



Halton District School Board

Planning Department

November 9, 2015

Planning and Building
City of Burlington
426 Brant St., PO Box 5013
Burlington ON L7R 3Z6

Dear Mr. Todd Evershed:

Subject: **4853 Thomas Alton Blvd**
Zoning By-law Amendment Application
Our File No.: 505-05/15 & 520-08/15 /B
Your File Nos.: 505-05/15 & 520-08/15

Thank you for the opportunity to review the proposed site plan application. Students from this area are currently within the Alton Village PS and Orchard Park PS catchment and Dr Frank J Hayden Secondary School catchment. According to the Board's projections these schools are projected to be over building and portable capacity. As a result option for student accommodations will be reviewed for this school. Attendance at these schools is not guaranteed for the existing and new students.

Please be advised that the Halton District School Board has no objection to the proposed application as submitted. Please notify us of the adoption of the proposed amendment and include us in the circulation of any future applications, including *site plans*, related to this development. The Halton District School Board will provide comments and conditions on each proposed development application received.

For your convenience, below are our standard conditions of development that may be applied to the development proposal:

1. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the City'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.

3. That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
4. That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the City of Burlington be submitted to the Halton District School Board.
6. The Owner shall provide Halton District School Board 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.

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, consisting of a large, stylized 'M' followed by a horizontal line extending to the right.

Michelle D'Aguiar
Senior Planner