



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

October 25, 2016

Ms. L Musson, Senior Planner  
Town of Oakville  
1225 Trafalgar Road  
Oakville, Ontario L6H 0H3

Dear Ms. Musson:

**RE: Removal of Holding Symbol  
Part Lot 17, Concession 3 SDS  
113-131 Garden Drive, 114-136 Maurice Drive and 210 Rebecca Street  
Town of Oakville, Region of Halton  
File: Z.1617.41 Matas Homes and Fernbrook Homes (Rebecca) Limited**

Regional Planning staff has reviewed the above application to remove the Holding Symbol for the subject lands and advise the following:

Zoning By-laws 1984-63 and 2014-014 both have holding provisions that have the following regional conditions for "H" removal that shall, upon application by the landowner, be removed by way of an amending zoning bylaw from all or part of the lands subject to this provision when the following conditions have been satisfied:

That Halton Region's Commissioner of Planning and Public Works, or his or her designate is satisfied that:

- 1) Water and waste water infrastructure is available to the lands; and
- 2) Updates to the Functional Servicing Report or a detailed design submission have been provided; and
- 3) The Owner has entered into any necessary agreement(s) with Halton Region.

Halton Region's Development Project Manager has confirmed that there is water and wastewater infrastructure available to service the lands. In addition, an updated Functional Servicing Report has been provided. Lastly, the Regional servicing agreement was registered October 21, 2016 as Instrument No. HR1403883.

The previous developer who originally undertook to design and construct the replacement watermain on Maurice Drive has experienced financial issues and the Region has released him of his obligation to construct this main. Another developer, Fernbrook Homes (Rebecca) Limited, who is also impacted by the existing watermain issue has come forward to take on the watermain replacement project. This developer has just entered into a new Regional servicing agreement to design and construct the new watermain on Maurice Drive and construction is slated to begin in the next couple of weeks.

Previously there was a requirement that the H provision could not be removed from the lands until the new replacement watermain on Maurice Drive was constructed and was operational. This requirement was put in place at the time because there were abandoned and derelict houses on Maurice Drive that were a fire hazard. These houses also still had service connections to the existing watermain. The existing watermain had to remain in operation until the new watermain was

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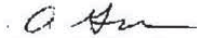
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also operational in order to provide fire protection coverage due to the derelict houses in the area. This situation has now changed and the existing houses have been demolished and the service connections also disconnected. The fire hazards on this street have now been removed. Due to this there is no longer a requirement to have the new watermain on Maurice Drive operational first prior to lifting the H provision.

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: Laurielle Brooks, Senior Planner, Halton Region  
Ron Mackenzie, Development Project Manager, Halton Region