

## Appendix A – Regional Comments

### May 17, 2017 Letter

Re: Proposed Plan of Subdivision and Zoning By-law Amendment  
Part of Lot 35, Conc. 4 SDS  
181 Burloak Drive  
Town of Oakville, Region of Halton  
Files: 24T-17002/1735 and Z.1735.12, Sabrina Homes (Burloak) Inc.

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Regional Planning staff has reviewed the above noted applications and have no objection to either application subject to the following comments and conditions.

### Planning Analysis

Regional Planning staff is satisfied that the proposed development is consistent with the policies of the Provincial Policy Statement (2014) and conforms to the Growth Plan (2006) and Halton Region Official Plan (2009).

The lands are designated as 'Urban Area' in 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.

The proposed development and site alteration is located on lands that are adjacent to Halton's Natural Heritage System (RNHS) as per Map 1 of the 2009 ROP. Additionally, the lands contain or are adjacent to:

- Candidate Significant Woodlands
- Potential habitat of endangered or threatened species
- Potential significant wildlife habitat
- Potential fish habitat
- Watercourses and floodplain areas regulated by CH

Given the location of the proposed works in relation to the Regional Natural Heritage System, the Region's Environmental Impact Assessment (EIA) requirements are triggered in accordance with Section 118(3.1)c). Regional staff would consider it appropriate to waive the Region's EIA requirements in this instance, providing any Conservation Halton comments are satisfactorily addressed, as the proposed works will be setback sufficiently from any sensitive natural features or areas and will not likely result in any impacts on the features or ecological functions of the Regional Natural Heritage System.

Section 167(6) of ROPA 38 requires that prior to development occurring in or near areas of archaeological potential, an assessment and mitigation activities must be carried out in accordance with Provincial requirements and the Regional Archeological Management Plan. The subject lands fall within an identified area of "Archaeological Potential". The Region, however, acknowledges that this area has been previously disturbed. As such, an Archaeological Assessment will not be required. However, the proponent is cautioned that during development activities, should any deeply buried archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport should be notified immediately.

The applications have been reviewed in the context of Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated Sites". A fully executed Environmental Site Screening Questionnaire dated October 19, 2016 as well as a Phase 1 Environmental Site Assessment and letter of reliance were submitted in support of the applications. Based on the summary and recommendations of the Phase 1 ESA report it appears that the potential for site contamination is considered low and that additional investigation are not required at this time. However, the recommendations do state the following, *"Although not considered an environmental liability to the Site, given the construction date of the building, it is possible that designated substances, such as asbestos containing materials, and ozone depleting substances, may be present in the buildings. As such, it is*

*recommended that a non-intrusive designated substance survey of the buildings be undertaken before any planned demolition activities that may disturb building materials to identify where possible, designated substances that may be present in the buildings.”*

Therefore, Halton Region accepts the QPs recommendation and we request that a non-intrusive designated substance survey be prepared by a qualified professional and submitted to the Region for review. Depending on the outcome of that review, additional environmental related investigation may be required.

#### **Circulation Comments**

Halton Region's Development Project Manager notes existing water and sanitary services are located adjacent to the site. A 300mm dia. watermain is located on Burloak Drive adjacent to the property. A 150mm dia. watermain is located on Wilmot Crescent adjacent to the property. A 525mm dia. sanitary sewer is located on Burloak Drive adjacent to the property. A 150mm dia. sanitary sewer is located on Wilmot Crescent adjacent to the property.

The property does not abut a Regional Road.

A Functional Servicing Report (FSR) prepared by Trafalgar Engineering Ltd., dated February 13, 2017 was submitted with the application. The FSR notes that the servicing of this block will be by utilizing the existing local watermains and sanitary sewers located on both Burloak Drive and Wilmot Crescent. New water service connections and new sanitary sewer laterals will be required to be constructed to service the proposed three lots on Burloak Drive. The existing sanitary lateral on Wilmot Crescent is to be re-used and a new water service is proposed for the lot fronting on this street.

The existing sanitary sewer on Burloak Drive is a 525mm diameter and therefore sewer service connections will not be allowed to connect to it. A local sanitary sewer will be required to be constructed on Burloak Drive to service the proposed three lots fronting onto this street.

Halton Region will service the development with curb-side waste collection in front of the individual units once the development is 90% complete. The owner/developer is required to contact the Region's Waste Management Multi-Residential Service Technician to initiate waste collection services. The Owner(s) will be responsible for their own disposal of waste/recycling materials until Regional waste collection service is initiated.

#### **Conclusion**

It is the opinion of Regional Planning staff that this plan of subdivision and rezoning application are consistent with the Provincial Policy Statement (2014) and is in conformity with the Growth Plan (2006) 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.

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,

Ann Gariscsak, MCIP, RPP  
Planner

c.c. Laurielle Brooks, ( Via e- mail)  
Senior Planner, Halton Region

## **SCHEDULE "A"**

### **DRAFT CONDITIONS – 24T-17002/1735**

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

**Sabrina Homes (Burloak) Inc.  
24T-17002/1735**

## **SCHEDULE "A"**

1. The Owner's surveyor shall submit to Halton Region, and electronic copy of horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real 6 degree UTM co-ordinates, NAD 83 datum.
2. The Owner shall submit a non-intrusive designated substance survey be prepared by a qualified professional (QP) and submitted to Halton Region for review, together with a letter of reliance. Depending on the outcome of that review, additional environmental related investigation may be required.
3. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
4. 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.
5. 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.
6. The Owner shall prepare a detailed engineering submission for the Regional infrastructure works required for this subdivision and it is to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.
7. That the Owner is required to design and construct at their sole expense a minimum 200mm diameter sanitary sewer as per the design standards of the Region of Halton on Burloak Drive along the frontage of the subject property.

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

#### **NOTES:**

1. 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](http://www.halton.ca/developmentcharges) to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

2. Purchases and/or tenants of lots are advised that the homeowner will be responsible for waste disposal until such time as Halton Region deems their street safe and accessible to receive Regional waste collection services.
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 M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
  - Regional Registration fee
  - Registry Office review form