

Appendix A – Regional Comment

Legislative and Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1
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August 28, 2017

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

Dear Mr. Thun:

Re: **Proposed Zoning By-law Amendment-RECIRC
Part Lot 26, Conc. 4 SDS
156 Third Line
Town of Oakville, Region of Halton
File Number: Z.1726.07, Hopedale Presbyterian Church**

Regional Planning staff has reviewed the proposed zoning bylaw amendment to rezone a portion of the subject lands from CU (Community Use) to RL2-O (Residential Low) to permit the creation of two lots fronting onto Third Line and have **no objection**.

Planning Analysis

The lands are designated as 'Urban Area' in the Region's Official Plan 2009 (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.

Regional Servicing

Section 89(3) of the ROP, requires that all new development within the Urban Areas be on the basis of connection to Halton's municipal water and wastewater service. A 300mm dia. watermain is located on Third Line adjacent to the property. 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 525mm dia. sanitary sewer is located on Third Line adjacent to the property.

A Functional Servicing Report (FSR) (Trafalgar Engineering Ltd., October 2016), was submitted in support of the application. The FSR recommends that the two new lots be serviced for sanitary sewers and water connections by connecting to the existing sanitary sewer and watermain located on Third Line. Both the existing water system and the sanitary sewer are able to accommodate the flows from the two proposed lots.

The service connections to the Regional water and sewer systems will be addressed through the Region's Service Permit review process. This normally will occur after site plan approval.

Other Matters of Regional Interest:

Pursuant to Policy 147(17) of the ROP, prior to the Region or Local Municipality considering any development proposals, proponents must identify whether there is any potential for soils on the site to be contaminated. The original Phase 1 Environmental Site Assessment (ESA) prepared by Kodiak

Environmental Limited (July 2016) indicated the Phase 1 ESA cannot be considered compliant with the prescriptive standard framework of the Regulation 153/04. Halton Region staff have more recently received and reviewed an updated Phase I ESA (File # NEL01-03), prepared by Kodiak Environmental Limited (August 2017), as well as a Phase II ESA (File # NEL01-03), prepared by Kodiak Environmental Limited (August 2017). Considering the existence of a school on the property, which was previously unclear, there is no change to a more sensitive land use. Furthermore, the only PCA (Potentially Contaminating Activities) leading to an APEC (Area of Potential Environmental Concern) is application of salt for the purpose of de-icing, the extent of which has been delineated at a satisfactory detailed level. Based on these facts, it is Halton Region staff's opinion that a Record of Site Condition is not required. The infiltration of Salt into the soil and groundwater can pose environmental issues in the long term. The applicant is asked to incorporate alternative methods for dealing with the icing during the winter season to reduce salt usage. Halton Region staff has no further comments in this regard.

The subject lands are not shown to contain areas of identified archaeological potential. However, as an advisory, during any construction, grading or disturbance, should any deeply buried artifacts be found, the applicant should contact the Ministry of Tourism and Culture immediately. There are no further Regional requirements in this regard.

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

Regional Planning staff is satisfied that once the outstanding environmental related matters have been addressed, the proposed development is consistent with the policies of the Regional Official Plan (2009) Provincial Policy Statement (2014) and conforms to the Growth Plan (2017).

Regional staff has no objection to the subject application.

Please provide the Region with a copy of the Town's Decision regarding this application.

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 Huyke, Senior Planner, Halton Region (via email)