

**LPAT Case Nos. PL171084
PL180158
PL180580
MM180022
MM170004**

LOCAL PLANNING APPEAL TRIBUNAL

Tribunal d'appel de l'aménagement local

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	ClubLink Corporation ULC and ClubLink Holdings Ltd.
Subject:	Request to amend the Official Plan - Refusal of request by the Town of Oakville
Existing Designation:	Private Open Space and Natural Area
Proposed Designation:	Site Specific (to be determined) – including Residential, Mixed Use and Community Commercial
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Approval Authority File No.:	OPA.1519.09
LPAT Case No.:	PL171084
LPAT File No.:	PL171084
LPAT Case Name:	ClubLink Corporation ULC v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant:	ClubLink Corporation ULC and ClubLink Holdings Ltd.
Subject:	Application to amend Zoning By-law No. 2014-014 - Refusal of Application by the Town of Oakville
Existing Zoning:	Private Open Space (O2), Private Open Space-Special (O2- Sp. 114), and Natural Area (N)
Proposed Zoning:	Site Specific (to be determined)
Purpose:	To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
Property Address/Description:	1333 Dorval Drive
Municipality:	Town of Oakville
Municipality File No.:	Z.1519.09
LPAT Case No.:	PL171084
LPAT File No.:	PL171085

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: ClubLink Corporation ULC and ClubLink Holdings Ltd.
 Subject: Proposed Plan of Subdivision - Failure of the Town of Oakville to make a decision
 Purpose: To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
 Property Address/Description: 1333 Dorval Drive
 Municipality: Town of Oakville
 Municipality File No.: 24T-17003/1519
 LPAT Case No.: PL171084
 LPAT File No.: PL171086

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: ClubLink Corporation ULC and ClubLink Holdings Ltd.
 Subject: Proposed Plan of Subdivision - Failure of the Town of Oakville to make a decision
 Purpose: To permit the redevelopment of the Subject Lands for a mix of residential, commercial and open space uses
 Property Address/Description: 1333 Dorval Drive
 Municipality: Town of Oakville
 Municipality File No.: 24T-17003/1519
 LPAT Case No.: PL171084
 LPAT File No.: PL171167

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: ClubLink Corporation ULC and ClubLink Holdings Ltd.
 Subject: Proposed Plan of Subdivision
 Property Address/Description: 1333 Dorval Drive
 Municipality: Town of Oakville
 Municipality File No.: 24T-17003/1519
 LPAT Case No.: PL171084
 LPAT File No.: PL180034

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: Proposed Official Plan Amendment No. 24
 Municipality: Town of Oakville
 LPAT Case No.: PL180158
 LPAT File No.: PL180158
 LPAT Case Name: ClubLink Corporation ULC et al. v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: By-law No. 2018-016
 Municipality: Town of Oakville
 LPAT Case No.: PL180158
 LPAT File No.: PL180159

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: Proposed Official Plan Amendment No. 15
 Municipality: Town of Oakville
 LPAT Case No.: PL180580
 LPAT File No.: PL180580

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: Proposed Official Plan Amendment No. 16
 Municipality: Town of Oakville
 L.P.A.T. Case No.: PL180580
 L.P.A.T. File No.: PL180581

PROCEEDING COMMENCED UNDER subsection 34.1(1) of the *Ontario Heritage Act*, R.S.O. 1990, c. O.18, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: Appeal of a decision of Council on an application to demolish a building or structure
 Municipality: Town of Oakville
 LPAT Case No.: MM180022
 LPAT File No.: MM180022

PROCEEDING COMMENCED UNDER subsection 69(3) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: ClubLink Corporation ULC & ClubLink Holdings Ltd.
 Subject: Appeal against the levying of an application fee
 Municipality: Town of Oakville
 LPAT Case No.: MM170004
 LPAT File No.: MM170004

**WITNESS STATEMENT OF
ZAHIR NAJAK, P. ENG.**

HALTON REGION

1151 BRONTE ROAD

OAKVILLE, ONTARIO

L6M 3L1

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Zahir.Najak@halton.ca

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1. Introduction

- 1.1 The following witness statement is submitted on behalf of the Regional Municipality of Halton (the “**Region**”) or “**Halton Region**”) by Zahir Najak, Development Engineer, Community Planning, Legislative and Planning Services, at Halton Region.

2. Qualifications

- 2.1 I am a Registered Professional Engineer (P. Eng.) with 33 years of experience in municipal engineering. I have a Bachelor of Applied Science (B.A.Sc.) degree in Civil Engineering from the University of Waterloo (1986) and I have been employed by the Region for over 19 years.
- 2.2 In my role as the Development Engineer in the Legislative & Planning Services Department at the Region, I am responsible for overseeing a team of Development Project Managers in the delivery of comments and the review and approval of technical reports and engineering drawings related to water, wastewater and other Regional infrastructure required for new developments.
- 2.3 I am responsible for the review and approval of the Region’s Area Servicing Plans (“**ASPs**”) related to Secondary Plans. I provide input into the Region’s Master Plans and other Technical Studies. I also establish and implement design standards and development review procedures.
- 2.4 In the course of my employment with the Region, I have reviewed numerous applications, many of which relate to assessing Regional infrastructure in the context of plan of subdivision approvals. As a result, I am familiar with the development approval process at the Region and the types of conditions and tests that must be met before the Region will approve a proposed planning application or engineering submission.
- 2.5 Prior to joining the Region, I was an engineer at the City of Vaughan.
- 2.6 I have been previously qualified to provide expert opinion evidence as a professional engineer by the Ontario Municipal Board.
- 2.7 A copy of my curriculum vitae is attached hereto as **Appendix A**. My Acknowledgment of Expert’s Duty is attached hereto as **Appendix B**.

3. Retainer

- 3.1 I was requested by the Region’s legal counsel to provide evidence to the Tribunal on the appeals filed by ClubLink Corporation ULC and ClubLink Holdings Limited (“**ClubLink**”) in respect of their appeals mentioned in the style of cause above (the “**Appeals**”). Specifically, I was requested to provide evidence related to Issues 44 and 48-53 in the Issues List attached to the Procedural Order (the “**Consolidated Issues List**”).

4. Materials Reviewed

- 4.1 I have reviewed and will be relying on or referring to the following materials, studies and reports as part of my evidence:
- (a) Witness Statements prepared by other Regional witnesses;
 - (b) Regional Council Report No. LPS54-11 – Adoption of Regional Official Plan Amendment No. 39 – “Regional Development Phasing to 2031” and Endorsement of the “Best Planning Estimates of Population, Occupied Dwelling Units and Employment, 2011-2031” (June 2011);
 - (c) Sustainable Halton Water and Wastewater Master Plan (2011);
 - (d) The Regional Municipality of Halton 2017 Development Charges Water/Wastewater Technical Report, September 2016, GM BluePlan;
 - (e) The Town’s staff report dated September 12, 2017, including Appendix H, which includes the Agency and Peer Review Comments;
 - (f) Urban Services Guidelines;
 - (g) Regional Official Plan Guidelines;
 - (h) Regional Municipality of Halton Water and Wastewater Linear Design Manual, Version 5, October 2019. (“**LDM**”);
 - (i) Draft Plan of Subdivision, January 18, 2021, Glen Schnarr & Associates Inc;
 - (j) Proposed Re-Development of the Glen Abbey Golf Club, Town of Oakville, Functional Servicing and Stormwater Management Report, updated February 2021, SCS Consulting Group Ltd. (“**FSR**”).
- 4.2 I have also reviewed and may refer to the other materials provided by ClubLink in support of its revised application.
- 4.3 I intend to review and may rely on witness statements, evidence and materials provided by or on behalf of other witnesses and parties to the Appeals relevant to my area(s) of expertise and to help inform my evidence before the Tribunal.

5. Issues to be Addressed

- 5.1 In this witness statement and my oral evidence before the Tribunal, I will primarily respond to the following issues in the Consolidated Issues List:

Issue 44: Is the site an appropriate location for a new unplanned major growth area or Intensification Area?

- Issue 48: Do the Applications have appropriate regard for the Region's Urban Services Guidelines?
- Issue 49: Has sufficient information been provided and analysis completed to demonstrate how the proposed development can be appropriately serviced from a water and wastewater perspective?
- Issue 50: Have the downstream water and wastewater impacts been adequately evaluated and addressed, including but not limited to the need for pipe oversizing, replacements and/or upgrades to the Third Line Sanitary Sewer Pump Station?
- Issue 51: Have the stormwater drainage impacts to the Regional Roads been adequately evaluated and addressed?
- Issue 52: Have the water pressure zone boundaries been appropriately evaluated and satisfactory solutions provided to address any potential reconfigurations, external works or modifications required to accommodate the proposed development?
- Issue 53: Have the servicing solutions proposed for the development been designed and funded such that there will be no additional costs to the Region arising from the development?

5.2 I reserve the right to respond to new issues, information and opinions raised by the other witnesses to this hearing in Reply.

6. Conclusions

- 6.1 In my opinion, the FSR submitted in support of the proposed development for the Glen Abbey property does not fully and adequately address the Region's concerns from an overall water and wastewater servicing perspective.
- 6.2 The FSR submitted focuses on confirming that the proposed development can be serviced via connection to the Region's existing water and wastewater infrastructure. Additional information and analysis is required to confirm this.
- 6.3 Most importantly, the FSR does not provide an analysis of the impacts of the proposed development to the Region's overall servicing strategy outlined in the Sustainable Halton Water and Wastewater Master Plan or the 2017 Development Charges Technical Report. This level of analysis is required since the Glen Abbey Golf Club lands were not previously considered for new growth or intensification in the Sustainable Halton Water and Wastewater Master Plan and subsequent technical reports.
- 6.4 In conclusion, it is inappropriate to move forward with the proposed development without a comprehensive infrastructure analysis consistent with the Region's Master Planning approach. Without additional information and analysis, moving

forward with the proposed development could create servicing concerns and could have a negative impact on the implementation and financing of water and wastewater infrastructure.

7. Evidence

Background Regarding the Sustainable Halton Water and Wastewater Master Plan

- 7.1 Water and Wastewater infrastructure planning at the Region is done through the completion of a Water and Wastewater Master Plan following population projections for a specific area based on the planning horizon identified in the Region's Official Plan and Best Planning Estimates. The Region's Official Plan and the Best Planning Estimates inform the Water and Wastewater Master Plan. This type of infrastructure planning enables the Region to grow while ensuring that planned and established Regional infrastructure is utilized efficiently and appropriately funded.
- 7.2 In 2011, Halton Region completed the Sustainable Halton Water and Wastewater Master Plan to support Regional implementation of the Official Plan Amendment (ROPA 38/39) based on the Region's Best Planning Estimates (June, 2011). This Master Plan provided a Region-wide water and wastewater servicing strategy to accommodate growth from 2011 to 2031. All water and wastewater infrastructure identified in the Master Plan was required to service growth and intensification within the 2031 planning horizon in accordance with the Region's 2011 Best Planning Estimates endorsed by Regional Council through the adoption of Report No. LPS54-11.
- 7.3 The Sustainable Halton Water and Wastewater Master Plan is the fourth generation of long-term infrastructure planning reports dating back to 1995. Further to the 1995 work, the 2002 Halton Water and Wastewater Master Plan Review was completed. The 2002 Master Plan Review report established updated servicing strategies for South Halton only to meet growth up to 2016 with long-term considerations for growth up to buildout of the then identified urban service areas.
- 7.4 Prior work was done to update the Master Plan in 2008. The 2008 South Halton Water and Wastewater Master Plan Update was also only focused on infrastructure in Oakville, Burlington, Milton and the Halton Hills 401 Corridor. At that time, the planning projections were updated to the year 2021. The servicing strategies established in the 2008 Master Plan Update addressed the servicing needs to the year 2021 and also identified key infrastructure to support servicing to 2031.
- 7.5 The Sustainable Halton Water and Wastewater Master Plan provided the framework and vision for water and wastewater servicing needs within the urban areas in Halton Region to 2031 and was a key input into the 2012 Development Charges Update Technical Report, which was used to establish water and wastewater development charges at that time.

- 7.6 The servicing strategies developed through these previous Master Plans, including the Sustainable Halton Water and Wastewater Master Plan, did not take into account the significant level of growth that is currently being proposed for the Glen Abbey Golf Club. It was always anticipated that these lands would remain as a golf course and not form a new growth area in the Town of Oakville.

Background Regarding the 2017 Development Charges Water/Wastewater Technical Report

- 7.7 The 2017 Development Charges Water/Wastewater Technical Report was completed by GM BluePlan for the Region. The objective of the 2017 Development Charges Water/Wastewater Technical Report was to provide the basis for developing costs and capital implementation timing of water and wastewater projects required to service population and employment growth across all of Halton Region from 2017 to 2031.
- 7.8 The development capital infrastructure requirements identified in the Sustainable Halton Water and Wastewater Master Plan along with a number of technical updates were undertaken and consolidated into the 2017 Development Charges Water/Wastewater Technical Report. This report forms the basis of the Region's financial and implementation plan for water and wastewater infrastructure and is an input into the Region's current water and wastewater development charges.
- 7.9 Since it was always anticipated that these lands would remain as a golf course, as with the servicing strategies, previous Development Charges Technical Reports, including the 2017 Development Charges Water/Wastewater Technical Report, did not take into account the significant level of growth that is currently being proposed for the Glen Abbey Golf Club.

Responses to Issues Below to be Supplemented by Mr. Hamel's Evidence and Concerns with Impact of Development on Master Planning

- 7.10 As part of my evidence to the Tribunal, I have provided a technical analysis of the FSR prepared by ClubLink's consultant. However, regardless of whether the technical issues can be addressed by providing an engineering solution, there remains a larger Regional concern which is addressed in further detail in Mr. Hamel's Witness Statement and his evidence. The evidence provided in this Witness Statement should be reviewed in this context.

Issue 44: Is the site an appropriate location for a new unplanned major growth area or Intensification Area?

- 7.11 As noted above, the level of development that is being proposed on this site was not accounted for in the Region's Master Planning process or Development Charge Technical Reports. As such, this site is not an appropriate location for new growth or intensification since the impact of development on the Region's infrastructure and financial plan has not been fully assessed. Mr. Hamel will address this issue in greater detail in his evidence.

Issue 48: Do the Applications have appropriate regard for the Region's Urban Services Guidelines?

7.12 Section 2.2.2 in the Region's Urban Servicing Guidelines speaks to engineering requirements for lands being developed. Section 2.2.2 (1.) states that in general the Region will review the following with respect to lands being developed:

"Implementation of the recommendations of an approved Master Plan prepared in support of a Regional Official Plan Amendment, Secondary Plan or Development Charges By-law".

7.13 The Region's previous Water and Wastewater Master Plans and subsequent Technical studies did not account for the level of growth that is currently being proposed on the Glen Abbey Golf Course lands. The FSR prepared in support of the proposed development does not appropriately assess the impact of the development on the Region's infrastructure and financial plan.

7.14 In my opinion, the applications do not have appropriate regard for the Region's Urban Services Guidelines.

Issue 49: Has sufficient information been provided and analysis completed to demonstrate how the proposed development can be appropriately serviced from a water and wastewater perspective?

Water Servicing

7.15 Section 5.0 (page 32) in the FSR speaks to water supply and distribution. A hydraulic analysis of the water system was completed by the Municipal Infrastructure Group and is included in Appendix L of the FSR.

7.16 Section 2 in Appendix L (Water System Analysis) provides the projected water demand for the proposed development based on 6,314 persons. These numbers are slightly different from the ones listed in Table 2-1 (Water Supply Requirements) and should be corrected.

7.17 Section 3 in Appendix L (Water System Modelling) provides the results of the proposed water distribution system which was simulated using a version of the Region's InfoWater model.

7.18 The FSR states that the modelling results show that the pressures range from 85 psi to 96 psi for all scenarios and that the pressure requirements set out by the Region are satisfied. Section 2.5.5. (b) of the LDM states that the normal operating pressure in the distribution system should be approximately 350 kPa to 550kPa (50-80 psi) and no less than 275 kPa (40 psi). This needs to be addressed in the FSR.

7.19 Section 3 in the FSR states that the fire flow analysis shows that all points in the proposed subdivision will have available fire flow greater than 200 L/s and therefore

satisfies the Region's design criterion. The required fire flows should be calculated in accordance with Section 2.2.3. (c) of the LDM to establish fire flow requirements. This calculation should be included in the FSR and reviewed by the Region.

- 7.20 Figure 4.1, Watermain Servicing Plan shows a proposed watermain connection to the existing Golfview Court through an 8m wide easement between Lots 5 and 6 on the Draft Plan of Subdivision. This easement is not shown on the Draft Plan of Subdivision. Cross-sections showing the impact of the easement on Lots 5 and 6 should be provided in the FSR and reviewed by the Region.
- 7.21 The FSR confirms that the proposed development will be connected to the Oakville Zone 3 (O3) water system with an emergency supply connection to the Oakville Zone 2 (O2) water system. The water pressure zone boundaries within the Region including Oakville Zone 2 and 3 are shown in Figure 2, Page 18 of the 2017 Development Charges Water/Wastewater Technical Report. The FSR does not provide any analysis on what impact this development will have on the on these pressure zones with respect to water demand projections and water storage requirements.
- 7.22 In my opinion, sufficient information has not been provided and adequate analysis has not been completed to demonstrate that the proposed development can be adequately serviced from a water perspective.

Wastewater Servicing

- 7.23 Section 4.0 (page 29) in the FSR speaks to sanitary servicing. A sanitary sewer analysis of the existing sanitary system to convey the proposed build-out flows using a version of the Region's InfoSewer model was completed by the Municipal Infrastructure Group and is included in Appendix L of the FSR.
- 7.24 Section 5 in Appendix L states that the sanitary flows from the proposed development are calculated based on a total anticipated population of 6,351 persons. This population is slightly different from the population of 6,314 persons previously stated in Section 2 in Appendix L. This should be corrected.
- 7.25 Figure 5, Page 30 of the 2017 Development Charges Water/Wastewater Technical Report shows the full drainage area for the Mid-Halton Wastewater Treatment Plant (WWTP) which includes the proposed development. The FSR should include an analysis of future wastewater flow projections to the Mid-Halton WWTP based on additional flows from the proposed development. Any impacts to the Mid-Halton WWTP based on additional flows from the proposed development should be investigated and addressed in the FSR.
- 7.26 In my opinion, sufficient information has not been provided and adequate analysis has not been completed to demonstrate that the proposed development can be adequately serviced from a wastewater perspective.

Issue 50: Have the downstream water and wastewater impacts been adequately evaluated and addressed, including but not limited to the need for pipe oversizing, replacements and/or upgrades to the Third Line Sanitary Sewer Pump Station?

- 7.27 With respect to wastewater, Section 5 in Appendix L states that it was previously observed that the western catchment's immediate downstream sewers had some sections with very flat slopes where insufficient full flow capacity was available. A field survey was completed and slopes of those sections of pipe were updated based on the field survey. A full downstream impact analysis should be completed and included in the FSR. The field survey data has not been provided and should also be included in the FSR and reviewed by the Region. Further, the larger issues on impacts to the Region's overall system as well as the issues noted in Mr. Hamel's Witness Statement have not been addressed.
- 7.28 With respect to water, the FSR confirms that the proposed development will be connected to the Oakville Zone 3 system with an emergency connection to the Oakville Zone 2 system. As noted in Paragraph 7.21, the FSR does not provide an overall impact analysis on these pressure zones.
- 7.29 In my opinion, downstream water and wastewater impacts have not been adequately evaluated and addressed.

Issue 51: Have the stormwater drainage impacts to the Regional Roads been adequately evaluated and addressed?

- 7.30 Figure 2.2 in the FSR shows the proposed post-development storm drainage flows from the Glen Abbey Golf Club development. It appears that the overland flow crosses Dorval Road at proposed Street B and may have an impact on Dorval Road.
- 7.31 The FSR notes that the outlet pipe from SWM Pond B will drain to the existing 1500mm diameter storm sewer that is located on Dorval Drive which outlets to the west side of Dorval Drive to the existing open channel. The FSR provides analysis that demonstrates that the existing 1500mm diameter storm sewer has adequate capacity to accommodate the flows from SWM Pond B.
- 7.32 An emergency spillway channel will be provided for SWM Pond B to the intersection of Dorval Drive and Street B. This spillway will convey flows that are greater than the Regional event and the uncontrolled 100 year storm event peak flows. Further analysis should be provided to demonstrate that the functionality of Dorval Drive will not be impacted by the flows from the emergency spillway channel. In my opinion, this analysis needs to be completed to adequately evaluate and address stormwater drainage impacts to Regional Roads.

Issue 52: Have the water pressure zone boundaries been appropriately evaluated and satisfactory solutions provided to address any potential

reconfigurations, external works or modifications required to accommodate the proposed development?

- 7.33 The FSR confirms that the proposed development will be connected to the Oakville Zone 3 (O3) water system with an emergency supply connection to the Oakville Zone 2 (O2) water system. The details of the redundant connection to the Zone 2 system should be provided as part of the detailed design.

Issue 53: Have the servicing solutions proposed for the development been designed and funded such that there will be no additional costs to the Region arising from the development?

- 7.34 The Region's previous Water and Wastewater Master Plans and subsequent Technical studies did not account for the level of growth that is currently being proposed on the Glen Abbey Golf Course lands. The FSR should include an analysis of the impacts to the Region's water and wastewater systems and confirm that there will be no additional costs to the Region as a result of the proposed development occurring in an area not accounted for in the Region's previous plans and Technical studies.
- 7.35 It is my opinion that it is not reasonable to suggest that there will be no additional costs to the Region arising from the development without completing an impact analysis on the Region's water and wastewater systems.

Summary of Responses to Issues

- 7.36 The following briefly summarizes my responses to Issues 44 and 48-53:
- 7.37 Issue 44: Is the site an appropriate location for a new unplanned major growth area or Intensification Area?
- No. See paragraph 7.11.
- 7.38 Issue 48: Do the Applications have appropriate regard for the Region's Urban Services Guidelines?
- No. See paragraphs 7.12 – 7.14.
- 7.39 Issue 49: Has sufficient information been provided and analysis completed to demonstrate how the proposed development can be appropriately serviced from a water and wastewater perspective?
- No. See Paragraphs 7.15 – 7.26.
- 7.40 Issue 50: Have the downstream water and wastewater impacts been adequately evaluated and addressed, including but not limited to the need for pipe oversizing, replacements and/or upgrades to the Third Line Sanitary Sewer Pump Station?

No. See Paragraphs 7.27 – 7.29.

7.41 Issue 51: Have the stormwater drainage impacts to the Regional Roads been adequately evaluated and addressed?

No. See Paragraphs 7.30 – 7.32.

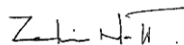
7.42 Issue 52: Have the water pressure zone boundaries been appropriately evaluated and satisfactory solutions provided to address any potential reconfigurations, external works or modifications required to accommodate the proposed development?

Yes. See Paragraph 7.33.

7.43 Issue 53: Have the servicing solutions proposed for the development been designed and funded such that there will be no additional costs to the Region arising from the development?

No. See Paragraphs 7.34 – 7.35.

Respectfully submitted,



Zahir Najak, P. Eng.
Development Engineer, Region of Halton

TAB A

**CURRICULUM VITAE
OF
ZAHIR NAJAK, P. Eng.**

Education

1986

B.A.Sc., Civil Engineering
University of Waterloo
Waterloo, Ontario

Professional Experience

2002-present

Development Engineer, Community Planning, Legislative and Planning Services

Regional Municipality of Halton, Oakville, ON

- Oversee a team of Development Project Managers responsible for providing servicing comments on planning applications and engineering submissions.
- Prepare development control reports to establish water and wastewater system capacities.
- Oversee the monitoring of development approvals and servicing allocations.
- Establish and implement design standards and procedures.
- Responsible for the review and approval of Master Servicing Plans related to Secondary Plans.
- Provide input on the Region's Water and Wastewater Master Plan, Water and Wastewater Development Charge By-Law, Development Budget, Official Plan and other Regional policy documents.

1996-2002

Senior Engineering Assistant, Engineering Department
City of Vaughan, Vaughan, ON

- Responsible for the review and approval of engineering design related to the construction of municipal servicing projects.
- Provided technical assistance in the preparation and administration of subdivision agreements.
- Responsible for design, project management and contract administration of local improvement municipal servicing projects.
- Prepared technical reports and/or analysis on municipal projects.
- Reviewed Master Environmental Servicing Plans.

1993-1995

Project Manager, Metropolitan Planning & Engineering Inc
Burlington, ON

- Designed storm sewers, sanitary sewers watermains and roads for private and public sector municipal projects.
- Assisted in the preparation of Master Servicing Plans.
- Prepared Stormwater Management reports.
- Obtained municipal and other agency approvals on development projects.
- Prepared tender documents for municipal projects.

1988-1992

Project Engineer, Ashenhurst Nouwens Limited
Hamilton, ON

- Assisted in the preparation of draft plans of subdivision.
- Prepared functional servicing reports.
- Prepared grading and servicing plans.

1986-1988

Geotechnical Inspector, Trow Ontario Limited
Cambridge, ON

- Supervised drilling operations for foundation investigations.
- Prepared foundation investigation reports.
- Inspected construction projects.

Professional Memberships

Professional Engineers of Ontario
Municipal Engineers Association

TAB B



Ontario

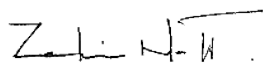
Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement local

ACKNOWLEDGMENT OF EXPERT'S DUTY

Case Number	Municipality
PL171084, PL180158, PL180580, MM180022, MM170004	Town of Oakville

1. My name is.....Zahir Najak
I live at theCity of Hamilton
in the.....Hamilton Region
in theProvince of Ontario
2. I have been engaged by or on behalf of the Region of Halton to provide evidence in relation to the above-noted LPAT proceeding.
3. I acknowledge that it is my duty to provide evidence in relation to this proceeding as follows:
 - a. to provide opinion evidence that is fair, objective and non-partisan;
 - b. to provide opinion evidence that is related only to matters that are within my area of expertise; and
 - c. to provide such additional assistance as the LPAT may reasonably require, to determine a matter in issue.
 - d. not to seek or receive assistance or communication, except technical support, while under cross examination, through any means including any electronic means, from any third party, including but not limited to legal counsel or client.
4. I acknowledge that the duty referred to above prevails over any obligation which I may owe to any party by whom or on whose behalf I am engaged.

Date... May 14, 2021.....



 Signature