

APPENDIX B – Halton Region Comments



December 10, 2018

Mr. R. Thun, Senior Planner,
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Legislative & Planning Services
Department
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1

Dear Mr. Thun:

**Re: Proposed Zoning By-law Amendment
Part Lot 23 and 24 Conc. 3 SDS, Part 4-6 20R 8242
891 Progress Court
Town of Oakville, Region of Halton
File Number: Z.1624.05, POLCO Investments Limited and 1275921 Ont. Inc.**

Regional Staff are in receipt of a proposed Zoning By-law Amendment Application (ZBA) to permit a retail auto dealership. It is intended that the existing building facilitate a number of permitted uses including motor vehicle washing, storage, repairs and a business office in conjunction with the proposed vehicle dealership.

Regional Planning staff has reviewed the proposed zoning bylaw amendment and have **no objection**.

Planning Analysis

Regional Planning staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014) and conforms to the Growth Plan for the Greater Golden Horseshoe (2017).

The lands are designated as 'Urban Area' with an Employment Area overlay in the Region's Official Plan 2009 (ROP). Regional staff is generally satisfied that the development proposal is in conformity with the related policies of the ROP.

The subject lands do not fall within an area of identified archaeological potential. As an advisory, however, during any construction, grading or disturbance, should any deeply buried artifacts be found, the applicant should contact the Ministry of Tourism and Culture immediately. There are no further Regional requirements in this regard.

Section 89(3) of the ROPA 38, requires that all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater service. A 300mm dia. watermain is located on Progress Court adjacent to the property. Please note that the applicant should undertake their own fire flow testing in the area in order to confirm the design requirements for domestic water supply and fire protection. Two 300mm dia. sanitary sewers are located on Progress Court adjacent to the property.

Please note that no servicing information was provided in the submission. Regional records indicate that the property is currently serviced for both water and sanitary sewer. Since the property is currently serviced there are no servicing concerns with the proposed re-development. As such, Regional Staff offer no further comments on the development proposal from a municipal servicing perspective.

With respect to ROP Policy 147(17) regarding Halton Region's Protocol for reviewing Development Applications with Respect to Contaminated or Potentially Contaminated sites, the Owner has submitted a Site Screening Questionnaire dated July 5th, 2018. Please note the ESSQ indicated there is no fill on site; this is contradicted by the information provided in the ESA. The Planning justification report states that the existing warehouse is being repurposed for the intended use; this is an important factor in Halton Region's decision. Considering the available information, Halton Region will not ask for any further investigation so long as the current building is not demolished or other ground disturbances does not occur on site. In the case where such activities take place a Phase II ESA should be done to investigate the area under the current structure. An updated Phase I ESA together with a letter of reliance was submitted December 6, 2018. It was reviewed by Halton Region staff and was found to be satisfactory. There are no further Regional requirements in this regard.

NOTE: The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charge By-law(s), as amended. Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge information, which is subject to change.

Conclusion

Regional Planning staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014), the Growth Plan (2017) and conforms to the Regional Official Plan (2009). Regional staff offers no objection to the Zoning By-Law Amendment application.

Please provide the Region with a copy of the Town's Decision regarding this application.

Should you have any questions or require additional information, please do not hesitate to contact me.

Yours truly,



Anne Gariscesak, MCIP, RPP
Planner

Cc: Laurielle Natawary, Senior Planner, Halton Region (via email)