

## Appendix A Regional Comments

January 27, 2023

Mr. Rob Thun  
Senior Planner, Current Planning  
Planning Services Department  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON, L6J 0H3

Dear Mr. Thun:

**RE: Local Official Plan Amendment, Zoning By-law Amendment and  
Draft Plan of Subdivision  
Regional Comments – Updated.  
103 Burnhamthorpe Road West  
Sixth Oak Inc.  
Files: OPA.1216.01, Z.1216.01 & 24T-22002/1216**

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In our comments of August 2, 2022 on these applications we advised that we did not have a concern with the LOPA and ZBA and would be in a position to provide conditions of draft approval once Conservation Halton indicated that their matters have been sufficiently addressed and they are able to provide conditions.

Conservation Halton provided conditions on January 27, 2023. As such, the Region is able to issue conditions of draft approval for the subdivision.

With this letter, we would also like to reiterate two matters:

With regard to the proposed by-law:

Proposed Site-Specific Exemption for Institutional Use to Section 1.7 iii  
(connection to municipal services) of Town's Zoning By-law

We understand that the Town is agreeable to revising the draft by-law to remove the proposed exemption from Section 1.7 iii)-a, as services are available to the property and this exemption is not necessary.

With regard to the subdivision plan and road widening:

The Town will have to be satisfied that the widening is appropriately shown on the Draft Plan of Subdivision.

Should you have any questions concerning the above noted comments, please contact me at 905-825-6057 extension 7060. Please send notice of the Town's decision on these applications.

Sincerely,

Bernie Steiger, MCIP, RPP  
Acting Manager-South

cc: Ron MacKenzie, Development Project Manager, Halton Region  
Matt Krusto, Transportation, Halton Region  
Sean Stewart, Environmental Planner, Conservation Halton

## General

1. That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.
2. That prior to registration Owner shall submit to the Town of Oakville Planning Services Department digital copies of the final draft plan of subdivision along with applicable Land Registry Office Appendix D form for sign off. Upon acceptance, the Town will forward these materials to the Region of Halton for final sign off.
3. The Owner agrees that should the development be phased, a phasing plan shall be submitted prior to registration of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.

## Environmental Site Contamination

4. Prior to final approval or any site alteration or servicing for Block 2 (Secondary School), the Owner is required to provide a letter of update indicating that no potentially contaminating activities have occurred on the property subsequent to the preparation of the environmental reports. Further a letter of reliance is required that extends third party reliance to Halton Region for all the submitted material.

## Regional Natural Heritage System

5. That in regard to the implementation of Region policy for the protection and enhancement of the Region's Natural Heritage System, confirmation be received from Conservation Halton that their conditions have been addressed and that they have no further concerns with the registration of the plan of subdivision.

## Regional Water and Wastewater Services

6. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.
7. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development

Project Manager that sufficient water capacity exists to accommodate this development.

8. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.
9. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.
10. All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.
11. Upon draft approval Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities.
12. The Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region's Development Project Manager.
13. The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
14. The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.

15. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
16. The Owner agrees to provide and install individual pressure reducing valves (PRV) at each building and/or unit within the subdivision as required by the Ontario Building Code to the satisfaction of the Region's Development Project Manager.
17. That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all blocks, buildings and/or units within this development and, registered on title regarding potential high water pressures within the subdivision.
18. That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all blocks within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.
19. The Owner shall enter into a subdivision agreement and satisfy all requirements, financial and otherwise, of The Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.
20. That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local watermain on Burnhamthorpe Road West and William Halton Parkway to provide servicing and fire protection to the lands adjacent to Burnhamthorpe Road West and William Halton Parkway to the satisfaction of Halton Region's Development Project Manager.
21. That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local sanitary sewer on William Halton Parkway to the satisfaction of Halton Region's Development Project Manager.
22. The Owner shall agree that pre and post development storm water flows from the site to the existing drainage system on Burnhamthorpe Road are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system on this roadway, to the satisfaction of Halton Region's Development Project Manager.

#### Transportation

23. Any lands within 17.5m of the centre line of the original 66ft right-of-way of William Halton Parkway (Regional Road 40) that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.

In addition to the above lands, any additional lands that have been identified as required for the future widening and/or realignment of William Halton Parkway, as identified in the William Halton Parkway Detail Design/Construction Phase, shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening, realignment and future road improvements.

Note:

Halton's Engineering & Construction Capital Works Project Manager for the William Halton Parkway construction (Trafalgar to Neyagawa) is John Williamson  
john.williamson@halton.ca

24. The Owner agrees that all lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his designate.
25. Should the Owner seek, through the Engineering works and approvals, for this subdivision to construct any approved access/intersection for Block 1 (Employment Lands), the Owner will be required to enter into a Servicing Agreement (through the Development Project Manager) with Halton Region for the completion of the required Works (road improvements). The owner is responsible for all costs associated with the improvements detailed as part of the works and must submit for approval detail design drawings and cost estimates.

Note: For the future Block 1 Employment lands, any proposed future full movement intersection/access to William Halton Parkway must comply with the minimum intersection spacing requirements from Sixth Line, that being 300m (minimum). Any such proposed future full movement intersection/access to William Halton Parkway (Block 1 Employment lands), should it be able to meet the above requirement, would also require traffic signalization, left and right turn lanes and a Servicing Agreement. Any connection to William Halton Parkway will only be approved after the full completion of Halton's William Halton Parkway capital works project (start of construction Q1 2022, completion Q3 2023 (new 4 lane road). This schedule is subject to change.

26. Where the Owner per the Condition above is seeking to construct any approved access/intersection for Block 1 (Employment Lands) the Owner will be required to submit detailed design drawings for the works for review and approval. A

design based on the specifications outlined in the TAC Geometric Design Guide for Canadian Roads manual (and approved by Engineering & Construction) must be shown. The detailed design drawings should include the road improvements and all associated design details, including grading & cross-sections, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings as per Halton Region's design specifications.

Closing Condition:

27. Prior to signing the final plan the Director of Planning Services shall be advised by Halton Region that conditions 1-26 have been carried out to the satisfaction of Halton Region with a brief but complete statement detailing how each condition has been satisfied.

**The following Regional Notes must be added to the draft approval.**

**NOTES:**

1. The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at [www.halton.ca/developmentcharges](http://www.halton.ca/developmentcharges) to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

2. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.

3. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
  - Final draft M plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner
  - Regional Registration fee
  - Registry Office review form
4. During any development activities, should deeply buried archaeological remains be found on the subject lands during construction activities, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism should be notified immediately. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar, Ontario Ministry of Public and Business Service Delivery, who administers provisions of that Act related to burial sites, to be consulted.



## **Appendix “A”**

### **Guidelines for Zone 3/4/5 Boundary Realignment Assessment**

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#### **Zone 3/4/5 Boundary Assessment:**

The Region of Halton’s Infrastructure Planning team provides this general guidance to complete the assessment for the Zone 3/4/5 Boundary Realignment. Please note that the Region will not prescribe the exact method for the assessment, as the complexity, built form and size of the development may impact the approach. Regional staff would be happy to discuss and assist as needed to support your consultant in this assessment. General guidance and requirements are outlined below:

#### **Modeling:**

The Zone 3/4/5 Boundary Re-alignment assessment can include the use of the Region’s Hydraulic Model, which the Region will make available, but it is not a requirement for approval and may be overly complex in some instances. Any modeling exercise or theoretical calculation which can demonstrate adequate servicing under all pressure scenarios is considered suitable. In general, it is expected that the pressure boundary assessment will build on the servicing assessment done as part of the Functional Servicing Study.

#### **Required Information for Regional Approval:**

The Zone 3/4/5 Boundary Re-alignment assessment must demonstrate the following at a minimum:

- That fire flow/pressure will be suitable for all residents/buildings within the development under existing, interim and future pressure scenarios.
- That residential/employment water flow/pressure within the development (i.e., general servicing) will adhere to both Regional guidelines and Building Code guidelines under existing interim and pressure scenarios.
- If any requirement will not be met under one or more pressure scenarios, the developer must outline what provisions or mitigating measures will be put in place to address the deficiency.

It is required that the assessment is carried out by a reputable consultant. The submission must include a covering letter with a summary of the assessment as well as results and mitigating measures (as required). The letter will be signed and stamped by a qualified professional.