

## Appendix A – Regional comments



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

August 8th, 2019

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

Dear Mr. Thun

**Re: Removal of Holding Provision**  
**2444-2468 Old Bronte Road**  
**Oakville, Ontario**  
**Z.1431.17**

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Regional Staff has reviewed the above noted Removal of "HF" application to permit a 329 unit, eight story mixed use development with the existing heritage building and have provided the following comments.

### **PLANNING ANALYSIS:**

Regional staff has reviewed this application within the context of the Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated Sites". The site is changing to a more sensitive land use (commercial office property use at 2460 Old Bronte Road to residential uses) as defined in O. Reg. 153 /04 therefore a Record of Site Condition (RSC) is mandatory. Halton Region staff agrees with the recommendation of the QP in the Phase 1 and Phase 2 ESA reports in this regard. A condition for an RSC is included with the associated site plan for this file (S.P.1431.020.02).

Section 167(6) of the ROP requires that prior to development occurring in or near areas of archaeological potential, an assessment and mitigation activities must be carried out in accordance with Provincial requirements and the Regional Archaeological Management Plan. The subject lands are designated as a Historic Town area of archaeological potential. A Stage 1-2 Archaeological Assessment Report (Golder, April 2018) was submitted in support of the application. Halton Region requires a letter from the Ministry of Tourism, Culture and Sport (MTCS) indicating their satisfaction with the results and recommendations of the report and further, that the subject report be entered into the Ontario Public Register of Archaeological Reports. A condition for an letter from MTCS is included with the associated site plan for this file (S.P.1431.020.02).

Community Planning has no objection to the proposed application, subject to the following technical comments.

**Regional Municipality of Halton**  
HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1  
905-825-6000 | Toll free: 1-866-442-5866

**INTERNAL CIRCULATION:**

**Servicing:**

Section 89(3) of the ROPA 38, requires that all new development within the Urban Areas be on the basis of connection to Halton's municipal water and wastewater service. It is proposed that the site will be serviced from the existing sanitary sewer and watermain that are located adjacent to the site on Old Bronte Road. As site is subject to Holding Provision which requires that that one of the conditions that must be met for the H to be lifted relates to the availability of sufficient water and wastewater services to the satisfaction of the Regional Municipality of Halton and the Town of Oakville."

Regional staff confirm that there are existing municipal services on Old Bronte Road that are available to service this development and due to this Regional staff is of the opinion that the above noted condition has been met.

There are existing services adjacent to the site that consists of the following:

- A 300mm dia. watermain is located on Old Bronte Road adjacent to the property.
- A 900mm dia. watermain is located on Old Bronte Road adjacent to the property.
- A 825mm dia. sanitary sewer is located on Old Bronte Road adjacent to the property.
- A 300mm dia. sanitary sewer is located on Old Bronte Road 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.

Please note the property does not abut a Regional Road.

**Finance:**

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 for residential units 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.

**Regional Transportation:**

Please be advised there are a number of relevant comments and conditions related to transportation review and requirements that have/will be provided through the site plan process.

**CONCLUSIONS:**

The Region has no objection to the approval of the above noted application.

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

Sincerely,



Taylor West  
Planner