

SCHEDULE D to By-law 2025-0052

Table 14.1: Holding Zones

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H32	HDR(120)	1 Rosetta Street, 6 and 8 Saint Michaels Street	<p>The Holding (H32) provision may be lifted upon:</p> <ul style="list-style-type: none"><li>(i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development;</li><li>(ii) The Town of Halton Hills and the Region of Halton being satisfied that the proposed development has received the necessary servicing allocation from the Town of Halton Hills;</li><li>(iii) The Owner submitting to the Town of Halton Hills and Halton Region an MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation such as Phase I and II Environmental Site Assessments and Remediation Reports, etc., prior to any servicing or grading of the site taking place. Third party reliance shall be extended to the Town of Halton Hills and Halton Region through a Reliance Letter, following the direction found in the Region’s Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites;</li><li>(iv) The Owner demonstrating that any potential impacts to groundwater and Halton Region’s Wellhead Protection Areas have been studied and that the proposed development can be accommodated without the need for permanent dewatering, to the satisfaction of Halton Region;</li><li>(v) The Owner providing a functional intersection design drawing confirming the practicality of the design of the Mountainview Road North/River Drive intersection and ensuring alignment with current Transportation Association of Canada (TAC) guidelines and Town standards, as well as an accompanying study confirming whether or not these improvements are required in the phased analysis at an earlier horizon year, to the satisfaction of the Town. The drawing should detail lane configurations, and the proposed traffic signage and pavement markings;</li><li>(vi) The Owner making a cash contribution to the Town of Halton Hills which shall be allocated and expended by the Town as the Owner’s portion for the costs of intersection improvements at Mountainview Road North and River Drive, as identified in the Transportation Impact Study approved by the Town, associated with the estimated increased traffic generated from the proposed development. The amount of such cash contribution is for the reconfiguration of the existing lanes in the form of modifying</li></ul>	June 16, 2025

			<p>existing pavement markings and additional signage;</p> <p>(vii) Approval of a Construction Management Plan by the Town;</p> <p>(viii) Subject to Council approval and prior to final site plan approval, the Owner agreeing to enter into an agreement with the Town for the sale of a portion of Saint Michaels Street. In exchange, as total compensation for the sale and transfer of these lands, the Owner at their own expense shall design and construct the Saint Michaels Street extension from John Street through to Caroline Street, as well as a multi-use pathway from Caroline Street through to the Metrolinx lands (i.e., GO Station lands south of the development site). The technical details related to the design and construction of these works have been documented in a Memorandum of Understanding between the Town and the Owner. All these works shall be completed to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(ix) The Owner entering into an agreement with the Town for the design and construction of right-of-way roadway improvements for Caroline St. and Rosetta St., at the Owner's expense to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(x) The Owner entering into an agreement prior to the commencement of any site works with the Town to address any temporary encroachments within Town owned lands (e.g., crane swing and tie backs) and to mitigate any temporary construction impacts to the satisfaction of the Commissioner of Transportation and Public Works;</p> <p>(xi) The Owner demonstrating that the development meets the Town of Halton Hills Green Development Standards, to the satisfaction of the Town; and</p> <p>(xii) The Owner updating the submitted Natural Heritage Characterization Letter during the appropriate season to confirm that its findings are still accurate and can be relied upon by the Town and to address ecologically appropriate compensation in coordination with the Town, to the satisfaction of the Town.</p>	
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