

## Appendix A – Regional comments

Legislative and Planning Services  
The Regional Municipality of Halton  
1151 Bronte Road,  
Oakville, ON L6M 3L1  
Fax: 905.825.8822

June 29, 2017

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

Dear Mr. Thun:

**RE: Removal of Holding Symbol  
Part Lot 17, Concession 3 SDS  
105 Garden Drive  
Town of Oakville, Region of Halton  
File: Z.1617.40, Memory Care**

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Regional Planning staff has reviewed the above application to remove the Holding Symbol for the subject lands and advise the following:

Zoning By-law 2014-014 both has a holding provision that have the following Regional conditions for “H” removal that shall, upon application by the landowner, be removed by way of an amending zoning bylaw from all or part of the lands subject to this provision when the following conditions have been satisfied:

That Halton Region’s Commissioner of Planning and Public Works, or his or her designate is satisfied that:

- 1) That an updated Functional Services Report that demonstrates the existing sanitary sewer on Garden Drive can accommodate the proposed flows from the subject property be provided to the satisfaction of the Regional Municipality of Halton Region; and
- 2) That any upgrades to the sanitary sewer system on Garden Drive required to service the site be secured by the developer to the satisfaction of the Regional Municipality of Halton; and
- 3) That the existing rear yard watermain on the east side of Garden Drive be decommissioned and abandoned , the existing rear yard easement removed and a replacement watermain be constructed on Maurice Drive from Rebecca Street to Lakeshore Road West to the satisfaction of the Regional Municipality of Halton ; and
- 4) The applicant has submitted a letter of reliance to the Regional Municipality of Halton regarding the Phase 1 Environmental Site Assessment (ESA).

Please note a letter of reliance for the Phase 1 ESA was submitted to Halton Region and is acceptable.

Halton Region's Development Project Manager has confirmed that there is water and wastewater infrastructure available to service the lands. In addition, an updated Functional Servicing Report has been provided.

The previous developer who originally undertook to design and construct the replacement watermain on Maurice Drive has experienced financial issues and Halton Region has released him of his obligation to construct this main. Another developer, Fernbrook Homes (Rebecca) Limited, who is also impacted by the existing watermain issue has come forward to take on the watermain replacement project. This developer has entered into a new Regional servicing agreement to design and construct the new watermain on Maurice Drive and construction is now completed.

Halton Region has now received confirmation from our Inspection group that the new watermain has been constructed and that the existing watermain has been decommissioned to the satisfaction of the Region. Halton Region's Legal staff has also confirmed that existing easement has been removed from title.

Based on the above, Halton Region has no objection to the removal of the Holding Symbol as it applies to the above referenced lands.

Should you have any questions or require any additional information, please contact me at (905) 825-6000 extension 7109.

Yours truly,

Anne Gariscsak  
Planner

Cc: Laurielle Brooks, Senior Planner, Halton Region  
Ron Mackenzie, Development Project Manager, Halton Region  
David Nelson, Agent