

SCHEDULE 3 - EXTENSION REQUEST LETTER

Wellings Planning Consultants Inc.
Land Use Planners

June 3, 2019

Mr. Jeff Markowiak, MCIP, RPP
Manager, Development Review
Planning, Development & Sustainability Department
Town of Halton Hills
1 Halton Hills Drive
Halton Hills, ON
L7G 5G2

Dear Mr. Markowiak:

Re: Request for Extension of Draft Approval
Owner/Applicant: Frank Heller and Co. Ltd.
Oak Meadows Subdivision
125 McDonald Blvd
Town of Halton Hills (Acton)
Town and Region File Nos.: D14ZBA12.011; D12SUB12.001; 24T-12001/H

As a follow-up to our recent discussion, the purpose of this letter is to formally request a three (3) year extension of subdivision draft approval. The existing draft plan approval lapses on October 8, 2019.

Our client remains committed to completing this project but has experienced significant cost and delay addressing the required soil remediation measures for the property. This has resulted in a corresponding delay with respect to the Record of Site Condition (RSC). The soil remediation work requested by the Ministry of Environment, Conservation and Parks (MECP) requires a testing period that will take approximately 18 months to complete. This delay has impacted our client's ability to complete the pre-servicing under the Town's executed Pre-Servicing Agreement and has also delayed the execution of a full Town Subdivision Agreement placing this project well behind schedule. As a result of these implications, a three (3) year extension of draft approval is necessary until October 8, 2022.

The subject lands have been rezoned for residential purposes with a Holding (H) Provision to address servicing and the required RSC. Satisfying the above-noted environmental concerns is a requirement prior to proceeding with the residential development. The RSC process is a matter within the jurisdiction of the MECP and outside the control of our client. In addition to the Town's Pre-Servicing Agreement noted above, a Regional Subdivision Agreement was executed back in 2017. Our client has shown good faith and a commitment to proceed toward registration at the earliest possible opportunity. Building could commence as early as 2021 but could potentially be delayed until 2022. Based on the comments above, we believe a three (3) year

extension of draft approval is necessary, and reasonable and appropriate under the circumstances. The extension will facilitate the completion of the project which we believe is in the public interest, and the project will be a positive addition to the Acton community once completed.

Please advise if you require anything further to process the draft approval extension request. Fred and Ron will drop off cheques for the required Town fee of \$3,671.00 and Regional fee of \$837.76 shortly.

If there are any concerns with this request, please contact me immediately. I would be pleased to delegate before Council if required. Thanks.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.

A handwritten signature in black ink, appearing to read "Glenn Wellings". The signature is fluid and cursive, with a large initial "G" and a stylized "W".

Glenn J. Wellings, MCIP, RPP

Copy: Fred Dawkins/Ron Heller, Frank Heller and Co. Ltd.