

Public Comment Table on Submissions Received after release of Draft OPA No. 107
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Submission Number Name (Contact) Date	Details of Submission	Staff Response
WS-87 Kaitlin Corporation (Enzo Bertucci) Sept. 23, 2016	Request to revise Table 4-2, specifically for the Urban Centres. Request that the floor space index increase from 2.5 to 4.5 and that the maximum storeys be increased from 12 to 25.	<p>This request will be examined in the update of the Bowmanville West Secondary Plans. The Secondary Plan can have policies that override the permissions provided in Table 4-2.</p> <p>Floor Space Index has been removed from table and is proposed as a standalone policy. The Floor Space Index is set by the Region and the Clarington Official Plan must conform. See section 4.5 in staff report PSD-060-16.</p>
WS-88 Kaitlin Corporation (Enzo Bertucci) Sept. 23, 2016	Request to revise Table 4-2, specifically for the Port Darlington and Port of Newcastle Waterfront Places. Request that the floor space index be revised from 2.0 to a range of 1.0 to 2.5 and that the maximum storeys be increased from 8 to 12.	<p>Request Council to Amend table to reflect a 12 storey maximum for the Waterfront areas.</p> <p>Floor Space Index has been removed from table and is proposed as a standalone policy. The Floor Space Index is set by the Region and the Clarington Official Plan must conform. See section 4.5 in staff report PSD-060-16.</p>
WS-89 The Foley Group (Mark Foley) Dated June 10, 2015 (received Oct.19, 2016)	Request that Clarington direct Planning Staff to undertake the residential Secondary Plan for C1 as the first priority for all urban areas of the Municipality.	Sequencing has been removed. See section 4.1 in staff report PSD-060-16.
WS-90 High Street Courtice Inc. –	Request that flexibility be added to the policies for the Minimum Vegetation Protection Areas by	See section 5.3 in staff report PSD-060-16.

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Weston Consulting (Ryan Guetter) Oct. 19, 2016 Also see WS-38 and VS-15	stating that the buffer could be adjusted as a result of technical studies of the appropriate natural feature.	
WS-91 2272449 Ontario Inc. & 2108600 Ontario Inc. – Weston Consulting (Ryan Guetter) Oct. 19, 2016 Also see WS-40 and VS-18	Request that flexibility be added to the policies for the Minimum Vegetation Protection Areas by stating that the buffer could be adjusted as a result of technical studies of the appropriate natural feature.	See section 5.3 in staff report PSD-060-16.
WS-92 2368364 Ontario Inc. – Weston Consulting (Ryan Guetter) Oct. 19, 2016 Also see WS-74	Request that flexibility be added to the policies for the Minimum Vegetation Protection Areas by stating that the buffer could be adjusted as a result of technical studies of the appropriate natural feature.	See section 5.3 in staff report PSD-060-16.
WS-93 Sharno Holdings Inc. – Kagan Shastri (Ira Kagan) Oct. 20, 2016	Remove the Community Park Designation and designate Residential. Proposes to move the Community Park to the east side of Mearns Avenue.	No changes are proposed. No justification provided. This minor Community Park site has been designated since 1996 and the proponent was aware of this.
	Reduce the extent of the Environmental Protection Designation	No changes are proposed. No justification provided. The extent of the Environmental Protection designation is determined through further studies and the processing of development application.

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	If sequencing required, switch B1 and B2 areas on Map C.	See Section 4.1 of staff report PSD-060-16.
	Allow Secondary Plans to be prepared by development proponents.	See Section 4.3 of staff report PSD-060-16.
	Amend policy 4.6.1 to allow portions of a Secondary Plan area less than 20 ha to proceed by way of site specific Official Plan Amendment ahead of the Secondary Plan.	Durham Region, the approval authority has advised that consideration of a site-specific OPAs for portions of a Secondary Plan area up to 20 hectares, prior to the preparation of a Secondary Plan for a greenfield Living Area larger than 20 hectares, would be in direct contravention of Regional Official Plan Policy 7.3.13 and counter to the intent of comprehensive planning for new greenfield areas as required by Regional Official Plan Policy 7.3.14.
	Delete Policies 4.6.3, 4.6.4 and proposed amendment to 23.3.2.	See Section 4.1 of staff report PSD-060-16.
	Delete Policies 4.5.2 to allow site specific amendments.	See Comment above.
	Amend Map D1 to reduce the extent of the natural heritage system, eliminate the tributary and the linkage.	See Section 5.1 of staff report PSD-060-16.
	Maintain Mearns Avenue Type C arterial on current alignment and don't diverge.	The north limit arterial is removed due to environmental constraints and so the Type C arterial needs to be realigned to connect to Liberty St.

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	Increase the neighbourhood population from 500 to 1,500 units.	No changes are proposed. The justification provided is the elimination of Environmental Protection Areas and the Community Park. The Secondary Plan will determine the ultimate neighbourhood population. The minor Community Park has been designated in the Official Plan since 1996.
WS-94 A&W Food Services of Canada Inc., McDonald's Restaurants of Canada Limited, restaurant Brands International, the Ontario Restaurant Hotel and Motel Association – Labreche Patterson & Associates Inc. Oct. 20, 2016	Concerns regarding Drive through facilities. There are existing policies in the Official Plan that prohibit drive throughs in certain locations. Prohibiting drive through facilities is not consistent with case law decisions. A new section 11.5.5 b) has been proposed to prohibit Dive throughs in the Prestige Employment designation. Request that the proposed policy be removed in the final form of Official Plan Amendment 107.	No change to the existing policies will remain regarding drive through facilities No Change to the proposed revision to add the drive through provisions for the Prestige Employment Designation.
WS-95 1448774 Ontario Limited, Dom's Auto Parts (Peter Smith) Received Oct. 20, 2016 Also see VS-9	Location: 1604 Baseline Road. Concerned with the designation of the property as a Special Study Area in the new Official Plan with the Municipality's intent of eventually hoping for the relocation of the business elsewhere. It is not practical or possible for Dom's to relocate, be sold, leased or partnered due to this policy and the Municipality's continued desire to treat Dom's as a Special Study Area is limiting the operation of the business. Dom's should stay	No changes are proposed. Save and except the below, all policies are existing. <ul style="list-style-type: none"> • As requested, all references to Dom's auto have been removed from the policies. • A policy reference has been amended.

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	<p>as a permanent use. Request that any specific reference to Dom's Auto Parts in Section 16.5 of the Official Plan be deleted; that Section 16.5.1. Special Policy Area D – Auto Wrecking Yard Facility be reworded and that Section 16.5.2 remain unchanged. Requests the Committee to not consider relocation but to accommodate the business within the planning area.</p>	