Format: Need to correct numbering for subsections | Revised |
| 93. | 8.3d) | Compete Applications | Add supplementary information requirements | Recommendation: Add the following to the list of required supplementary information requirements to be consistent with Regional OP Schedule E – Table E8 -Contamination management plan -Containment management plan -Financial impact study -Watershed/sub-watershed study | Revised |

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| | | | | <p>Recommendation: Add reference to Minimum Distance Separation formulae with requirement for a 'Agricultural Impact Assessment'</p> <p>Add reference to Records of Site Condition with requirements for 'Environmental Site Assessment'</p> | |
| 94. | 8.6e) | Site Plan Control | As part of the submission the Township requires the to demonstrate how the proposed design and the site and buildings... | Recommendation Add the word "owner" after "the Township requires the" | Revised |
| 95. | 8.8b) | Maintenance and Occupancy By-laws | The By-law may require that substandard properties be repaired and maintained to comply with the standards, prohibit the use of substandard property, and require the demolition and clearing of such property which the does not intend to repair and maintain. | Recommendation: Add the word "owner" after "property which the" | Revised |
| 96. | Schedule A-1 | Port Perry Urban Area Land Use | Road Label | Recommendation: Replace road label "Highway 7" with "Highway 7A" between Manchester and Port Perry | Revised |
| 97. | Schedule C and Schedule C1 | Transportation System | Scugog Line 6 between Highway 7/12 and Highway 7A/Queen Street is designated as a Type "B" | <p>Recommendation: Redesignate road as a Type "C" arterial.</p> <p>Scugog Line 6 is not recognized as a</p> | Revised |

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| | | | arterial road | Type "B" arterial road in the Regional OP. Comments provided by the Region to the Township in July 2008 regarding the Port Perry Employment Area Secondary Plan (Amendment No. 9), it was noted that the portion of Scugog Line 6 shown as a Type B Arterial is a relatively short section of road providing access to/from the Port Perry Industrial Area from the adjacent arterial road network (i.e., Highway 7/12, Highway 7A, and Reach Street). The secondary plan's background report recommendations are consistent with Scugog Line 6 being designated a Type "C" arterial with a proposed 26-30 metre right-of-way. Further, within the Region, many employment areas are serviced by Type C arterial roads, which provide an important access function to major arterials. | |
| 98. | Schedule C | Transportation System | Highway 7/12 between Reach street and Highway 7A has a Transit Spine designation | Recommendation: Delete the Transit Spine designations to be consistent with the Regional OP Schedule C3 | Mapping Revised |
| 99. | Schedule C | Transportation System | King Street, (Type "B" arterial) between the Port Perry urban area boundary and Manchester | Recommendations: Extend the King Street Type "B" designation to intersect with Highway 7/12. This may simply be that Hamlet layer is on top of the Type "B" layer and needs to | Mapping Revised |

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| | | | | be adjusted. | |
| 100. | Schedule C | Transportation System | Road Labels | Recommendation: Use the official road name labels. (e.g. Replace labels “Scugog 9 Line Rd” and Scugog 12 Line Rd” with “Scugog Line 9” and “Scugog Line 12” ...etc.) | Mapping Revised |
| 101. | Schedule C | Transportation System | Lake Ridge Road | Recommendation: Add to Strategic Goods Movement Network to be consistent with Regional OP Rename “Strategic Goods Movement Link” on Schedules C and C-1 to “Strategic Goods Movement Network” to be consistent with the Regional OP. | Mapping Revised |
| 102. | Schedule C | Transportation System | Mapping Township Boundary | Recommendation: Replace the thick black line outlining the Township boundary and label in Legend. The boundary line as proposed is difficult to distinguish from roads and road designations. | Mapping Revised |
| 103. | Schedule C-1 | Transportation System – Port Perry | <ul style="list-style-type: none"> - Simcoe Street south of Reach Street - Highway 7/12 south of Highway 7A - Highway 7/12 north of Reach Street - Reach Street west of Highway 7/12 - Highway 7A from | Recommendation: Add “Transit Spine” designations to be consistent with the Regional OP Schedule C3 | Mapping Revised |

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| | | | Highway 7/12 to Simcoe Street | | |
| 104. | Schedule C-1 | Transportation System – Port Perry | Proposed roads in Employment Area | Recommendation: Label the legend with the words “Proposed Local Road” to clarify the jurisdiction of the proposed roads | Mapping Revised |
| 105. | Schedule C-1 | Transportation System – Port Perry | King Street (Type “B” arterial) | Recommendation: Revise King Street to T-intersect with Highway 7A (not Highway 7/12) | Mapping Revised |
| 106. | Schedule C-1 | Transportation System – Port Perry | Street name labels | Recommendation: Add more street name labels for reference (e.g. Old Simcoe Road, Scugog Line 6, etc) | Mapping Revised |
| 107. | Schedule E | High Aquifer Vulnerability Area | Mapping | <p>Recommendation: Provide more detailed mapping. The proposed mapping appears to be delineated at the Regional scale. Regional OP policy 2.3.32 indicates “<i>High aquifer vulnerability areas</i> shall be detailed in area municipal official plans. The location and boundaries of <i>high aquifer vulnerability areas</i> shall be refined through the preparation of studies such as <i>watershed plans</i>.”</p> <p>Presently, new mapping is being developed for the Assessment Report by Source Protection Committees</p> | Mapping is as good as we have right now |
| 108. | 5.2.3.1f) (vii) | Shoreline – General Development Policies | A vegetation buffer of 20 metres is created adjacent to the shoreline... | Recommendation: Replace the words “20 metres” with “30 metres” to be consistent with Greenbelt Plan policy 4.1.3 | Revised |

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| 109. | 5.5.3x) | Mineral Aggregate Extraction - General Development Policies | An application for mineral aggregate operation or wayside pit in a Key Natural Heritage Feature as shown on Schedule B may only be approved provided: The Key Natural Heritage Feature is occupied by young plantations or early successional habitat... | Recommendation: Delete the words "The Key Natural Heritage Feature is occupied by young plantations or early successional habitat." Aggregate operations are not permitted in provincially significant wetlands. Scugog OP policy 6.4.2 appropriately addresses Mineral aggregate extraction operations within the Natural Core Area | Revised |
| 110. | 6.5.2 | Natural Linkage Area – Permitted Uses | Add policy | Recommendation: Add mineral aggregate extraction policies within the Natural Linkage Area. Appropriate mineral aggregate extraction policies are n the Natural Core Area 6.4.2(i) and should be included within the Natural Linkage Area. | Revised |