

## Appendix “A” - Halton Region clearance letter



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

January 22, 2021

Ms. Leigh Musson  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Ms. Musson,

**Re: Removal of Holding Provision  
1429 Dundas Street East (Bressa Phase 2)  
Mattamy (Joshua Creek) Ltd.  
File: Z.1307.05 H**

Regional Staff have reviewed the above noted Zoning By-law Amendment application, proposing the removal of Holding Provision 28 (H28) from Blocks 142 to 195 and Blocks 212-213 on Draft Plan of Subdivision 24T-12004/1307. Section 9.3.28.2 of North Oakville Zoning By-law 2009-189 requires that the following condition be satisfied prior to removal of the Holding Symbol:

*“That water and wastewater Servicing Allocation has been secured for the subject lands and the proposed development through Halton Region; and that Halton Region provides correspondence indicating that sufficient water and wastewater servicing allocation has been secured to support the development.”*

Regional Staff note, that the ROP requires the development industry to absorb their share of the cost of the provision for infrastructure and that any financial impact of new development or redevelopment be based on a financing plan communicated to the taxpayers and subsequently approved by Council. This policy direction is supported by both the Provincial Policy Statement and the Growth Plan. To this end, the implementation of Halton Region's 2020 Allocation Program recently launched in July 2020. The program requires proponents of residential development applications to secure servicing allocation from Halton Region through an Allocation Agreement.

An Allocation Agreement was entered into between Halton Region and Mattamy (Joshua Creek) Limited on July 8, 2020. Section 5.5 and 5.6 of this agreement, speaks to the requirement of a Public Works Commissioner Notice (PWCN), which is required prior to the removal of a Holding Provision.

Regional Staff note the following PWCN letters have been received for the proposed development:

- January 18, 2021 Letter - Regional Law File: 2020-141, allocation of 46 Standard Single Detached Equivalents
- January 18, 2021 Letter - Regional Law File: 2013-319, allocation of 8 Standard Single Detached Equivalents
- January 19, 2021 Letter - Regional Law File: 2020-141, allocation of 8 Standard Single Detached Equivalents

### Regional Municipality of Halton

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Regional staff note that the applicants have provided appropriate documentation and confirmation that the above noted Blocks have sufficient allocation and Regional staff are satisfied that the Holding Provision can be removed.

**Conclusion:**

Regional Staff are of the opinion that the proposed Zoning By-law Amendment application conforms to the relevant planning documents and have no objection to the removal of Holding Provision 28 from Blocks 142-195 and 212-213 on Draft Plan of Subdivision 24T-12004/1307 by the Town of Oakville.

Should you have any questions concerning the above noted comments, please contact me at 905-825-6000 extension 7185, or Bernie Steiger, MCIP, RPP, Senior Planner, at extension 7060. Please send notice of the City's decision on this application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'A. Pasquini', with a stylized flourish at the end.

Alexsandria Pasquini, MCIP, RPP  
Intermediate Planner

cc: Bernie Steiger, MCIP, RPP, Senior Planner (Halton Region)