



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

June 28, 2018

Ms. T Collingwood, Senior Planner
Town of Oakville
1225 Trafalgar Road
Oakville, Ontario L6H 0H3

Dear Ms. Collingwood:

**RE: Removal of "H" Holding Symbol
Part of Lot 13, Conc. 1 SDS
278 Dundas St E
Town of Oakville, Region of Halton
File: Z.1413.30 Cortel Group/ Trafalgar Heights Inc.**

Regional Planning staff has reviewed the above noted application to remove the Holding Symbol (H16) for the subject lands and advise the following.

Please note that a revised FSR, dated March 2018, was submitted with the application. The FSR has now addressed the Region's concerns that were noted in our previous comments. In particular the FSR now includes the results of a fire flow test that was completed for the existing water system in the area and includes additional analysis that demonstrates that this system can accommodate this proposed development. The FSR also includes additional analysis on the downstream sanitary sewer system and this demonstrates that there are no downstream sewer constraints. The sewer system can also accommodate this development. The revised FSR is satisfactory and no further revisions are required to it.

It is the expectation of the Region that all concerns relating to the external works that are required to service this development, including the external works required to service the site that have yet to be constructed, will addressed through the related site plan application review and approval process. Please note the applicant has submitted first submission engineering drawings for these works; however, no Regional servicing agreement has been prepared and/or executed for these works.

Halton Region staff have reviewed the Phase I ESA report (Project No. 151-63035-00), by WSP, dated December 2017 as well as the Phase II ESA report (Project No. 151-63035-00), by WSP, dated December 2017. The third party reliance reports have been submitted to the satisfaction of Halton Region. Please note Halton Region staff disagrees with the QP regarding PCA 9 and 10 not leading to APEC (Table 4 in the Phase I ESA). The report must be updated and resubmitted to Halton Region to reflect this, for our file. Considering the soil and groundwater sampling already done as part of the current Phase II, no additional sampling is required. The cross sections displayed in Figure 3 should be added to the Phase II ESA report and the updated report is to be resubmitted for our file. Please note, the high sodium and chloride

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concentrations in groundwater are a point of concern; the Town and surrounding parking lots should consider a salt management program to mitigate this.

Halton Region's Sustainable Planning staff would have no concern with the lifting of the holding 'H' provision. Sustainable Planning staff concerns were satisfactorily addressed through the related Site Plan application review process.

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: Adam Huycke, Senior Planner, Halton Region (via email)