

November 29, 2022

GSAI File: 1330 – 001

(Via Email)

Hon. Steven Clark

Ministry of Municipal Affairs and Housing

777 Bay Street, 17th Floor

Toronto, ON M5G 2E5

**RE: Parkway Belt West Plan Review
Eaglewood Communities Inc.
1354 Bronte Road, Town of Oakville**

Glen Schnarr & Associates Inc. (GSAI) are the planning consultants to Valery Homes under their registered Eaglewood Communities Inc. (the 'Owner') of the lands municipally known as 1354 Bronte Road, in the Town of Oakville (the 'Subject Lands' or 'Site'). On behalf of the Owner, we are submitting this Comment Letter in relation to the ongoing Parkway Belt West Plan review (ERO No. 019-6167).

The Subject Lands are located on the west side of Bronte Road, north of the Queen Elizabeth Way (see **Aerial Context Plan** on the next page). Based on the in-effect policy framework, the Site is currently subject to the Parkway Belt West Plan, as amended, is designated 'Urban Area' by the in-effect Halton Regional Official Plan, as amended, and is further designated 'Low Density Residential' by the in-effect Livable Oakville Plan. **Collectively, the in-effect policy framework identifies the Subject Lands as an appropriate location for compact, higher density residential development to occur.** This is strengthened by the Site's location within a vibrant and evolving community of the Town, including the Glen Abbey Encore development occurring to the east of the Subject Lands.

We note that the Subject Lands are subject to an active site-specific Parkway Belt West Plan Amendment (MMAH File No. 24-PBW-211316) and an active development application (Town File Nos. OPA1531.04, Z.1531.04, 24T-22008/1531). As further demonstrated in the submission materials that are under technical review by Town, Regional and Agency Staff, the Owner is seeking permission to redevelop the Site for a compact, pedestrian-oriented, mid-rise residential development. This is to be achieved through the provision of a mid-rise apartment structure that has been positioned to frame the Bronte Road frontage. Overall, the proposed development has been organized around a public laneway and landscaped open spaces. The proposed structure will support the provision of a pedestrian-oriented, high-quality, refined built form that will also support housing choice for community residents and the achievement of Provincial, Regional and local growth targets.



FIGURE 1
AERIAL CONTEXT PLAN

1354 BRONTE ROAD
PART OF LOT 31, CONCESSION 2, TRAFALGAR
TOWN OF OAKVILLE, REGIONAL MUNICIPALITY OF HALTON

LEGEND

 Subject Lands



Scale: N.T.S.
NOVEMBER 24, 2022

We have reviewed the proposed *More Homes Built Faster Act* ('Act'), 2022, released on October 25, 2022 and the Ministerial Comment Letter, dated October 28, 2022. We note that the *Act*, as currently contemplated, identifies that the Parkway Belt West Plan is proposed to be revoked in its entirety. We support the Parkway Belt West Plan in its entirety being revoked in order to facilitate development to occur in strategic locations, that support Provincial, Regional and local policy objectives. Until the *Act* is finalized, we request that our Client's active site-specific Parkway Belt West Plan Amendment application, which has been subject to technical review for nearly two (2) years, be approved to enable the advancement and approval of the above-noted local development application by the Town of Oakville as expeditiously as possible and as early as Q2 2023. Approval of our Client's Parkway Belt West Plan Amendment, which was originally submitted to the Ministry on December 14, 2020 and a copy of which is provided in **Appendix I** of this Letter, is appropriate to support Provincial, Regional and local objectives. It will also support the ability to deliver high-quality housing in an appropriate location – which is a key priority for the Province.

Thank you for the opportunity to provide these comments. Our Client wishes to be included in the engagement for the Parkway Belt West Plan review initiative and wishes to be informed of updates and future meetings.

We look forward to being involved. Please feel free to contact the undersigned if there are any questions.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.



Colin Chung, MCIP, RPP
Managing Partner

cc. Laurie Miller, Regional Director, Municipal Services Office, Ministry of Municipal Affairs and Housing
Jennifer Le, Planner, Community Planning and Development (West), Ministry of Municipal Affairs and Housing
Kate Cockburn, Senior Planner, Town of Oakville



Appendix I / Parkway Belt West Plan Amendment Submission (MMAH File No. 24-PBW-211316)

Fields marked with an asterisk (*) are mandatory.

1. Application Information				
1.1 Owner Information				
First Name of Owner 1*		Last Name of Owner 1*		
n/a		n/a		
First Name of Owner 2		Last Name of Owner 2		
n/a		n/a		
Company Name (if applicable) Eaglewood Communities Inc.				
Home Telephone Number*		Business Telephone Number		Fax Number
		905-547-5056		
Email Address amber@valeryhomes.com				
Address				
Unit Number	Street Number*	Street Name*		PO Box
	2140	King Street E		
City/Town*		Province*		Postal Code*
Hamilton		Ontario		L8K 1W6
1.2 Agent/Applicant: Name of the person who is to be contacted about the application, if different from the owner. (This may be a person or firm acting on behalf of the owner.)				
First Name of Contact Person		Last Name of Contact Person		
David		Capper		
Company Name (if applicable) Glen Schnarr & Associates Inc.				
Home Telephone Number		Business Telephone Number		Fax Number
		905-568-8888		905-568-8894
Email Address davidc@gsai.ca				
Address				
Unit Number	Street Number	Street Name		PO Box
700	10	Kingsbridge Garden Circle		
City/Town		Province		Postal Code
Mississauga		ON		L5R 3K6
2. Description/Location of the Property (complete applicable boxes)				
2.1 Upper-Tier		Municipality		Former Municipality
Halton Region		Oakville		Trafalgar
Concession Number(s)		Lot Number(s)		Registered Plan Number
2		Pt. Lt. 31		
Reference Plan No.		Part Number(s)		Street Address
				1354 Bronte Road
Property Identifier Number (PIN) 24926-0033				

2.2 Legal Description: A legal (PIN) or Registered Plan description of the subject property is not required until (and if) provincial approval in principle is granted for this application. Before final approval is granted, however, a legal description must be submitted (the legal description can usually be found on the property deed).*

The property is legally described as Part of Lot 31, Concession 2 south of Dundas Street Geographic Township of Trafalgar in the Town of Oakville, Regional Municipality of Halton.

2.3 Are there any easements or restrictive covenants affecting the subject land?*

Yes No Don't know

If yes, describe each easement or covenant and its effect. Use a separate page, if necessary.

3. Purpose of Application

3.1 Is this application to: (check one only)*

Amend Revoke the subject lands from the Parkway Belt West Plan

3.2 Why is this application being made to amend or revoke the subject lands from the Parkway Belt West Plan?*

The purpose of the amendment is to delete approximately 0.405 hectares (1.0 acres) of land from the Parkway Belt West Plan, to permit future development.

3.3 If the application is to amend the Parkway Belt West Plan, what is the proposed amendment for the subject lands?*

Note: Attach additional information as required.

The purpose of the amendment is to align the subject property with the existing Town of Oakville Official Plan designation of Medium Density Residential to permit for future redevelopment.

4. Designation of Subject Lands

4.1 What is the current land use designation of the subject lands within the Parkway Belt West Plan?*

The current land use designation of the subject lands is "Medium Density Residential" with "Parkway Belt West Overlay" in the Town of Oakville Official Plan.

4.2 Are the subject lands within a Minister's Zoning Order?*

Yes No Don't know

If yes, specify which Zoning Order and amending regulations apply to the subject lands.

The subject lands are covered by a Minister's Zoning Order, filed as Ontario Regulation 481/73, under Section 2 (2)1.vi and Schedule A5 to By-law 1983-170.

4.3 What is the present zoning of the subject lands in the municipal zoning by-law?*

The subject lands are zoned "Parkway Belt West Plan Complementary Use" (PB2) in the Zoning By-law 2014-014.

4.4 What uses are permitted by the present zoning of the subject lands in any municipal zoning by-law?*

The PB2 zone permits a single detached dwelling, agricultural uses, low-intensity outdoor recreational uses, public uses associated with roads/utilities and all existing uses of land, buildings or structures.

4.5 What is the current official plan designation(s), if any, of the subject lands in the applicable official plan? What uses are permitted within each designation?*

Single-tier

Lower-tier

Medium Density Residential with Parkway Belt West Plan Overlay

Upper-tier

Urban Area and Parkway Belt West Plan Boundary

5. Provincial Plans

5.1 Are the subject lands covered by another provincial plan(s), such as the Greenbelt Plan, the Growth Plan for the Greater Golden Horseshoe, or any other provincial plan?*

Yes No

If yes, specify the applicable provincial plan(s) and the current designation(s) of the subject land(s).

The subject lands are located within the Growth Plan area for the Greater Golden Horseshoe.

5.2 If yes to 5.1 above, and the subject land for the proposal is located within an area of land designated in a provincial plan, does the request conform/not conflict with the policies contained in the applicable provincial plan?

Yes No

If yes, please explain.

The proposal conforms to the provisions of the Growth Plan for the Greater Golden Horseshoe

6. Existing and Proposed Uses

6.1 What is the existing use of the subject land?

The subject lands are currently occupied by a single detached residential dwelling used for a home business and an associated shed/ barn structure.

6.2 Are there existing buildings or structures on the subject land?

Yes No

If yes, complete, in metric units, the table below for each type of building or structure.

Type of building or structure	Dimensions or floor area of building or structure (metres * metres)			Height of building or structure (metres)
Shed	Length: 3.19	x	Width: 1.3	
1 storey brick dwelling	Length: 12.83	x	Width: 8.6	
stone and frame building	Length: 12.77	x	Width: 7.67	

Setbacks from

Front lot line (metres)	Rear lot line (metres)	Side lot line (metres)	Side lot line (opposite side) (metres)
52.47	51.87	84.6	84.74

6.3 What is the proposed use of the subject land?

To permit the future redevelopment of the subject lands for medium density residential purposes.

6.4 Are buildings or structures proposed to be built on the subject land?

Yes No

If yes, complete, in metric units, the table below for each type of building or structure.

Type of building or structure	Number of parking spaces	Dimensions or floor area of building or structure (metres * metres)			Height of building or structure (metres)
Townhouse dwellings	46	Length: 5.7	x	Width: 2.7	12

Setbacks from

Front lot line (metres)	Rear lot line (metres)	Side lot line (metres)	Side lot line (opposite side) (metres)
4.5	6	6.01	6.1

6.5 What are the existing uses adjacent to the subject lands?

East
Future Residential Development

West
Open Space

North
Future Residential Development and Open Space

South
Residential and Open Space

7. Provincial Policy Statement

7.1 Is the proposal consistent with the Provincial Policy Statement (PPS) issued under subsection 3(1) of the Planning Act?*

Yes No

7.2 Explain how the application is consistent with the PPS. Use the checklist in Table A to indicate consistency with the PPS. Attach a separate page if necessary.*

The proposed development application supports the PPS in that the application requests the removal of the Parkway Belt West Plan Overlay in accordance with the underlying Official Plan designation for medium density residential. The application seeks to permit the redevelopment of the site for residential purposes. The subject property is located adjacent to the Bronte Creek Provincial Park, including natural features of the Bronte Creek. It is understood once a development proposal is submitted to the Town of Oakville, including concept plans for the subject property, appropriate technical studies will accompany the future application as it relates to the PPS. For the purposes of this application, the subject property is not proposing to re-develop the lands at this time, simply to remove the parkway belt west plan overlay to allow for the submission of development applications to the Town of Oakville.

- 7.3 Table A is a checklist (not a substitute for the Provincial Policy Statement or Provincial Plans) to assist in identifying areas of provincial interest that may apply to your application. Please fill in the appropriate rows in Table A, if any apply.

Table A - Features Checklist

Use or Feature	On the Subject Land	Within 500 Metres of subject land, unless otherwise specified (indicate approximate distance in metres)
Cultural Heritage and archaeological resources	<input type="checkbox"/>	
Agricultural operation, including livestock facility or stockyard	<input type="checkbox"/>	
A landfill site (closed or active)	<input type="checkbox"/> Closed <input type="checkbox"/> Active	
A sewage treatment plant or waste stabilization pond	<input type="checkbox"/>	
Provincially significant wetlands within 120 metres of the subject land	<input type="checkbox"/>	
Sensitive surface water features and sensitive groundwater features	<input type="checkbox"/>	
Coastal wetlands	<input type="checkbox"/>	
Fish habitat	<input type="checkbox"/>	Possibly within Bronte Creek Prk.
Significant woodlands and valley lands; significant wildlife habitat; habitat of endangered species and threatened species; and significant areas of natural and scientific interest	<input type="checkbox"/>	Possibly within Bronte Creek Prk.
Flood plain	<input type="checkbox"/>	
Erosion hazards	<input type="checkbox"/>	
Rehabilitated or an abandoned mine site, or mine hazards or former mining operations	<input type="checkbox"/>	
An operating mine site or a non-operating mine site within 1000 m of the subject land	<input type="checkbox"/>	
Mineral aggregate operation	<input type="checkbox"/>	
Provincial highway, including designated future ones	<input type="checkbox"/>	
An active railway line	<input type="checkbox"/>	
A municipal or federal airport	<input type="checkbox"/>	
Electricity generating station, hydro transformer, railway yard, etc.	<input type="checkbox"/>	
Utility corridors	<input type="checkbox"/>	
Contaminated sites	<input type="checkbox"/>	
Crown land (identified by the Ministry of Natural Resources and Forestry as being of special interests, such as lake access points)	<input type="checkbox"/>	

8. Servicing

8.1 Indicate in a) and b) the proposed type of servicing for the subject land. Select the appropriate type of servicing from Table B.

- 8.1 a) Indicate the proposed type of sewage disposal system - whether sewage disposal will be provided to the subject land by a publicly owned and operated sanitary sewage system, a privately owned and operated individual or communal septic system, a privy or other means.*

Public Services

- 8.1 b) Indicate the proposed type of water supply system - whether water will be provided to the subject land by a publicly owned and operated piped water system, a privately owned and operated individual or communal well, a lake or other water body or other means.*

Public Services

8.2 Hauled Sewage

If development is proposed on privately owned and operated individual or communal septic system, provide confirmation that there is sufficient reserve sewage system capacity for hauled sewage (septage) resulting from the proposed development. See Table B below.

N/A

Table B - Sewage Disposal and Water Supply

Type of Servicing	Reports/Information Needed	
Sewage Disposal	a) Publicly owned and operated sanitary sewage system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient uncommitted reserve sewage system capacity to service the proposed request.
	b) Public communal septic	Development generating effluent of more than 4,500 litres per day need a servicing options and hydrogeological report.
	c) Privately owned and operated individual septic system	If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be required. If the requested change would produce permit development that would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.
	d) Privately owned and operated communal septic system	If the requested change would permit development on individual or communal septic system and more than 4,500 litres of effluent would be produced per day as a result of the development being completed, a servicing options report and a hydrogeological report may be required. If the requested change would produce permit development that would produce effluent less than 4,500 litres per day, a hydrogeological report may be needed.
	e) Privy	Provide details on location and size of out-houses.
	f) Other	Please describe.
Hauled Sewage		If development is proposed on privately owned and operated individual or communal septic systems, the applicant must provide evidence in the application showing either:
	i)	Municipal confirmation of sufficient uncommitted reserve sewage system capacity for treatment of septage resulting from the proposal; OR
	ii)	Confirmation (i.e., letter) from a commercial enterprise (private provider) for hauled sewage (septage) indicating that capacity is available to accommodate the specific proposal.
Water Supply	a) Publicly piped water system	Applicants must provide evidence in their application that there is municipal confirmation of sufficient reserve water system capacity to service the proposed request.
	b) Privately owned and operated individual well	Development on communal or individual well system may need a servicing options report and a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report.
	c) Privately owned and operated communal well	Development on communal or individual well system may need a servicing options report and a hydrogeological report. Non-residential development on communal well system may need a hydrogeological report.
	d) Lake	A Permit to Take Water may be required. Contact your regional Municipal Services Office (MSO) for guidance.
	e) Other water body	Servicing options report is required.
	f) Other means	Please describe

Requirement:

A building permit is required for septic systems under Part 8 of the Building Code. Contact the relevant local health unit, or area conservation authority for advice/more information. An Environmental Compliance Approval required from Ministry of the Environment and Climate Change (MOECC) for sewage systems generating more than 10,000 liters of effluent per day. Contact your regional MOECC office.

Notes:

1. To facilitate review of the application a letter is needed from the municipality concurring with the recommendations in the Servicing Options Report.
2. Before undertaking a hydrogeological report, consult with the Ministry of Municipal Affairs about the type of assessment required given the nature and location of the proposal.

3. Where communal services are proposed (water and/or sewage), ownership of these services must be assumed by the municipality or public body through a signed letter of acceptance.
4. To facilitate review of the application, submit with the application a letter from the local Health Unit indicating that the site is developable and could accommodate the proposed development.
5. Permit to Take Water under section 34 of the Ontario Water Resources Act must be obtained from the Ministry of the Environment and Climate Change (MOECC) for water taking of more than 50,000 litres of surface or ground water per day.

9. Access

9.1 Do the subject lands have frontage on a publicly maintained road?*

Yes No

9.2 If no, what provision is there for access to these lands?

10. Previous Parkway Belt West Plan Applications

10.1 Has an application for an amendment for the Parkway Belt West Plan been submitted previously for this property?*

Yes No Don't know

10.2 If yes, indicate the name of former applicant, date of decision and/or ministry file number?

11. Other Current Planning Applications

11.1 Is the subject land currently the subject of a proposed official plan or official plan amendment that has been submitted for approval?*

Yes No

If yes, indicate the approval authority, file number and status of the application.

11.2 Is the subject land currently the subject of a zoning by-law amendment?*

Yes No

If yes, indicate the name of former applicant, date of decision and/or ministry file number.

11.3 Is the subject land the subject of an application for a consent or approval of a plan of subdivision/condominium?*

Yes No

If yes and if known, indicate the file number and status of the application.

12. Pre-Consultation with the Ministry of Municipal Affairs and Other agencies

12.1 Did you contact the Ministry or other public agency regarding this proposal? If so, please include dates of correspondence and/or meetings, along with written comments.*

Yes No

If yes, indicate agencies and corresponding file number(s)

Corresponded with MMAH Staff on November 8th and November 16th, 2020 and a Pre-Consultation meeting was held November 26th, 2020 with Neil Mackay and Lorelea Tulloch.

13. Sketch

13.1 The application shall be accompanied by a sketch showing, in metric units, the following:

- The boundaries and dimensions of the subject land;
- The location, size and type of all existing and proposed buildings and structures on the subject land, including their setback from the front lot line, rear lot line, side lot line and opposite side lot line;
- The boundaries and dimensions of any land abutting the subject land that is owned by the owner of the subject land;
- The approximate distance between the subject land and the nearest township lot line or landmark, such as a railway crossing or bridge;
- The approximate location of all natural and artificial features on the subject land and adjacent lands that, in the opinion of the applicant, may affect the application, such as buildings, railways, roads, watercourses, drainage ditches, river or stream banks, wetlands, wooded areas, wells and septic tanks;
- The existing use(s) on land that is adjacent to the subject land;
- The location, width and name of any roads within or abutting the subject land, indicating whether it is an unopened road allowance, a public travelled road, a private road or a right of way;
- If access to the subject land is by water only, the location of the parking and boat docking facilities to be used; the location and nature of any easement affecting the subject land.

To help you prepare the sketch, use the sketch sheet attached or attach a separate page. Refer to the Sample Sketch provided after section 19.

14. Other Information

14.1 Is there any other information that may be useful to the ministry in reviewing this application? If so, explain below or attach on a separate page.

N/A

15. Affidavit or Sworn Declaration

I, Capper, David of the Town of Milton Municipality*
Last Name, First Name* Municipality*

in the province of* Ontario, make oath and say (or solemnly declare) that the information required under the Ontario Planning and Development Act, and provided by the applicant in this application is accurate, and that the information contained in the documents that accompany this application is accurate.

Sworn (or declared) before me at the City of Mississauga in the Region of Peel

on this* 14 day of* December, *2020.
day month

Laura Kim Amorim, a Commissioner, etc.,
Province of Ontario, for
Glen Schnarr & Associates Inc.
Expires March 3, 2023.

Commissioner of Oaths

Applicant

16. Consent of the Applicant

16.1 Complete the consent of the applicant concerning personal information set out below.

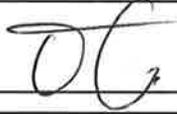
Consent of the Applicant to the Use and Disclosure of Personal Information

For the purposes of the Freedom of Information and Protection of Privacy Act.

I, Eaglewood Communities Inc. c/o Ted Valeri, authorize and consent to the use by, or the disclosure to, _____, Last Name, First Name

any person or public body of any personal information that is collected under the authority of the Planning Act for the purposes of processing this application.

Signature of Applicant



Date (yyyy/mm/dd)

2020/12/16

17. Submission of Application

17.1 Date of application is made (yyyy/mm/dd)*

17.2 The ministry will assign a file number to your application and this should be used in all future communications regarding the application with the ministry.

18. Applicant's Checklist

i) Have you remembered to attach the following:

- One original and one copy of the completed application form (ensure you have a copy for yourself), including the sketch, key plan and any reports indicated in the application form
- The required fee, either a certified cheque or money order, payable to the Minister of Finance
- A copy of the letter from the local Health Unit or Conservation Authority (as appropriate) indicating that the site is developable and could accommodate the proposed development

ii) Check that the application form is signed and dated by the owner/agent.

Note: Applicants will be also required to cover the ministry's cost for providing public notice (e.g. advertising).

Forward Complete Applications to:
Ministry of Municipal Affairs
Municipal Services Office – Central
777 Bay Street, 13th Floor
Toronto ON M5G 2E5

19. Sketch Sheet

► Sketch Accompanying Application
(Please use metric units and refer to section 14 for details.)

Key Plan



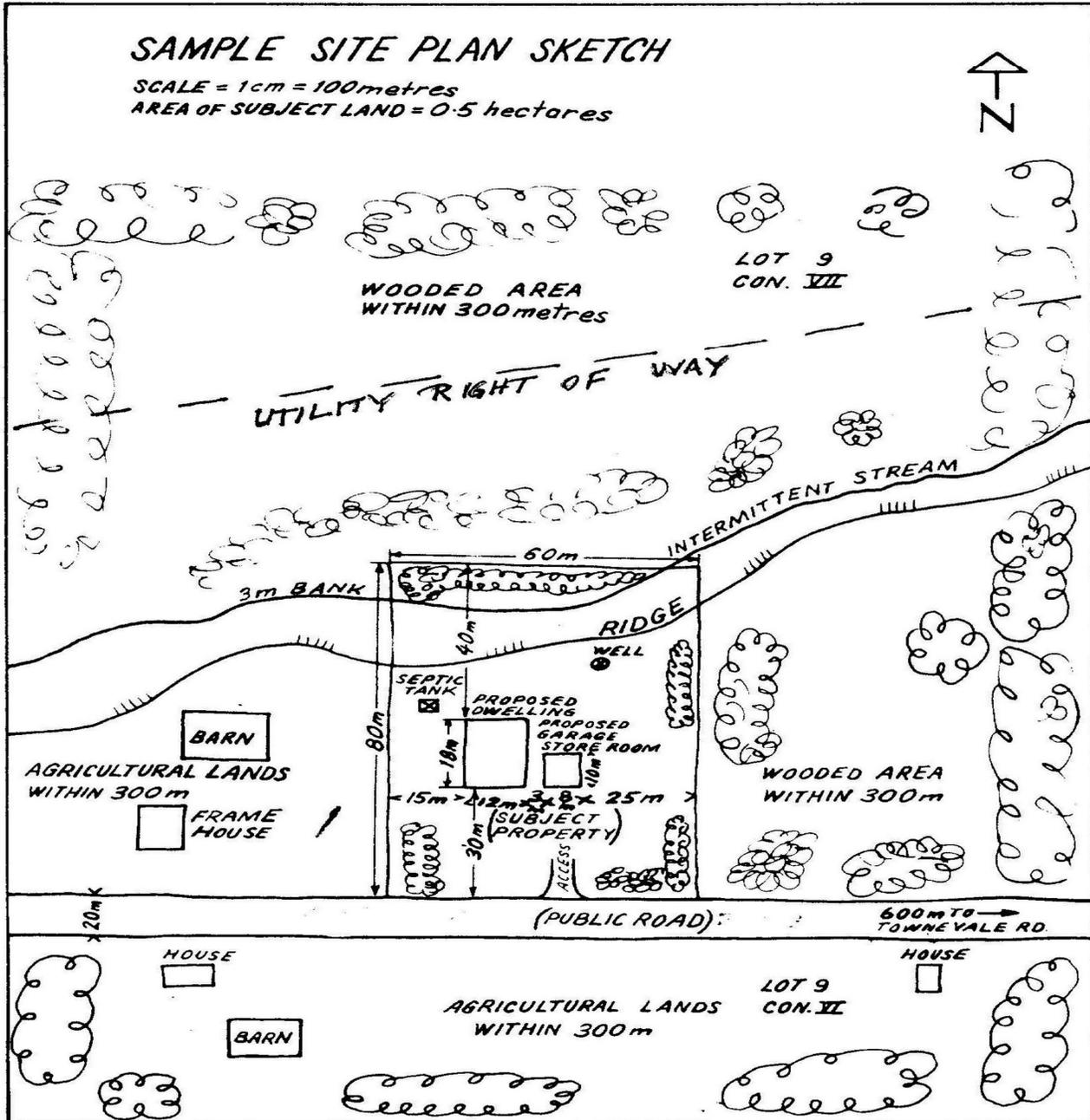
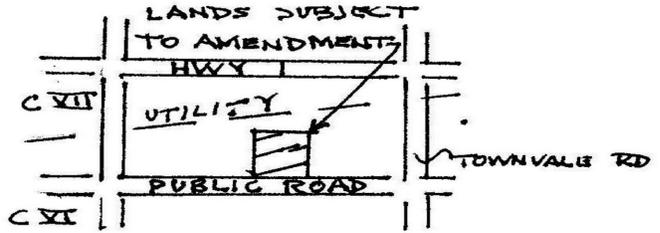
Example

Sample Site Plan Sketch

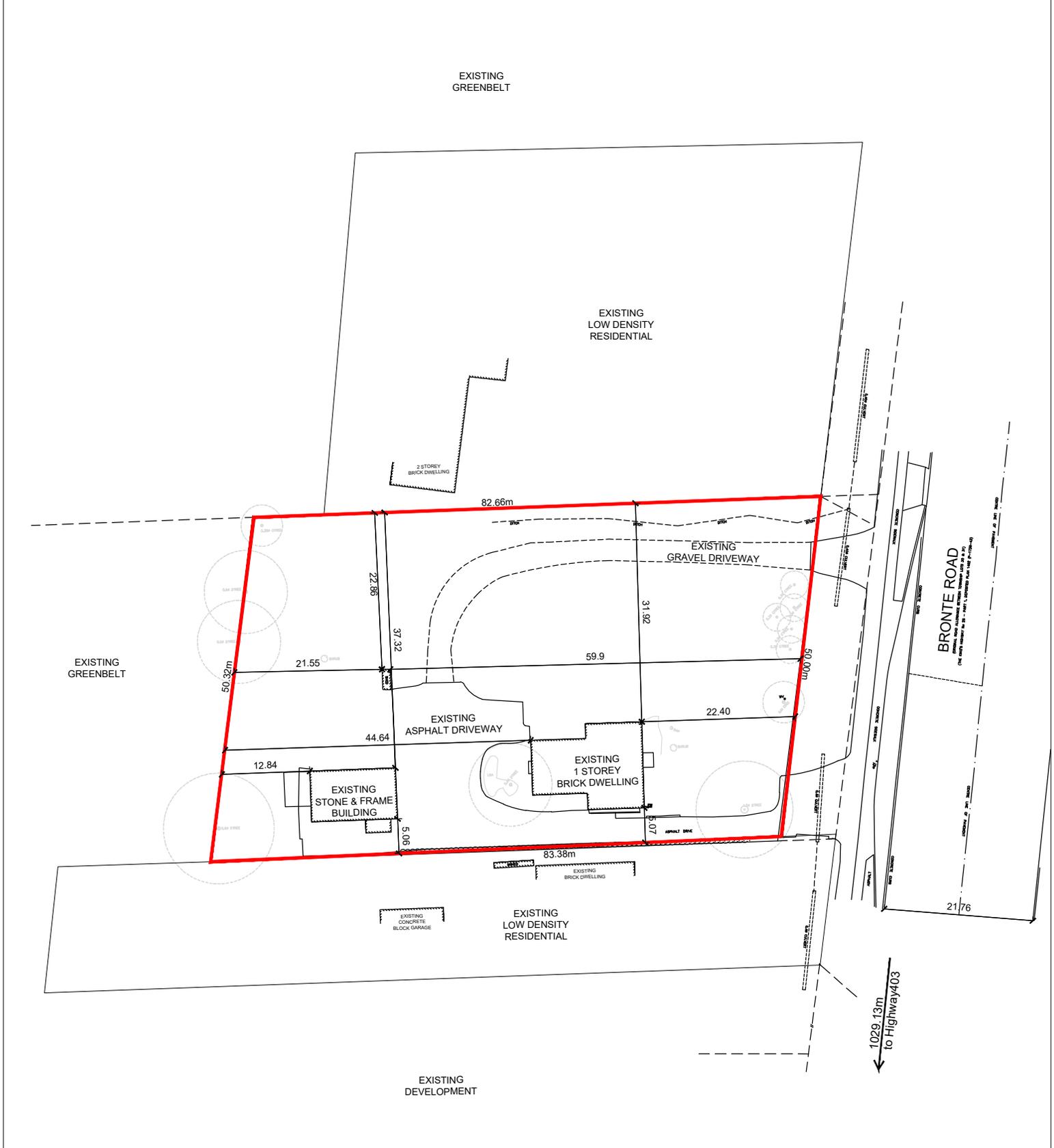
Please Use Metric Units

To Convert	Multiply by	To Find
Feet	0.3048	Metres
Acres	0.4046	Hectares

Key Map



REMINDER: INCLUDE LEGAL DESCRIPTION



PARKWAY BELT WEST SKETCH

1354 Bronte Road, Town of Oakville,
Regional Municipality of Halton

LEGEND

 Subject Property (0.41ha/1.014ac)



Scale 1:750
December 21, 2020