

Appendix A – Regional comments



January 25, 2021

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Dear Rob:

Re: Region of Halton Comments
Application to Amend the Zoning By-law (Removal of 'H' provision)
Z.1316.04H
Fernbrook Homes (Mayfair Butler) Ltd.
103 Dundas Street West

Regional staff have reviewed the above noted Request to Lift the Holding Symbol from the above notes lands and offer the following comments for the Town's consideration. The following comments are provided to assist the Town in considering the submitted Rezoning.

Planning Analysis:

In 2018, the subject lands were rezoned to permit the development of an eight (8) storey residential building with 181 dwelling units and three levels of underground parking. As part of this rezoning process, Regional Staff commented that the proposed development conformed with the relevant planning documents subject to three (3) Holding provisions. These provisions were recommend to address servicing allocation, access to Kaiting Trail for servicing, and a mutual access easement to Dundas Street West between the subject lands and the neighbouring Block.

Subsequently, the Region has reviewed and commented on a Site Plan Application to permit the proposed development, and Consent application to facilitate a mutual access easement with the neighbouring parcel (Block 7, Plan 20M 1199). Staff note that the review of the Site Plan applicatio0n is ongoing while the Consent application has been approved and the consent has been finalized.

Further, Regional Staff note that the Owner's have now secured Servicing Allocation through the Region's 2020 Allocation Program. In accordance with the provisions of the 2020 Allocation Agreement, a Public Works Commissioners Notice has also been issued for the subject lands which confirms that development on these lands can proceed based on the availability of 81 Single Detached Equivalents (SDE).

Regional Staff have considered the request to Lift the Holding Symbol from these lands and offer the following as it relates to the Holding provisions:

- a) The Region confirms that Servicing Allocation in the amount of 81 SDE's has been secured for these lands, and that the intent of the Servicing Allocation Holding provision has been addressed. Staff note that servicing allocation will be confirmed through the associated Site Plan review process.
- b) The Owner has acquired and merged the lands fronting onto Katiing Trail as required by the Holding provisions. Staff note that confirmation of servicing connection will be provided through the associated Site Plan approval process.
- c) The Owner has obtained and registered a mutual access agreement over the neighbouring block, being Block 7 on Plan 20M-1199. Staff note that all access related requirements including permits are to be addressed through the associated Site Plan review process.

Given the above, Regional Staff are generally satisfied with this rezoning submission, and can confirm that the purpose and intent of the Holding Provisions (H 23) have been addressed to the Region's satisfaction. As such, we offer **NO Objection** to Town Staff recommending that the Holding 'H' Symbol (H 23) be lifted from these lands.

I trust these comments are of assistance. Should you have any questions or require additional information, please do not hesitate to contact me directly at (905) 825-6000, extension 7604.

Please send notice of the Town's decision on this application.