



November 15, 2018

Legislative & Planning Services  
Community Planning  
1151 Bronte Road  
Oakville ON L6M 3L1  
Fax: (905) 825-0267

Kate Cockburn  
Town Of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mrs. Cockburn:

**RE: Proposed Zoning By-law Amendment  
Blocks 1-28, 33-63 on Draft Plan of Subdivision 24T-12011/1314 (Petgor2) and Blocks 9-13, 16-25, 28-32, 34-36, 38-40, 43-50, 54-59, 60-65, 70-77 and 79 on Draft Plan of Subdivision 24T-12012/1315 (Emgo)  
Part of Lots 13, 14 and 15, Concession 1, NDS.  
Town Of Oakville, Region of Halton  
Z.1315.03H and Z.1314.06H**

Regional Staff in receipt of an application to remove the holding provision (H8) from the subject lands on Registered Plan 20M-1186, Draft Plan of Subdivision 24T-12011 and Draft Plan of Subdivision 24T-12012/1315 not that allocation conditions have been satisfied.

The Region requires that at the time of draft plan approval, subdivision applications have a minimum of 40% of the required servicing allocation in order to be approved. As a condition of allowing draft plan approval without 100% allocation, Regional staff ask for a holding provision to be applied to the lands, only to be removed at the time which the applicant has either obtained sufficient allocation, or, has provided an indication of specific lots and blocks for which they would like servicing allocation applied.


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 approval of the application by the Town of Oakville.

Should you have any questions or require additional information in this regard, please do not hesitate to contact me at (905) 825-6000 ext. 7182.

Yours truly,

  
Laurielle Natywary, MCIP, RPP  
Senior Planner  
Laurielle.natywary@halton.ca

C: Mike Dickie, Mattamy Corp., (Petgor Phase 2), (via email)  
Kevin Singh, Argo Development Corp., (Emgo), (via email)

**Regional Municipality of Halton**

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



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Kate Cockburn  
Town Of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3

Dear Mrs. Cockburn:

**RE: Proposed Zoning By-law Amendment  
Blocks 13-30, 46, 80-114, 118-239, 264-267, 370-379, 385-400, 403-406, 412, 415-423 on Registered  
Plan 20M-1186, Blocks 1-28, 62-64 on Draft Plan of Subdivision 24T-12011/1314 and Blocks 1-50 on  
Draft Plan of Subdivision 24T-12012/1315  
Part of Lots 13, 14 and 15, Concession 1, NDS.  
Town Of Oakville, Region of Halton  
Z.1315.03H and Z.1314.06H**

Regional Staff in receipt of an application to remove the holding provision (H9) from the subject lands on Registered Plan 20M-1186, Draft Plan of Subdivision 24T-12011/1314 and Draft Plan of Subdivision 24T-12012/1315. The H9 provision requires that the Director of Planning be satisfied that the lands may be developed in accordance with the phasing policies of Section 7.9.2(c) of the North Oakville Secondary Plan as amended.

The Region is providing comment on this holding provision removal application as the Region is the approval authority for the Town of Oakville Official Plan Amendment (OPA) 321 which impacts this application.

OPA 321 proposed to change the wording of the phasing policies within the North Oakville East Secondary Plan to allow for "...the Region and Town to be satisfied that municipal sewer and water services are extended or secured through an agreement to the land in the Employment Area designation.." where previously the policy required that services be extended.

OPA 321 was subject to two appeals. The Region has received clarification from the appellants that the policies related to phasing and applicable to this holding provision are not under appeal. The water and wastewater services required to satisfy the above noted policy have been secured through agreements between developers of the employment lands north of Burnhamthorpe Road and Halton Region.

As such, Regional staff are satisfied that the phasing policies are in effect and have no objection to the removal of this holding provision.

**Conclusion:**

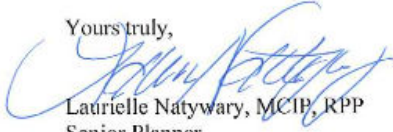
Regional Staff are of the opinion that the proposed Zoning By-law Amendment application conforms to the relevant planning documents and have no objection to the approval of the application by the Town of Oakville.

**Regional Municipality of Halton**

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Yours truly,



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Senior Planner  
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- C:     Mike Dickie, Mattamy Corp., (Petgor Phase 2), (via email)  
         Kevin Singh, Argo Development Corp., (Emgo), (via email)  
         Steve Malovic, Krpan Group, (Sixth Line Corporation), (via email)