

## Appendix A

### Paul Barrette

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**From:** Adebayo, Quadri <Quadri.Adebayo@halton.ca>  
**Sent:** January 4, 2021 2:57 PM  
**To:** Steiger, Bernie; Paul Barrette  
**Cc:** Franca Piazza; MacKenzie, Ronald  
**Subject:** RE: Z.1729.58H, 2368, 2376 & 2380 Lakeshore Road West (Regional Comment Update)  
  
**Importance:** High

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Good afternoon Paul and Franca,

Region staff have completed the review of the supplementary information provided by the applicant and have no further concerns from a servicing perspective. We can now confirm our support and recommend removal of the holding 'H-1' symbol from the subject property.

Please accept this email as an official revision to the previous Regional letter issued to the Town on December 17, 2020.

Regards,

Quadri

**Quadri Adebayo, M.PL, PMP**  
Intermediate Planner  
Planning Services  
Legislative & Planning Services  
Halton Region  
905-825-6000, ext. 3105 | 1-866-442-5866





December 17, 2020

Mr. Paul Barrette, Planner  
Town of Oakville  
1225 Trafalgar Road  
Oakville, ON L6H 0H3  
Town of Oakville

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

Dear Mr. Barrette:

**Re: Proposed Zoning Amendment for Removal of Holding  
2368, 2376 and 2380 Lakeshore Road West  
Town of Oakville, Region of Halton  
File: Z.1729.58H, Southbound Developments (Oakville) Inc.**

Regional Planning staff have reviewed the above noted Rezoning application received September 4, 2020. The subject lands carry a Holding 'H-1' symbol under the Town of Oakville Zoning By-law 2014-014, which require that the following conditions be satisfied before the holding provision can be removed:

- a) Confirmation that sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.
- b) The owner has entered into any required servicing agreement(s) with the Town regarding storm water management.
- c) The completion of detailed design drawings required for the construction of road and infrastructure improvements.
- d) Registration on title of an agreement between the owner and the Town with respect to the road and infrastructure improvements. This agreement shall also address security and advancing of funds, or a letter of credit for the full cost of the road and infrastructure improvements.
- e) The registration on title of a Section 37 Agreement per the Planning Act.
- f) All required land conveyances have been undertaken.

It is understood that a removal of the holding provision from the subject lands will help facilitate the implementation of an active Site Plan application for the subject lands (being file no: S.P.1729.041/02), in support of a proposed four-storey seniors residential facility.

Condition 'a' is a Matter of Regional interest for the proposed removal of holding provision.

Regional Staff has considered the proposed application within the context of Provincial planning documents and the Regional Official Plan. Please note that the Region is currently not in a position to provide a favourable recommendation of approval at this time as the Region is not in a position to confirm servicing related matter associated with the Holding 'H-1' provision on the subject property, and subject to the following comments herein.

#### **PLANNING ANALYSIS**

Both the 2020 Provincial Policy Statement (PPS) and the 2020 Growth Plan (GP) promote within settlement areas, development densities and a mix of land uses which are appropriate

#### **Regional Municipality of Halton**

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for, and efficiently use, the infrastructure and public service facilities which are planned or available.

### **Regional Official Plan**

The subject lands are designated as Urban Area within the 2009 Regional Official Plan (ROP). The Urban Area policies of the ROP are in effect and provide that 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 By-laws, and subject to all other relevant the policies of the Regional Plan.

### **Municipal Servicing Infrastructure**

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. Conditions a, c, and d for the removal of Holding symbol for the subject lands are related to servicing.

No servicing information was provided with this application submission. An FSR (prepared by Oda/Detech Group Inc.) was reviewed as part of a site plan application (S.P.1729.041/02) submitted for the subject lands in 2018. We request that a letter from an Engineer confirming that the assumptions, conclusions and recommendations of the previous FSR report remain valid, is provided for review in order to be able to confirm servicing and make a recommendation on the removal of the Holding provision.

### **Finance**

The following notes are provided for information:

1. The Owner will be required to pay all applicable Regional Development Charges (DCs) in accordance with the Region of Halton Development Charges By-law(s), as amended. 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 prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement.
2. To obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change, please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment>

## CONCLUSION

**As mentioned in this letter we request that a digital copy of the previous FSR report and a supporting letter from an Engineer** be provided for our review in order to be able to appropriately determine and recommend a removal of the holding provision from the subject lands.

Should you have any questions or concerns about the above comments, please contact me at (905) 825-6000 ext. 3105 or Quadri.Adebayo@halton.ca.

Sincerely,

*Quadri Adebayo*

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Quadri Adebayo, M.P.L, PMP  
Intermediate Planner

cc: Bernie Steiger, Senior Planner, Halton Region (via email)  
Ron McKenzie, Development Project Manager (via email)