

Appendix D – Technical Comments

Canada Post

Canada Post Corporation appreciates the opportunity to comment on the above noted application and it is requested that the developer be notified of the following:

Canada Post has reviewed the proposal for the above noted Development Application and has determined that the completed project will be serviced by centralized mail delivery provided through Canada Post Community Mail Boxes.

In order to provide mail service to this development, Canada Post requests that the owner/developer comply with the following conditions:

- ⇒ The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
- ⇒ The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
- ⇒ The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
- ⇒ The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City of Toronto.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

- ⇒ The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.

Canada Post further requests the owner/developer be notified of the following:

- 1 The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations
- 2 Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy
- 3 There will be no more than one mail delivery point to each unique address assigned by the Municipality
- 4 Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project
- 5 **The complete guide to Canada Post's Delivery Standards can be found at:**
https://www.canadapost.ca/cpo/mc/assets/pdf/business/standardsmanual_en.pdf

The Location of the Local Post Office is **2420 Speers Rd**

Oakville Hydro

Supply for the development to come from Sixth Line. Once the development is draft approved, Oakville Hydro will submit to the Developer an "Offer to Connect" for the electrical distribution system. The Developer will have several options to choose from at that time. Under Ontario Energy Board regulations, an economic evaluation will be done to determine the funding split (between the developer and Oakville Hydro) for the distribution system expansion. The developer will have to up-front the cost of the electrical distribution system extension. Contact Oakville Hydro Engineering for further information.

Public Meeting Report, Official Plan and Zoning By-law Amendment, 1463291 Ontario Inc. (Dunpar Developments Inc.), 1020 - 1042 Sixth Line, File No. Z.1516.02

Trans-Northern Pipelines

I confirm that Trans-Northern's petroleum products transmission pipelines lie south of the QEW, roughly 500 metres southeast of the subject lands.

Accordingly, Trans-Northern need participate no further in the plan amendment/rezoning process concerning this townhouse development.

Halton Catholic District School Board

In response to the above noted application which seeks to permit the development of 81 townhouse units, the Halton Catholic District School Board ("HCDSB") has no objection.

In terms of school accommodation, if the development was to proceed today, elementary students generated from this proposal would be accommodated at St. Michael Catholic Elementary School located at 165 Sewell Drive. Secondary school students would be directed to Holy Trinity Catholic Secondary School, located at 2420 Sixth Line.

Should you proceed with the approval of the zoning by-law amendment, we require that the following conditions be placed in the subsequent draft plan conditions and the subdivision agreement, or the equivalent site plan agreement. The conditions are to be fulfilled prior to final approval:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - ~~a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area.~~
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
2. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.
3. That the owner agrees in the Subdivision Agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or bussing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.
4. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the HCDSB.
6. The Owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Halton District School Board

Thank you for the opportunity to review the proposed development application. Please be advised that the Halton District School Board has no objection to the proposed application as submitted. Please notify us of the adoption of the proposed amendment and include us in the circulation of any future applications related to this development. The Halton District School Board will provide comments and conditions on each proposed development application received.

For your convenience, below are our standard conditions of development that may be applied to the development proposal:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b. Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board.

In addition the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Conservation Halton

Re: Zoning By-Law Amendment and Official Plan Amendment
File Number: Z.1516.02 (first circulation)
1020, 1024, 1028, 1032 and 1042 Sixth Line, Oakville
1463291 Ontario Inc. (Dunpar Development Inc.)

Conservation Halton (CH) staff has reviewed the above-noted application as per our responsibilities under Ontario Regulation 162/06; the Provincial Policy Statement (PPS) (delegated responsibility for comments relating to provincial interests under Sections 3.1.1-3.1.7 inclusive); the Memorandum of Understanding (MOU, 1999) with Halton Region; and as a public body under the *Planning Act*. These responsibilities are not mutually exclusive. Comments that pertain to items contained in the MOU may also apply to areas regulated under Ontario Regulation 162/06.

The following comments relate to the items marked as “applicable” for this specific application. Comments under Ontario Regulation 162/06 are clearly identified and are requirements. Other comments are advisory.

Ontario Regulation 162/06

Lake Ontario/Burlington Bay/Hamilton Harbour Shoreline Hazards &/or allowances
River and Stream Valley Hazards (flooding/erosion) &/or allowances
Wetlands &/or Other Areas*
Hazardous Lands (Unstable Soil/Unstable Bedrock)
CH Permit Requirements

Applicable

☐
☒
☐
☐
☒

One Window Delegated Authority under PPS

Natural Hazards (Sections 3.1.1-3.1.7 inclusive)

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CA/MOU

Impacts on Lakes and Rivers
Wildlife Habitat
Endangered & Threatened Species
Fish Habitat
Stormwater Management (as per Schedule I)
Sub-watershed Planning/Master Drainage Planning

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Other Comments (as a Public Body)

Niagara Escarpment Plan
Watershed Plan
Greenbelt Plan
Source Protection Plan
Hamilton Harbour Remedial Action Plan

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*Other areas are areas where development could interfere with the hydrologic function of a wetland, including areas within 120 m of all provincially significant wetlands and wetlands greater than or equal to 2 ha in size, and areas within 30 m of wetlands less than 2 ha in size.

Member of Conservation Ontario

Proposal

Dunpar Developments has proposed 75 townhouse units and six back to back townhouse units on a 14,705m² (1.47ha) parcel of land. Two existing single family homes are to be retained. The proposed density is 55 units per hectare.

Staff have received and reviewed the following documents submitted with this application:

- *A Soil Investigation for Proposed Residential Development, 1020, 1024, 1032, 1042, 1048, 1052 6th Line, Town of Oakville*, prepared by Soil Engineers Ltd., dated November 2015
- *Proposed Townhouse Development, 1020, 1024, 1032, 1042, 1048, 1052 6th Line Road, Oakville, Ontario, Functional Servicing and Preliminary Stormwater Management Report*, prepared by JSW & Associates, dated September 2016
- *Plan of Survey and Topographic Plan of Part of Lot 16, Concession II (Trafalgar), Town of Oakville, Regional Municipality of Halton*, prepared by Rady-Pentek & Edward Surveying, Ltd., dated August 12, 2016
- *Dwg. SP-1, Site Plan, 6th Line*, prepared by OP Design Inc., dated August 23, 2016
- *Dwg. G-1, Preliminary Grading Plan, Sixth Line*, prepared by JSW & Associates, dated September 2016
- *Preliminary Natural Heritage Technical Opinions, 1024 and 1042 Sixth Line, Oakville, Ontario*, prepared by Savanta, dated October 5, 2016*
- *Dwg. L-0, Overall Landscape Plan, Townhouse Development, 1020, 1024, 1032, 1042, 1048, 1052 6th Line Road, Dunpar Developments*, prepared by Alexander Budrevics & Associates Limited Landscape Architects, dated July 15, 2015
- *Dwg. L-1, Landscape Plan, Townhouse Development, 1020, 1024, 1032, 1042, 1048, 1052 6th Line Road, Dunpar Developments*, prepared by Alexander Budrevics & Associates Limited Landscape Architects, dated July 15, 2015
- *Dwg. D-1, Landscape Details, Townhouse Development, 1020, 1024, 1032, 1042, 1048, 1052 6th Line Road, Dunpar Developments*, prepared by Alexander Budrevics & Associates Limited Landscape Architects, dated July 15, 2015
- *Arborist Report and Tree Preservation Plan, , 1020, 1024, 1032, 1042, 1048, 1052 6th Line, Oakville*, prepared by The Tree Specialists, Inc., dated June 29, 2016, revised September 27, 2016
- *Dwg. TPP-1, 1020-1048 Sixth Line, Oakville, ON*, prepared by The Tree Specialists Inc., dated June 29, 2016

* staff note that the *Preliminary Natural Heritage Technical Opinions* submission is not the Environmental Impact Assessment (EIA). The Terms of Reference (ToR), dated December 5, 2016 are the accepted TOR for the EIA which will be submitted late, 2017. As such, Conservation Halton staff have conducted only a cursory review of the opinion piece as it will not address the requirements of the EIA.

Recommendation

Conservation Halton finds the OPA/ZBA to have been submitted prematurely as the constraint limits cannot be supported in absence of a completed and approved Environmental Impact Assessment, and additional information is required in order to support the Geotechnical Assessment and location of the long term stable top of bank.

Staff also require further discussion and evaluation of the proposed zonings for the site.

Ontario Regulation 162/06

Sixteen Mile Creek (including all tributaries) is a major valley system, regulated pursuant to Ontario Regulation 162/06. Conservation Halton regulates all hazard lands associated with this watercourse, as well as a 15 metre setback from the limit of the greatest hazard. In this location, the greatest hazard limit is the top of bank feature; either the physical or long term stable, whichever is greater of the two.

Two of the five properties (1024 & 1042 Sixth Line) involved in this development proposal are traversed by Sixteen Mile Creek, as well as contain hazard lands associated with this watercourse. The remaining properties (1020, 1028 and 1032 Sixth Line) appear to not be regulated. This will be confirmed when the geotechnical assessment is accepted.

Except as provided for in policies 3.35.1 and 3.35.2, no new development or redevelopment is permitted within 15 metres of the top of bank of a major valley system. As such, all new development must be removed from the regulated 15 metre setback, including any grading and proposed drive aisle/sidewalk at the south west corner of the site.

The application intends to maintain the existing residences in a proposed Private Open Space Zone while designating the unregulated front and side yards as medium density residential for a future townhouse development. Based on the preliminary geotechnical assessment, not only are portions of the properties at 1024 and 1042 Sixth Line within the hazard associated with Sixteen Mile Creek, a section of the residence at 1024 Sixth Line is beyond stable top of bank. The proposed zoning (and associated development) does not take into consideration the potential for the slope to fail resulting in an uninhabitable residence. If this was to occur, with the current development proposal, there would be no redevelopment potential for 1024 Sixth.

Pursuant to Conservation Halton's Policy 4.1.6, when reviewing *severance applications*, staff recommend a minimum of 0.6 ha of upland area outside of the regulated area and outside of the vegetation protection zone for locating all buildings, structures and septic tile beds. While staff recognize this is not a severance application, adequate tableland for the potential redevelopment of 1024 Sixth Line should be taken into consideration and be reflected in the zoning.

Furthermore, it is not clear whether Dunpar owns all five properties. Is the applicant in a position to zone lands still owned by others? Have the owners of 1024 Sixth Line been advised that should the slope fail, the proposed development scenario would preclude them from being able to rebuild a residence. Further information and clarification is required in order to ensure the appropriate planning comments can be provided prior to any approvals.

An additional concern associated with the proposed Private Open Space zoning is the Site Plan indicates that Blocks A and C are backing onto the regulated area without any protection from future encroachments. This appears to imply that the Private Open Space zone would be treated as a common element of the townhouse development. Conservation Halton is not supportive of the impacts that would be associated with that designation as it could lead to future encroachments or uses that may increase the erosive risk. Current planning practices typically achieve the protection (i.e. N zone and dedication to the Municipality) of the regulated area (hazard + 15 m) for a variety of purposes including:

- to prevent alterations which may negatively impact slope stability (i.e. increased loading, concentration of drainage or ponding and saturation of soils adjacent to the slope, grading changes, loss of vegetation or surface cover, etc.);
- to allow a permanent access to the slope should maintenance be required;

- in recognition of the natural variability in slope conditions which cannot be accurately identified through standard geotechnical data collection, and
- to maintain the diverse functions of the valley system.

In contrast, the Preliminary Grading Plan (Dwg. G-1) would appear to rely on localized grading within the 15 m regulated setback, particularly with respect to achieving grades at Block A (units 1-5) and Block C (units 12 and 13). As no site alteration is permitted in the regulated area, additional grading detail is required to confirm grades can be achieved without modification to grades in the regulated area.

The Site Plan (Dwg. SP-1) indicates cantilevered decks from the first floor will extend to within approximately 0.2 m of the regulated limit, while the Preliminary Grading Plan (Dwg. G-1) indicates that the cantilevered decks will be largely co-incident with the limit of regulation. To meet resident access requirements, will these decks need to function as walkouts, resulting in the potential for structures or further grading within the regulated setback? A zoning designation that classifies the regulated area as a common element will not protect it from anthropogenic impacts.

Staff note that Permit from Conservation Halton is required for any development (site alteration, filling, etc.) in areas regulated pursuant to Ontario Regulation 162/06, and under *Conservation Halton's Policies and Guidelines for the Administration of Ontario Regulation 162/06 and Land Use Planning Policy Document (August 11, 2011)* development is not permitted.

Soil Investigation Report

Section 6.8 Slope Stability Assessment: The assessment appeared to consider the water level through the slope as generally being co-incident with the base of the slope, despite instantaneous water levels of approximately 108 masl noted at boreholes 3 and 4. There was no evidence within the report that water levels in any of the boreholes were subsequently checked at a later date when water levels would have had an opportunity to stabilize. It is therefore considered likely that a perched water table may occur at the interface between the silty sand till and the silty clay till under normalized conditions. In accordance with MNR direction and Conservation Halton practices, evaluation of the Long Term Stable Top of Slope must demonstrate achievement of a minimum Factor of Safety of 1.5 under normal conditions and a minimum Factor of Safety of 1.3 under anticipated temporary conditions such as seasonal high water levels. Justification for the modelled water levels is to be provided for both model scenarios.

Section 6.8 Slope Stability Assessment: As the soil parameters considered in the stability assessment have not been specifically referenced on Drawings 4 to 9, please provide comment in this section to confirm what parameters were considered in the analysis, including detailed specification of the parameters applied to the approximately 3m weathered shale layer. Staff defer approval of the parameters used in both of the two effective stress analyses until parameterization is characterized more clearly.

Section 6.9 Soil Parameters: Please confirm the Effective Internal Friction Angle for Silty Sand Till.

Section 7.0 Limitations of Report: The report is dated November 2015, however this page appears to be a photocopy from either an alternate report or a previous version of this report as the date on the seal of Bernard Lee is August 24, 2015. The re-issued report must contain an original signature, with the seal date in keeping with the finalization of the report.

Drawing 3: Please provide a 'printed to scale' version of Drawing 3 as part of the final report. To further assist with confirming the placement of cross sections A and B in 'space' please also extend the topographic information, consistent with the plan of survey and show building footprints associated with existing structures.

Drawing 3: Insufficient information has been provided within the report to support the extension of the stable slope inclination beyond cross section C-C to the limit of the property. Please provide an additional section to confirm the applicability of the transition between stable and unstable slope inclinations.

Drawings 4 to 9: Cross sections A and C show the depth to shale to be approximately 6 m below surface, while cross section BB shows the depth to shale to be approximately 10 m below surface. BH 1 indicated sound shale was located at 9.3 m below grade, while BH 2 indicated sound shale could be found 9.1 m below grade. In both instances, weathered shale was encountered 6 m below ground surface, but shale in this area is imputed to be highly weathered as a cave in was noted to occur at 7.6 m below ground surface and 7.9 m below ground surface occurred upon excavation. It is further noted that in Table 7, page 36, weathered shale bedrock was classed with Sound Tills with respect to classification for excavation. Therefore, additional justification is required to support an assumed depth to shale of 6 m for the stable slope assessment of cross sections A-A and C-C.

Drawings L-0, L-1, D-1, Arborist Report and TPP

Please ensure that all drawings, including landscaping drawings, show the location of the regulated features, staked natural and hazard lines, and corresponding date of when these features were delineated.

Arborist Report & Tree Preservation Plan: Please include a section on tree replacement to compensate for the proposed removed trees in keeping with the municipal by-laws and policies.

Landscape Details: Please provide the composition of the fertilizer and soil mixture to be added to the tree pits.

One Window Delegated Authority under PPS

Conservation Halton has the delegated authority from the Province to ensure that any development proposed is consistent with Section 3.0 of the PPS. As the subject properties contain hazardous lands, Section 3.0 is applicable. The Planning Justification Report completed by Glenn Schnarr Inc. did not address this section of the PPS. This must be addressed in the next submission.

Section 3.1.1 b) Development shall generally be directed to areas outside of hazardous lands adjacent to river, stream and small inland lake systems which are impacted by flooding hazards and/or erosion hazards.

Development, as defined by the Provincial Policy Statement means the creation of a new lot, a change in land use or the construction of buildings and structures requiring approval under the *Planning Act*. This application proposes to:

- create a new lot by amalgamating five existing lots (although this has not clearly been illustrated),
- change the use from N (Natural Area) and RL1 (Residential Low Density) to RM1 (Residential Medium 1), RM2 (Residential Medium 2) and O2 (Private Open Space); and
- Develop on the tablelands.

Glenn Schnarr and Associates have suggested that the westerly limit of the proposed O2 Zone be the long term stable top of bank, which is not always the greatest hazard limit. Conservation Halton regulates 15 metres from the limit of the greatest hazard associated with Sixteen Mile Creek and in this location the greatest hazard is physical or stable top of bank, whichever is the greater of the two.

It does not meet the intention of Policy 3.1.1 b) to zone regulated hazards to Private Open Space.

CH/Halton Region MOU

Advisory comments are provided under each MOU heading.

Wildlife Habitat /Endangered & Threatened Species

Staff acknowledge that an Environmental Impact Assessment (EIA) has not been completed and will provide comments on the report at the time of review. Staff have also have not reviewed the landscape plans in detail until the EIA has been completed and can support the proposed buffer area and associated plantings.

It will not be until such time as the EIA is approved by the Region of Halton and Conservation Halton, (and the long term stable top of bank is finalized) that the limit of the N Zone can be accurately demarcated.

Stormwater Management

Provided the stormwater management strategy proposed maintains drainage of all impervious development lands to municipal infrastructure along 6th Line, and that enhanced level quality control is provided at detailed design, Conservation Halton staff defer all stormwater management issues to the Town of Oakville.

Other Comments

Greenbelt Plan

Staff note that through the Coordinated Land Use Planning Review, Growing the Greenbelt has discussed the potential inclusion of 21 major river valleys and seven associated coastal wetlands that could be added to the Greenbelt Plan's "Urban River Valley" designation. The main branch of Sixteen Mile Creek in this location is one of those features. Staff have requested that as part of the EIA, this potential designation be discussed, and note that it is included in the ToR.

Summary/Conclusion

The submission made in support of Z.1516.02 is incomplete in that it does not include an Environmental Impact Assessment which is imperative to inform the limit of the Natural Heritage System.

Additional information and clarification is required to finalize the location of the long term stable top of bank and associated 15 metre regulated setback.

Only at such time as all regulated features and NHS components are approved with appropriate setbacks/buffers applied, can the limit of new development be confirmed. However, staff note that adequate tableland should be set aside for 1024 Sixth Line in the event that the slope fails and the residence is deemed uninhabitable.

Halton Region

Re: **Preliminary Regional Technical Review Comments**
Proposed Local Official Plan Amendment and Zoning By-law Amendment
Part lot 16, Conc. 2, South of Dundas
1020, 1024, 1028, 1032, and 1042 Sixth Line, Town of Oakville, Region of Halton
Files Numbers: OPA and ZBL Z.1516.02
1463291 Ontario Inc. (Dunpar Development Inc.)

At this point in the Region's review, staff are not able to adopt a position on the subject applications or determine if the proposed Official Plan amendment will meet all of the exemption criteria of Halton Region to be exempt from Regional approval. The Region's formal position, however, will be confirmed later in the application process. The purpose of this letter is to provide preliminary technical review comments so that the applicant's representatives have an opportunity to respond and provide additional information prior to Regional staff taking a position on the proposal.

Background:

The applicant is proposing a local official plan amendment (OPA) and zoning bylaw amendment (ZBA) to redevelop an assembly of 5 residential lots into a residential condominium consisting of 75 three storey townhomes (7 blocks), 6 back to back towns (1 block) and the retention of 2 existing single detached dwellings in situ (near the rear of the subject lands). The subject lands are municipally known as 1020, 1024, 1028, 1032, and 1042 Sixth Line in the Town of Oakville.

Regional staff participated in a pre-consultation meeting held by the Town of Oakville on July 27, 2016. In addition, Regional staff participated in a site visit on August 5, 2016 which was also attended by Conservation Halton (CH) and Town of Oakville staff, as well as representatives of the proponent. Subsequent to this, the Region and CH worked closely with the applicant to finalize a Terms of Reference (TOR), dated December 5, 2016 for the required Environmental Site Assessment (EIA) report.

Revised OPA and ZBA documents were received by the Region December 2, 2016 to addresses changes to the schedules and the westerly boundary of the proposed Private Open Space area.

Outstanding Matters to be addressed:

Natural Heritage:

The subject properties contain and/or are adjacent to several Key Features of the NHS. These may include but are not limited to:

- significant woodlands
- potential significant wildlife habitat
- fish habitat, and
- significant valleylands

In addition to Regional Natural Heritage policies, the Provincial Policy Statement also promotes development and land use patterns that conserve biodiversity and considers the impacts of a changing climate. The PPS also speaks to restricting development and site alteration on lands adjacent to natural heritage features unless their ecological function have been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

An Environmental Site Assessment (EIA) was identified as a requirement for complete application in support of the proposal, to be prepared by a qualified environmental consultant (i.e. ecologist, environmental planner) in accordance with an approved Terms of Reference (TOR). A “Technical Environmental Opinion Letter” dated October 5, 2016 and prepared by Savanta was submitted with the subject applications instead of the EIA.

At this time, Sustainable Planning staff cannot properly review the subject applications in the absence of a completed EIA based on a finalized TOR that addresses both the Region’s and Conservation Halton’s comments. The opinion letter does not adequately provide the pertinent information required to assess concerns regarding the Natural Heritage System. The complete EIA is required in order to support the OPA and ZBA, and will be a critical document with regards to finalizing the development limits and required buffer widths. Furthermore, Regional staff are not currently satisfied that the applicant’s proposal is consistent with the PPS as the submitted application and supporting documents do not adequately address concerns raised by Halton Region’s Sustainable Planning staff and Conservation Halton regarding the Natural Heritage System and regulated features. As outstanding information is still required to facilitate a comprehensive and informed review, the application is currently not consistent with the PPS.

Servicing:

A Functional Servicing and Preliminary Stormwater Management Report (FSR) was received, dated September 2016 and completed by JSW and Associates. The document proposes to service the development by connecting the site to the existing watermain and sanitary sewer located on Sixth Line. Although the FSR provides an analysis of what the proposed sewage flows generated from this site will be, it does not demonstrate if the downstream sewer system can accommodate this development. The FSR also provides analysis of the proposed water usage required to service this site. Please note that no fire flow testing was included in the FSR and due to this, no analysis could be provided to demonstrate that the existing water system in the area can accommodate the proposed development on this site. 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. The FSR does not include any recommendations for connecting this development to the existing watermain on Sunnycrest Lane in order to eliminate an existing dead-end watermain and to provide further looping and secondary connections for this development. Please note that service connections to the Regional water and sewer systems will be addressed through the Region’s Service Permit review process. This normally occurs after site plan approval.

The FSR should be revised to reflect the issues noted above and must be done so prior to staff providing a recommendation on the proposal.

Potential for Contamination:

A Phase 1 Environmental Site Assessment (ESA) was received, dated October 2016 and completed by WSP Canada Inc. The Phase 1 ESA identified a potentially contaminating activity (PCA) and an area of potential environmental concern (APEC) related to a previous underground storage tank and gasoline and associated products stored in fixed tanks. The applicant will be required to submit a Phase 2 Environmental Site Assessment (ESA) including letters granting the Region third party reliance for both the Phase 1 and Phase 2 ESAs, and any subsequent environmental information that may be required as a result of the review of the Phase 2 ESA.

Waste Management:

The Owner, however, is advised that the current road configuration does not meet Regional waste collection standards (e.g. turning radius and turnaround area). While Waste Management related matters are typically dealt with during the site plan application stage via submission of a detailed waste management plan the applicant is advised to address this at this time should they be considering site specific zoning regulations.

Transportation:

The Traffic Impact Study (TIS), dated October 2016 and completed by NexTrans Engineering, illustrates that 'site' trip volumes and impacts to the Regional intersections will be minimal. The TIS is acceptable to Halton Region.

Please be advised that:

Existing septic system must be decommissioned. Any existing well(s) on the property must be decommissioned by a licenced well contractor in accordance with Ontario Regulation 903. The well abandonment report(s) must be submitted to the Health Department for review.

Conclusion:

As discussed above, Regional staff has outstanding technical components to review which will be critical in confirming the limit of new development and therefore are not in a position to adopt a formal position on this proposal. We trust the above preliminary comments are of assistance. The Region will look forward to receiving the completed EIA and other updated documents/studies noted above.