

Appendix B – Circulated Comments

Oakville Hydro – April 25, 2016

A new underground secondary service electrical service (120/240V to a maximum of 400 Amps) is required, per lot, from Sewell Drive.

Please contact Oakville Hydro Engineering with service size and anticipated demand load as soon as available. At that time, a servicing cost will be prepared, to be borne by the applicant. Oakville Hydro will supply required transformation. Any resulting conflicts with existing hydro facilities due to construction to be rectified at the owner's expense.

Oakville Transit – April 15, 2016

Oakville Transit has no comment on the ZBA and Draft Plan of Subdivision regarding the noted application to permit the creation of 3 lots.

For notation: Oakville Transit currently has an existing bus stop located on McCraney at Sewell for access to Route 19. This stop will remain in this location, and it is possible that in future a bus shelter would also be installed.

Engineering Construction (Transportation) – August 2, 2016

I have reviewed the parking justification for the site noted above and are satisfied with the report and conclusions.

Engineering Construction (Transportation) – April 13, 2016

Engineering has reviewed the application noted above and have the following comments:

- Zoning comments: No concerns or comments.
- Subdivision comments: No concerns or comments.

Oakville Fire – April 8, 2016

I have concluded my review for the development application review of Z.1513.27 & 24T-16002/1513 - Trinity United Church - 1250 McCraney Street E. I have no fire or life safety concerns with the development of the three lots on this property.

Region of Halton – October 25, 2016

In comments dated June 10, 2016 for the subject development, Halton Region requested an "H" Holding Provision until such time as the applicant provides a Ministry of Environment (MOECC) Acknowledged Record of Site Condition for the subject lands. The applicant has now provided the required MOECC acknowledged RSC (RSC Number 222484). As such, Halton Region no longer requires the previously requested "H" Holding provision.

Region of Halton – June 10, 2016



June 10, 2016

Leigh Musson
Senior Planner
Planning Services Department
Town of Oakville

Legislative and Planning Services
Planning Services
1151 Bronte Road
Oakville ON L6M 3L1
Fax: (905) 825-8822

Dear Ms. Musson:

Re: Proposed Plan of Subdivision and Zoning By-law Amendment
1250 McCraney Street East
Town of Oakville, Region of Halton
Files: 24T-16002/1513 and Z/1513.27
Trinity United Church

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

The Region will require the Town to apply an "H" Holding Provision to the zoning of the lands to be satisfied at such time as the applicant provides a Ministry acknowledged Record of Site Condition. Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated Sites" requires that changes to more sensitive uses require a mandatory RSC as per O Reg. 153/04. It is acknowledged by Regional staff that a Phase 1 Environmental Site Assessments (ESA) for the subject property was reviewed by Halton Region staff and was found to be satisfactory, as such, the applicant can proceed with the RSC without performing a Phase 2 investigation.

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

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.

It should be noted the subject lands are not identified as having archaeological potential and they are also previously disturbed. As a caution, please note that during any development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

There are existing services adjacent to the site along both McCraney Street East and Sewell Drive. A Functional Servicing Report (FSR) prepared by Trafalgar Engineering (Feb 25, 2016) was submitted with

The Regional Municipality of Halton

the application which note that the block will be utilizing the existing local watermain and sanitary sewer on Sewell Drive. New sewer lateral will be required to be constructed to service the proposed three lots. Please also note that there is an existing sanitary sewer lateral and water service that traverses the property and services the existing church building that will have to be relocated since it is in conflict with the location of the proposed lots. The FSR shows the proposed alignment for the relocation of both the water service and the sewer lateral.

Halton Region Waste Management Division will service curbside in front of the individual lots.

Conclusion

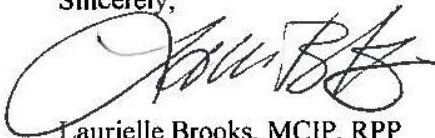
Regional staff has no objection or conditions to the above referenced applications subject to the conditions in "Schedule A" and the Holding Provision noted below. If the applicant is able to satisfy the requirement for a Record of Site Condition prior to the application proceeding to council for a recommendation, Regional staff will remove the requirement for an "H" provision on the zoning.

Holding Provision –

The zoning on the subject lands are subject to an "H" provision, and are not to be developed for the purposes set out in the above application, until such time that a mandatory Record of Site Condition is received for the lands from the Ministry of the Environment in accordance with Ontario Regulation 153/04.

I trust these comments are of assistance to you. 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 7182.

Sincerely,



Laurielle Brooks, MCIP, RPP
Senior Planner

c.c. Toulou Nessimis (e-mail)
Weston Consulting

Ron MacKenzie (e-mail)
Development Project Manager, Halton Region

SCHEDULE "A"

1. **The Owner agrees that should the development be phased, the Owner shall submit a phasing plan prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for which phase and the proposed use of all blocks including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.**
2. **The Owner's surveyor shall submit to Halton Region, 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.**
3. **The applicant is required to submit to the satisfaction of Halton Region a Ministry of the Environment acknowledged Record of Site Condition stating the lands are suitable for residential (sensitive) uses.**
4. **The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.**
5. **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, fulltime 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.**
6. **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**
7. **The Owner shall prepare a detailed engineering submission for the Regional infrastructure works required for this subdivision and is to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.**

The following Regional Notes must be added to the draft approvals.

NOTES:

1. **The Owner will be required to pay all other applicable Regional development charges prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement. Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge 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

Halton Catholic District School Board – April 28, 2016



802 Drury Lane
Burlington, ON
L7R 2Y2
(905) 632-6300
www.hcdsb.org

4/28/2016

Leigh Musson
Town of Oakville
1225 Trafalgar Road
Oakville ON L6H 0H3

Dear Leigh:

**RE: 1250 McCraney Street East
Your File 24T-16002/1513 and Z.1513.27
Trinity United Church**

In response to the aforementioned applications to permit the development of 3 residential lots, the Halton Catholic District School Board ("HCDSB") has no objections.

In terms of school accommodation, if the development was to proceed today, elementary students generated from this proposal would be accommodated at St. Michael Catholic Elementary School located at 165 Sewell Drive, Oakville. Secondary school students would be directed to Holy Trinity Catholic Secondary School located at 2420 Sixth Line, Oakville.

Should you proceed with the approval of the rezoning and draft plan of subdivision, we require that the following conditions be placed in the draft plan conditions and the subdivision agreement. The conditions are to be fulfilled prior to final approval:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you are notified that school busses will not enter cul-de-sacs.
2. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.

It should be noted that Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

If you have any questions regarding the aforementioned, please contact the undersigned.

Yours truly,



Frederick Thibeault, M. PL, MCIP
Administrator of Planning Services

CC: P. McMahon, Superintendent of Business Services and Treasurer of the Board, Business Services
S. Galliher, Planning Officer, Planning Services
E. Scriven, Planning Clerk, Planning Services

Halton District School Board – April 18, 2016



Halton District School Board

Planning Department

April 18, 2016

Leigh Musson
Planning Services Department
Town of Oakville
PO Box 310
Oakville ON L6J 5A6

Dear Leigh:

Subject: Trinity United Church
Zoning By-law Amendment and Draft Plan of Subdivision Application
Our File No.: 24T-16002/O
Your File Nos.: Z.1513.27, 24T-16002/1513

Thank you for the opportunity to review the development application. The Halton District School Board has no objection to the development application subject to the following:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title:
 - a. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
 - b. Prospective purchasers are advised that school busses will not enter cul- de- sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.

In addition the following note should be included in the conditions:

Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

Should you have any questions regarding our comments, please contact the undersigned.

Sincerely,

A handwritten signature in black ink, appearing to read "Lauren Choi". The signature is written in a cursive, flowing style.

Laureen Choi
Senior Planner

Cc: Toulia Nessinis, Weston Consulting