

Appendix B – Halton Region comments



March 19, 2018

Legislative and Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1
Fax: (905) 825-8822

Mr. R Thun, Senior Planner
Town of Oakville
1225 Trafalgar Rd
Oakville, ON L6H 0H3

Dear Mr. Thun:

Re: Proposed Draft Plan of Subdivision and Zoning By-law Amendment
Blocks B and D, Registered Plan M-16 and Part of Lot 27, Concession 4
2123 Hixon Street
Town of Oakville, Region of Halton
Files: 24T-18002 /1727 and Z.1727.16, HCDSB.

Regional staff is forwarding comments with respect to the above-noted applications for a proposed Zoning By- Law Amendment and Draft Plan of Subdivision. The draft plan dated January 5, 2018 shows 14 single detached residential lots, a parkette and municipal road. The area of the draft plan of subdivision is 1.823 ha.

Places to Grow- Growth Plan for the Greater Golden Horseshoe, 2017

Regional Planning staff has reviewed the application within the context of the policies of The Growth Plan for the Greater Golden Horseshoe which came into effect on July 1, 2017, and, are of the opinion that the proposal conforms to the policies contained within the Growth Plan.

Provincial Policy Statement, 2014

Regional Planning staff has reviewed the above-noted applications in accordance with the Provincial Policy Statement (2014) which came into effect on April 30, 2014. Regional Planning staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement.

Regional Official Plan, 2009

The lands are designated as 'Urban Area' in 2009 Regional Official Plan (ROP). The range of permitted uses and the creation of new lots within the Urban Area will be in accordance with Local Official Plans and Zoning Bylaws. All development, however, shall be subject to the policies and plan in effect.

The ROP also contains policies with respect to archaeological potential, and the preservation and mitigation and documentation of artifacts. It should be noted the site is not identified as having

Regional Municipality of Halton

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archaeological potential. As an advisory however, during any development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport should be notified immediately. In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Regional staff has also reviewed this application within the context of the Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated Sites". Phase 1 and 2 ESA Reports were submitted for review. Halton Region will require a letter of reliance for each of these ESA reports.

Halton Region's Forester has reviewed the subject applications and notes the treed area on and off the subject site is not considered to be significant woodland as per Halton Region's Official Plan.

Regional Staff note the proposed use is to connect to the Regional water and wastewater system in accordance with section 89(3) of the ROP. Further comments with respect to servicing are outlined below.

Regional Infrastructure

Halton Region's Development Project Manager has reviewed the draft plan of subdivision and notes a 200 mm dia. watermain is located within the road allowance of Hixon Street adjacent to the property. To the west of Solingate Drive, the Hixon Street watermain increases to a 300 mm dia. watermain. 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. A 675 mm dia. sanitary sewer is located within the road allowance of Hixon Street adjacent to the property. This sanitary sewer flows easterly to Solingate Drive then southerly along Solingate Drive.

A Functional Servicing and Stormwater Management Report (FSR) prepared by Flora Designs Inc., dated February 1, 2018 was submitted with the applications. The FSR provides analysis that determines the proposed water usage required to service this site. 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. The FSR does not note the water pressure zone that the site is located in or what range of pressures will be encountered for this development. No water modeling and sizing of the proposed watermain system was provided in the FSR. Conceptual sizing was provided in Figure WAT-1 Appendix D of the FSR; however, no analysis was provided showing how the watermain sizing was determined. The FSR notes that all the lots within the subdivision will be serviced for water from a proposed 200 mm dia. watermain on Street A which will be connected to the existing 200 mm watermain on Hixon Street. The FSR identifies the use of a 50 mm copper looped watermain around the Street A cul-de-sac bulb to address the dead end watermain condition. There is no secondary feed for redundancy/water quality provided for in the design. The detailed design of the watermain connections will be reviewed and approved as part of the Region's engineering design review process.

The FSR notes that the proposed sanitary drainage flow from this development will drain by municipal gravity sanitary sewers to be located on Street A to the existing 675 mm trunk sanitary sewer located at the intersection of Hixon Street and Solingate Drive at the south of the property. This trunk sewer drains to the sewer on Lakeshore Road West which then flows easterly to the Oakville South West Wastewater Treatment Plant. The FSR provides analysis of what the proposed sewage flows generated from this site will be, however, it does not demonstrate if the downstream sewer system can accommodate this development. The FSR has stated that the small increase seen in flow values of post development vs. pre development will not influence downstream sanitary sewer infrastructure.

The FSR should be revised to reflect the following issues:

- The FSR should include fire flow testing results for the existing water system in the area and provide analysis that demonstrates that the existing water system in the area can accommodate the proposed development.
- The FSR should reference the water pressure zone that the site is located in and address any issues related to water pressure in this area.

Resubmission of the FSR will be required at the commencement of the detailed design stage.

Waste Management

Halton Region's Waste Management staff has reviewed the proposed application and note that the Region will service the development for curb- side collection of waste materials once the development is 90% complete and Halton Region deems their street safe and accessible for waste management vehicles to travel on.

Finance

NOTE: 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 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.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

Conclusion


It is the opinion of Regional Planning staff that the subject applications are consistent with the Provincial Policy Statement (2014) and are in conformity with the Growth Plan (2017) and the Halton Region Official Plan (2009).

Subject to the comments identified above and the attached required conditions of Draft Approval as provided in Appendix "A", Halton Region has no objection to the Town of Oakville granting draft plan approval to the development proposal or presenting this proposed zoning by-law amendment to Town Council for their consideration.

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Should you require any additional information or have any questions in this regard, please do not hesitate to contact me at (905) 825-6000, extension 7109.

Sincerely,


Anne Gariscsak MCIP RPP
Planner

Cc: Adam Huycke, Senior Planner, Halton Region (via email)
Craig Jordan, Development Project Manager, Halton Region (via email)

SCHEDULE "A"

DRAFT CONDITIONS – 24T-18002/1727

The following Regional Conditions must be satisfied as part of the draft plan of subdivision and included in any subdivision agreement.

**HCDSB, 2123 Hixon St
24T-18002/1727**

SCHEDULE "A"

1. The Owner's surveyor shall submit to Halton Region, and electronic copy of horizontal coordinates of all boundary monuments for the approved draft plan of subdivision. These coordinates must be to real 6 degree UTM co-ordinates, NAD 83 datum.
2. That the Owner is required to submit, at the commencement of the detailed design stage, a revised Functional Servicing Report, according to the standards of the Region of Halton, that outlines in detail the proposed servicing of this property and that includes analysis and/or calculations that demonstrate that the existing water system in the area can accommodate the proposed development.
3. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.
4. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that sufficient water capacity exists to accommodate this development.
5. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.
6. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.
7. All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field

information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.

8. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
9. The Owner shall enter into a subdivision agreement and satisfy all requirements, financial and otherwise, of The Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.
10. That the Owner is required to decommission any existing water service or sanitary service lateral to be disconnected from the system and abandoned and that these be decommissioned per the standards and specifications of the Region of Halton.
11. The Owner is required to submit a letter of reliance for the Phase 1 ESA Report as well as the Phase 2 ESA Report, to the satisfaction of Halton Region.

The following Regional Notes must be added to the draft approval.

NOTES:

1. 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 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.

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2. Purchasers and/or tenants of lots are advised that the Owner will be responsible for waste disposal until such time as Halton Region deems their street safe and accessible to receive Regional waste collection services.

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3. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
4. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
 - Final draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form