



Legislative and Planning Services
1151 Bronte Road,
Oakville, ON L6M 3L1
Fax: 905.825.8822

January 21st, 2019

Ms. K. Cockburn, Planner
Town of Oakville
1225 Trafalgar Road
Oakville, ON, L6H 0H3

Dear Ms. Cockburn:

Re: Zoning By-Law Application- Holding Provision Removal
70 Old Mill Road
Oakville, Ontario
Z.1614.71, 2317511 Ontario Inc. (Insignia)

Regional Staff has reviewed the above noted Zoning By-Law application to lift the Holding (H) provision and have no objection subject to the following comments and condition.

PLANNING ANALYSIS:

The subject lands are designated Urban Area with an Urban Growth Centre overlay in the 2009 Regional Official Plan (ROP). The Urban Area policies of the ROP are in effect and provide that the range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning By-laws. All development, however, shall be subject to all other relevant the policies of the Regional Plan.

Section 81.1 states it is the objectives of the Urban Growth Centres to accommodate a significant share of population and employment growth. Further, Section 81.3 states it is the policy of the Region to require that Urban Growth Centres achieve a minimum development density target of 200 residents and jobs combined per gross hectare by 2031 or earlier.

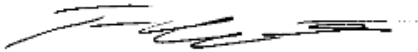
Pursuant to Halton Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites and O Reg. 153/04, as the subject lands are being developed to a more sensitive lands use, a mandatory Record of Site Condition was required as a condition of the "H" symbol or Holding" provision. The Ministry of Environment acknowledged Record of Site Condition (RSC) prepared by a Qualified Person (as per O. Reg. 153/04) has been received and completed to the Region's satisfaction. Halton Region staff has received and reviewed the required Record of Site Condition (RSC # 225273) for the subject property and find it to be satisfactory.

CONCLUSION/CONDITION:

The Region has no objection to the lifting the Holding (H) provision on the subject property.

Should you wish to discuss the above noted comments further, please do not hesitate to contact me at (905) 825-6000 ext. 7554.

Sincerely,

A handwritten signature in black ink, appearing to read 'Taylor West', with a stylized flourish at the end.

Taylor West
Planner