

## **APPENDIX B – Halton Region letter dated September 25, 2012**

The applicant is proposing to rezone the subject lands from R02 to R03 Zone to facilitate the creation of one infill building lot for one single detached dwelling.

It is Region staff's understanding, that should the above noted application be approved, the applicant will require a future consent (severance) application to create one additional lot for a single detached dwelling.

Regional Planning staff has reviewed the subject application within the context of Provincial planning documents and Regional Official Plan (ROP) and offer the following comments.

### **Provincial Policy Statement, 2005 (PPS)**

Halton Region Planning staff has considered the proposal in the context of the PPS (2005) and offer the following comments.

Section 1.0 – Building Strong Communities outlines the policies on ensuring Ontario's long term prosperity, environmental health and social well-being through efficient land use and development patterns which support strong liveable and healthy communities.

This section of the PPS includes policies which state that settlement areas shall be the focus of growth and their vitality and regeneration shall be promoted. The PPS goes on to state that appropriate development standards should be promoted, which facilitate intensification, redevelopment and compact form, while maintaining appropriate levels of health and safety. Furthermore, the policies state that uses on lands where infrastructure is planned or available shall be promoted.

Regional planning staff has reviewed the application in the context of the PPS and find that the application is consistent with the policies in the PPS.

### **Places to Grow Plan, 2006**

Regional staff has considered the application in the context of the Places to Grow – Growth Plan 2006 (PTG) and offer the following comments:

Under Section 3, Transition Rules, of Ontario Regulation 311/06 applications to amend a Zoning By-law commenced after June 16, 2006 are subject to the PTG Plan.

The Growth Plan directs growth to the built up areas of the community through intensification and identifying the appropriate type and scale of development in these areas, while at the same time making efficient use of transportation and servicing infrastructure.

The proposal conforms to the Growth Plan.

### **Regional Official Plan, 2006**

Regional Planning staff has reviewed the proposed application within the context of the 2006 Regional Plan. The lands are designated Urban Area. Policy 76 of the Regional Plan states that the range of permitted uses and the creation of new lots will be in accordance with Local Official Plans and Zoning By-laws. All development however, shall be subject to the policies of the Plan.

The Owner has submitted a Site Screening Questionnaire (SSQ) in accordance to the Region's Protocol for Reviewing Development Applications with Respect to Contaminated Sites and Potentially Contaminated Sites and Section 147(17) of the ROP. Based on the information provided, Halton Region has no further requirements in this regard.

The proposal is in conformity with the Regional Official Plan and it is appropriate to amend the Zoning By-law in order to permit the development of the property through the consent process.

### **ROPA 38: For Information Purposes Only**

On December 16, 2009, Halton's Regional Council unanimously adopted Regional Official Plan Amendment No. 38 (ROPA 38). On November 24, 2011 the Minister of Municipal Affairs and Housing approved ROPA 38 with modifications. The Minister's decision has been appealed to the Ontario Municipal Board. ROPA 38 designates this site as "Urban Area". ROPA 38 contains similar policies to those referenced herein for ROP.

### **Circulation Comments**

#### **Regional Servicing**

Halton Region's Development Project Manager has reviewed the subject application and notes a 150mm dia. watermain is located on Ulster Drive adjacent to the property. Please note that 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 250mm dia. sanitary sewer is located on Ulster Drive adjacent to the property.

A Functional Servicing Report (FSR) prepared by Crozier & Associates was submitted with the application.

Please note that the new lot that is to be created will require a new water service connection and a new sanitary sewer lateral to be connected to the existing services on Ulster Drive. The servicing issues related to this proposal will be reviewed and commented on in the forthcoming consent application that will be required to sever the proposed lot. Due to this, Halton Region's Project Manager has no servicing issues with this proposed use and therefore has no objection to this application.

Should you have any questions regarding these servicing comments, please contact Ron Mackenzie, Development Project Manager, at extension 7628.

#### **Finance**

NOTE: The Owner will be required to pay all applicable Regional development charges prior to the issuance of any building permits. Please visit our website at [www.halton.ca](http://www.halton.ca) to obtain the most current development charge information, which is subject to change.

### **Conclusion**

Regional staff has reviewed the proposed zoning amendment application **Z.1727.15** and has no objection.