

# Appendix C – Subdivision Agreement

Date: Nov 9 2021  
Subdivision Agreement/Star Oak phase 2

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24T-13002

## RESIDENTIAL SUBDIVISION AGREEMENT

**THIS AGREEMENT CONTAINS WARNINGS IN SECTIONS 25, 26, 31(6)(20), SCHEDULE M (3) CONCERNING MATTERS WHICH MAY IMPACT ON A HOMEOWNER'S USE AND ENJOYMENT OF HIS/HER PROPERTY, PURCHASERS AND THEIR SOLICITORS ARE URGED TO REVIEW THIS AGREEMENT IN FULL**

THIS AGREEMENT made in triplicate the \_\_\_\_\_ day of \_\_\_\_\_, 2021

B E T W E E N:

### STAR OAK DEVELOPMENTS LIMITED

A Company incorporated under the laws of Canada,

Hereinafter collectively referred to as called “the Owner”

OF THE FIRST PART

- and -

### THE CORPORATION OF THE TOWN OF OAKVILLE

hereinafter called “the Town”

OF THE SECOND PART

WITNESSETH THAT

**WHEREAS** STAR OAK DEVELOPMENTS LIMITED owns the land in the Town of Oakville described in Schedule “A” hereto and proposes at this time to register a plan of subdivision of that portion of said land as hereto substantially in accordance with the draft plan of subdivision which was approved by Town of Oakville Council File **24T-13002** and this Agreement has been made a condition of the approval of the Owner’s proposed plan.

**NOW THEREFORE** in consideration of the entering into of this Agreement and of the benefit of the covenants and Agreements herein contained the parties covenant and agree as follows:

#### 1. INTERPRETATION

In this Agreement, except where the context indicates to the contrary,

- (a) “Engineer” when used in conjunction with electrical services means the Engineer of the Oakville Hydro Electricity Distribution Inc. or any engineer designated by him and when used in every other connection means the Director of Planning Services of the Town or any engineer designated by him;
- (b) “Mortgage” includes every person who holds an encumbrance upon the land described in Schedule “A”, and includes an unpaid vendor under an Agreement for sale;
- (c) “Town” includes, when used in connection with electrical services, the Oakville Hydro Electricity Distribution Inc.;
- (d) “Lot” means a parcel into which land has been divided by the plan and includes such a parcel although designated a block or by any other name;
- (e) “Plan” means the draft plan of subdivision hereinbefore recited as ultimately registered and for the purposes of this Agreement refers to the “M” plan described in Schedule “A-1”;
- (f) “Preservicing” means the construction of some or all of the services prior to plan registration; and
- (g) “Services” means the roads, sidewalks, storm sewers, drainage and erosion control works, landscaping, electrical distribution system, street lighting and any special works described in the schedules to this Agreement.

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## 2. MUNICIPAL SERVICES

- (1) Preservicing may be permitted in accordance with Town policy approved by Town Council from time to time. The Owner acknowledges that if it preservices it is doing so entirely at its own risk (such risk to include the possibility of delay of plan registration, changes to the plan, or the possibility that the plan may never be registered) and agrees to save the Town harmless from any legal action arising therefrom. Should the plan not be registered expeditiously, the Owner will allow the Town to enter upon the lands constituting the plan to rehabilitate the site, such entry not to constitute trespass.
- (2) The Owner will, at its own expense, construct and install to the satisfaction of the Engineer, in accordance with the standard specifications and drawings of the Town in force at the date of this Agreement and with the drawings, calculations and specifications filed with the Town as required by its subdivision engineering regulations and approved by the Engineer;
  - (a) the roads, sidewalks and site work described in Schedule “B”;
  - (b) the storm sewers described in Schedule “C”;
  - (c) that part of the street lighting and the electrical distribution system being installed by the Owner as described in Schedule “F”;
  - (d) the drainage and erosion control works described in Schedule “G”;
  - (e) the landscaping work described in Schedule “H”;
  - (f) any special works required by this Agreement.
- (3) The electrical distribution and street lighting system shall be installed to Oakville Hydro Electricity Distribution Inc.’s current standards those parts of the street lighting and electrical distribution system described in Schedule “F”, and such installation shall be subject to the terms of Schedule “F”. The Owner shall:
  - (a) pay to Oakville Hydro Electricity Distribution Inc. all costs incurred by Oakville Hydro Electricity Distribution Inc. in respect of this construction by the Owner;
  - (b) reimburse Oakville Hydro Electricity Distribution Inc. for all costs related to Oakville Hydro Electricity Distribution Inc.’s construction of any portion or portions of the street lighting and electrical distribution system made necessary by the development which is the subject of this Agreement.
  - (c) compensate the Oakville Hydro Electricity Distribution Inc. for all expenses incurred by the Oakville Hydro Electricity Distribution Inc. for repair to any of its equipment or plant damaged during the period of construction of buildings or services within the subdivision; and
  - (d) notify the Engineer two weeks prior to laying sub-base on any road in order that he may arrange for installation of road crossings. There is no assurance that the Oakville Hydro Electricity Distribution Inc. will have a permanent distribution system for the supply of construction power when required. Should construction power be required prior to the installation of the permanent distribution system, the Owner will bear the additional cost to install and remove the necessary temporary plant or equipment.

## 3. PLANS

- (1) In addition to the plans required to be submitted in accordance with the subdivision engineering regulations of the Town prior to this Agreement, the Owner will provide the Town with eight copies of the registered plan and the Oakville Hydro Electricity Distribution Inc. with three copies of it.
- (2) Before the roads and services in the subdivision are assumed by the Town, the Owner will provide the Town with a complete set on tracing linen of the engineering drawings for the services as finally completed, showing all the work performed, all service connections and all gas, telephone, electrical and other services in the subdivision.

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- (3) The Owner shall deposit mylars of the Registered Plan of Subdivision, a point plot plan and a co-ordinate point listing in hard copy and “DXF” file, or other form suitable to the Town, to the Town’s Department of Public Works for all boundary monuments shown on the Registered Plan. Plans must show a relation to the Province’s horizontal control network “COSINE” and provide co-ordinates of the control monuments used. These co-ordinates are to be based on a 6° Universal Transverse Mercator Projection, North American Datum 1927 (1976 Adjustment) and North American Datum 1983. Exemptions and alternatives are subject to approval by the Town’s Department of Public Works.

## 4. SURVEY WORK

- (1) The Owner will cause all lots to be marked in accordance with good surveying practice and keep all stakes and monuments shown on the plan in place and replace all missing stakes and monuments before the roads and services in the subdivision are assumed by the Town.

## 5. BUILDING LOT REQUIREMENTS

- (1) By reason of circumstances pertaining to the lots listed in Schedule “L”, action as therein indicated is required before building permits will be issued for those lots.
- (2) Every application for a permit to build a building within the plan shall be accompanied by four copies of a plot plan showing the proposed grading, drainage of the lot and the existing and proposed grade elevations at the base of the trees which are to be preserved on the lot. The plot plan must be approved by the Owner’s professional engineer, must be certified by him as complying with the drainage plan for the subdivision approved by the Town and must take into consideration the building design and its compatibility with the proposed grading and drainage of the lot.
- (3) The grading and drainage of the lot when completed must be certified in writing by the Owner’s professional engineer as complying with the plan filed under subsection (2) before the building is occupied.
- (4) Where a building is proposed to be erected in the vicinity of the bank of a ravine or watercourse, the horizontal distance between the building and the top of the bank shall not be less than twice the difference in elevation between the toe of the bank and a maximum grade elevation at the building, plus twenty feet, unless the application for a building permit is accompanied by a professional engineer’s report satisfactory to the Town Engineer, demonstrating the drainage and soil and embankment stability conditions are such that it is possible to construct the building safely in the proposed location.

## 6. WEED CONTROL

Until the services are assumed by the Town, the Owner will keep down the weeds on vacant lots and the weed inspector of the Town may, if after seven days notice in writing to the Owner the weeds on a lot are not cut or sprayed as required by the notice, have the weeds cut or sprayed and the Owner will repay the cost to the Town and the cost shall be a charge against the plan.

## 7. ROADS AND SIDEWALKS

- (1) Rough grading of all roads must be completed and approved by the Engineer before the installation of any other service.
- (2) No stone shall be spread on roads or sod laid until:
  - (a) the grading and condition of the subgrade and the ditches and back slopes have been inspected and approved by the Engineer; and
  - (b) the Engineer has inspected and satisfied himself that no damage has been caused to sewer manholes or watermain valve boxes and that the cover to any watermain has not been reduced.
- (3) During the construction of engineering services and site grading and until the roads are assumed by the Town, the Owner will:

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- (a) retain a professional engineer who will design, lay out and supervise the construction of the work;
- (b) maintain reasonable access at all times for residents and for Town services such as garbage collection, fire fighting etc. and the Engineer shall be the sole judge of the reasonability of such access;
- (c) maintain all roads in a dust free condition;
- (d) on or before the 1<sup>st</sup> day of November in each year, complete such work as it has, on or before the 10<sup>th</sup> day of October in that year, been directed in writing by the Engineer to perform in order to place the roads in a satisfactory condition for the winter, including stoning and grading and the installation of manhole covers and watermain valve boxes so as to prevent damage to snow ploughs;
- (4) Until the roads on the plan are paved and the curbs and gutters installed as required by this Agreement, the Owner will provide temporary surface drainage for the plan in accordance with a scheme submitted by the Owner and approved by the Engineer.
- (5) The Owner will commence the installation and laying of the curbs and gutters and the base layer of asphalt respectively, as required by this Agreement, within thirty days of having received written notice from the Engineer requiring the Owner to do so and the Owner will proceed expeditiously to complete such work, but nothing in this subsection relieves the Owner of its obligations to maintain the roads as required by this Agreement or if its obligations under subsection (4) of Section 30 of this Agreement, or under any other term of this Agreement.
- (6) If the Owner does not perform any work required by this section to the satisfaction of the Engineer upon one day's written notice to the Owner, the Engineer may order the work done and the cost shall be a charge against the plan and no further building permits will be issued until such time as it is paid.

## 8. WORK OUTSIDE THE PLAN

- (1) In certain instances, as for example, where the plan adjoins an existing road or where municipal services must be brought from some distance to the plan or taken some distance to a suitable outfall, the schedules may include work outside of the plan and this Agreement applies to work outside of the plan which is included in the said schedules in the same manner as if that work had been within the plan.
- (2) When work is performed on existing roads outside the plan of subdivision, they shall be reinstated by the Owner to the satisfaction of the Engineer. The Owner will be required to obtain all necessary road cut permits. Access must be maintained at all times to properties abutting such roads and the public protected to the satisfaction of the Engineer.
- (3) The work to be done outside the plan as listed on Schedule "B" will be completed according to the drawings and specifications set out in the schedules and at a cost to the Owner estimated in the schedules. This Agreement is also an Agreement pursuant to Section 9(9) and 13(2) of the *Development Charges Act*. The Town will not be giving any credit for the aforementioned work against the development charge present or future except for those terms specifically identified for credit on Schedule "K".

## 9. WORKS TO BE CONSTRUCTED ON BEHALF OF TOWN – SCHEDULE 'K'

### A. In this section, the following definitions apply:

#### (a) General Contractor:

The Owner shall have the right to retain separate contractors for each portion of the Town's Work that constitutes civil engineering, landscaping and electrical distribution, with each such contractor designated by the Owner for the purposes of this section as a "General Contractor" and collectively as "General Contractors" for performance of the Town's Work covered in each individual contract and in such event, a General

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Contractor shall perform certain of the obligations of the Owner hereunder relating to such portion of the Town's Work as more particularly set out in this Section.

- (b) **Minor Works Contractor**  
A Minor Works Contractor is a person, firm or corporation having a direct contract with the Owner to perform the Town's Work or any portion thereof, or to supply products worked to a special design according to the Agreement, but does not include one who merely supplies products not so worked and does not include one who has a direct contract with a General Contractor.
- (c) **The Town's Work**  
The Town's Work means the total construction and related services required by this Section identified as Town's Work done on behalf of the Town, on Town owned lands or on lands to be owned by the Town after registration of the Plan and compliance with the inhibiting order.
- (d) **Substantial Performance of the Town's Work**  
Substantial Performance of the Town's Work is as defined in the *Construction Lien Act*, R.S.O. 1990, c. C30 and shall include all work identified in Part "B" of Schedule "K".
- (e) **Total Performance of the Town's Work**  
Total Performance of the Town's Work means when the entire Town's Work, except those items arising from the provisions of this Section relating to WARRANTY, has been performed to the requirements of this Section as certified by a Qualified Landscape Architect for park work, certified by a Qualified Professional Engineer, for road work and certified by a Qualified Electrical Engineer for hydro work, and not rejected by the Town in accordance with this Agreement and shall include all works identified in Schedule "K".
- (f) **Changes in the Town's Work**  
Changes in the Town's Work means additions, deletions, or other revisions to the Town's Work within the general scope of this Agreement.
- (g) **Consultants**  
Subject to the Town's right of approval as hereinafter set out and to the extent required by the nature of the Town's Work, the Owner shall appoint the following consultants:
  - (i) **Qualified Landscape Architect**  
Qualified Landscape Architect means a member in good standing of the Ontario Association of Landscape Architects.
  - (ii) **Qualified Professional Engineer**  
Qualified Professional Engineer means a member in good standing of the Association of Professional Engineers of Ontario.
  - (iii) **Qualified Electrical Engineer**  
Qualified Electrical Engineer means an electrical engineer who is a member in good standing of the Association of Professional Engineers of Ontario.

## **B. THE TOWN'S WORK**

The Owner shall:

- (a) perform or cause to be performed the Town's Work required as set out in Schedule "K" and the tender documents whether within or outside of the plan for all park improvement, engineering work and electrical work identified as being done by the Owner on behalf of the Town in accordance with Schedule "K" and the tender documents and at a cost to the Town which does not exceed the identified cost of works identified in Schedule "K";
- (b) do and fulfill or cause to be done and fulfilled everything indicated by this Agreement; and
- (c) commence or cause the commencement of the Town's Work by the date identified in Schedule "K" and subject to reasonable extensions resulting from Changes in the Work and to events of force majeure attain Substantial Performance of the Town's Work, as certified by a

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Qualified Landscape Architect, or Qualified Professional Engineer or Qualified Electrical Engineer, as may be appropriate, by the date identified in Schedule “K”.

## C. GENERAL CONTRACTOR AND MINOR WORKS CONTRACTOR

- 1) The Owner agrees to preserve and protect the rights of the parties under the Contract with respect to Town’s Work to be performed under subcontract and to:
  - (a) enter into contracts or written Agreements with General Contractors and, if applicable, any Minor Works Contractor to require them to perform their portions of the Town’s Work in accordance with and subject to the terms and conditions of this Agreement; and
  - (b) be as fully responsible to the Town for acts and omissions of its General Contractors and any Minor Works Contractor and of persons directly or indirectly employed by them the same extent as for acts and omissions of persons directly employed by the Owner. The Owner therefore agrees that it will incorporate the terms and conditions of this Agreement into the General contractors’ Agreements and all contract Agreements, if any, the Owner enters into with any Minor Works Contractor.
- 2) Where the Owner intends to enter into a general contract with a General Contractor to perform all or a portion of the Town’s Work or if the Owner intends to enter into a direct contract with a Minor Works Contractor to perform a portion of the Town’s Work, the Owner or its agent shall forthwith prepare such documentation as is necessary for the purpose of obtaining competitive prices to do such Town’s Work, hereinafter referred to as the “Tender Documents”.
- 3) The Tender Documents shall be approved by the Town prior to being released by the Owner or its agent for the purpose of obtaining competitive prices to do the Town’s Work or any portion thereof.
- 4) Save as hereinafter provided, the Owner or its agent shall submit to the Town for its review a minimum of three (3) competitive bids, publicly opened, to do the Town’s Work or any portion thereof resulting from the release of approved Tender Documents, together with an indication as to with which General Contractor or Minor Works Contractor and at what price the Owner intends to enter into a contract to the Town’s Work or any portion thereof. For any contract for Ten Thousand dollars (\$10,000.00) or less, the Owner shall not be obliged to obtain three (3) bids to do such portion of the Town’s Work, but the Owner shall submit to the Town for its review the proposed price that the Owner intends to enter into such a subcontract. The parties acknowledge that if this Agreement deals with a portion only of property that is being developed in phases by a series of subdivisions and that the Owner may be performing work on behalf of the Town on more than one phase. The Town agrees that where the Owner wishes to submit to the Town for its review a bid for the Town’s Work or any portion thereof that is based on the competitive prices previously accepted by the Town for work performed on behalf of the Town for any prior phase, the Owner shall not be required to obtain three (3) bids to do the Town’s Work included in such bid, but the Owner shall submit to the Town for its review the proposed price that the Owner intends to enter into such a subcontract.
- 5) The Owner shall not enter into any general contract or subcontract to do the Town’s Work or any portion thereof pursuant to the release of approved Tender Documents until the Town has approved the said contract. Approval hereunder is for the benefit of the Town only and there shall be no liability on the Town to the Owner for the sufficiency, validity or correctness of any subcontract.
- 6) The Town may, for reasonable cause, object to the use of a proposed General Contractor or a proposed Minor Works Contractor and require the Owner to employ one of the other general contract or subcontract

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bidders; provided that if the Town objects to any proposed General Contractor and this General Contractor has been retained by the Owner for other work required by this Agreement, the Owner may at its option and upon prior notice to the Town terminate the work required by this Section unless the Town withdraws its objection to such General Contractor and the Town shall arrange to perform the Town's Work.

- 7) Nothing contained in this Agreement shall create a contractual relationship between either a General Contractor and the Town or a Minor Works Contractor and the Town.
- 8) Nothing contained in this Agreement shall create an agency relationship between the Town and the Owner.
- 9) The Town may, for reasonable cause, object to the initial appointment of any of the proposed Consultants and require the Owner to employ alternative consultants acceptable to the Owner and the Town.

### **D. CONTRACT PRICE**

Subject to changes in the Town's Work made pursuant to this Section, the Contract Price shall be the total price as approved by the Town pursuant to Schedule "K"

### **E. PAYMENT**

- 1) Subject to applicable legislation and the provisions of this Section, and in accordance with legislation and statutory regulations respecting holdback percentages, the Town shall make bi-monthly payments in Canadian funds to the Owner:
  - (a) on account of the Town's Work certified complete by the Owner or its agent, and
  - (b) upon Substantial Performance of the Town's Work, as certified by a Qualified Landscape Architect, Qualified Professional Engineer, and Qualified Electrical Engineer, as applicable, pay to the Owner the unpaid balance of holdback monies then due, and
  - (c) upon Total Performance of the Town's Work, as certified by a Qualified Landscape Architect, Qualified Professional Engineer and Qualified Electrical Engineer, as applicable, pay to the Owner the unpaid balance of the Contract Price then due.

At the time of request for payment, the Owner shall provide evidence to the Town by way of Consultants progress certificates and statutory declarations by the Owner or by statutory declarations by a General Contractor or Minor Works Contractor as may be applicable, or such other evidence as the Town's Treasurer or Deputy Treasurer may approve that the Owner, has paid such amounts to the General Contractor or Minor Works Contractor, as the case may be.
- 2) The Town shall make the foregoing payments to the Owner on account of the Town's Work certified complete when performed to the satisfaction of the Town's Director of Parks and Open Space, the Town's Engineer and the Oakville Hydro Electricity Distribution Inc. as determined in accordance with this Agreement. Such payment shall be made no later than sixty (60) days after receipt of a certificate for payment from the Owner or its agent.
- 3) In the event that the payments are not made at the times set out in the Town's previous subsections hereof, the Owner shall be entitled to interest equal to the rate of interest earned during any period of delay by the Town on its Development Charge Reserve Fund calculated on a monthly basis.

### **F. FINANCIAL REQUIREMENTS, MAINTENANCE AND DAMAGE SECURITY**

- 1) As security for the construction and installation of the Town's Work and for the other obligations of the Owner under this section, the Owner will deposit with the Town upon the execution of this Agreement, security for performance in an amount equal to one hundred percent of the estimated cost of such services provided for in Schedule "K", in the form of an

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unconditional irrevocable Letter of Credit in a form acceptable to the Town Treasurer or Deputy Treasurer from a chartered bank also acceptable to the Town Treasurer or Deputy Treasurer to be pursuant to this Agreement and payable to the Town at any time or in part from time to time upon the certificate of the Town's Engineer that the Owner is in default under this section.

- 2) Security for performance provided under this section may be reduced from time to time by an amount equal to one hundred percent of the Owner's share of the actual cost of services completed to the satisfaction of the Town's Engineer and paid for and upon which a maintenance bond or security for maintenance has been given.
- 3) For the purpose of such reduction, a progress certificate signed by the Owner's engineer accompanied by a statutory declaration confirming that the invoices have been paid, showing the apportionment of cost between the Owner and the Town and counter-signed by the appropriate Town Engineer, shall be conclusive that the work has been performed, and all such certificates shall be numbered consecutively. A certificate of the Treasurer or Deputy Treasurer of the Town that security for maintenance has been given for any work referred to in a progress certificate may be accepted as correct by any person acting thereon.
- 4) Should the security lodged pursuant to this section, be insufficient to cover the obligations imposed upon the Owner pursuant to this section, the Town may utilize the other securities posted pursuant to this Agreement.
- 5) The Owner agrees to correct or cause to be corrected promptly any damage to the Town's Work caused by building activities or servicing of the properties within the Plan.

### **G. TOWN'S RIGHT TO PERFORM THE TOWN'S WORK OR TERMINATE**

- 1) If the Owner should neglect to perform the Town's Work properly or otherwise fails to comply with the requirements of this Section to a substantial degree, the Town's Engineer, without prejudice to any other right or remedy it may have including without limitation, the rights to proceed without notice contained in this Section, may notify the Owner in writing that it is in default of its contractual obligations and instruct it to correct the default in the fifteen (15) working days immediately following the receipt of such notice. If the correction of the default cannot be completed in the fifteen (15) working days specified, the Owner shall be in compliance with the Town's instructions if it:
  - (a) commences the correction of the default within the specified time,
  - (b) provided the Town with an acceptable schedule for such correction, and
  - (c) completes the correction in accordance with such schedule.
- 2) If the Owner fails to correct the default in the time specified or subsequently agreed upon, the Town, without prejudice to any other right or remedy it may have, may:
  - (a) correct such default and deduct the cost thereof from any payment then or thereafter due the Owner, or
  - (b) correct such default and charge to the security posted any costs which the Town would not have been responsible for, but for the default or for which the funding of such costs is not provided for by the Town's Development Charge By-law if the work is to be paid for out of development charges, or
  - (c) terminate the Owner's right to continue with the Town's Work in whole or in part.
- 3) If the Town and the Owner cannot agree on an acceptable timetable for correction, the Town may terminate the Owner's right to continue with the Town's Work in whole or in part and charge to the securities posted any costs which the Town would not have been responsible for, but for the default or for which the funding of such costs is not provided for by the Town's Development Charge By-law if the work is to be paid for out of



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development charges.

Notwithstanding the notice requirements in this Agreement, if the Town, acting in good faith, determines that it has reasonable cause, either as a result of a real or apprehended emergency or as a result of other concerns of the Town, it may proceed to exercise the remedies contained in this Agreement without providing any notice or upon providing such reduced notice as the Town deems appropriate.

- 4) If the Owner should be adjudged bankrupt, or makes a general assignment for the benefit of creditors because of its insolvency or if a receiver is appointed because of its insolvency, the Town may, without prejudice to any other right or remedy it may have, by giving the owner or receiver or trustee in bankruptcy written notice, terminate this Agreement and charge to the security posted any costs arising from such termination which the Town would not have been responsible for, but for the default or for which the funding of such cost is not provided for by the Development Charge By-law if the work is to be paid for out of development charges.
- 5) Subject to reasonable extensions resulting from Changes in the Town's Work and to events of force majeure, if the construction of the services provided for in this Agreement has not been substantially completed in accordance with Schedule "K" within the time set out in this Section and if the Town does not choose to exercise its power to complete them or any of them not completed, the Owner may be required to enter into a new Agreement with the Town to cover those areas in which the services have not been completed which may provide for their completion in accordance with any new requirements and specifications then currently being imposed by the Town upon subdividing owners.

## **H. ASSIGNMENT**

Neither party shall assign the obligations of this Section or a portion thereof without the written consent of the other, which consent shall not be unreasonably withheld.

## **I. CHANGES IN THE TOWN'S WORK**

- 1) The Town, without invalidating this Agreement, may make Changes in the Town's Work, with the Contract Price and time for performance of the Town's Work being adjusted accordingly, by written order.
- 2) No Changes in the Town's Work shall be proceeded with without a written order signed by the Town and no claim for a change in the Contract Price shall be valid unless so ordered.
- 3) When a Change in the Town's Work is proposed or required the Owner or its agent shall present to the Town for approval its claim for a change and the price with appropriate documentation in a form acceptable to the Town. The Town will satisfy itself as to the correctness of such claim and, when approved by the Town, a change order shall be issued to the Owner amending this Agreement as appropriate. The value of Town's Work performed in the change shall be itemized separately and included for payment with the regular certificates for payment and the security adjusted accordingly.

## **J. INDEMNIFICATION**

- 1) The Owner shall indemnify and hold harmless the Town, its agents and employees from and against any and all claims, demands, losses, costs, damages, actions, suits or proceedings by third parties that arise out of, or are attributable to, the Owner's performance of the Contract, provided such claims are:
  - (a) attributable to bodily injury, sickness, disease, or death, or to injury to or destruction of tangible property, and
  - (b) caused by negligent acts or omissions of the Owner or anyone for whose acts it may be liable, and

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- (c) made in writing within a period of six years from the date of Substantial Performance of the Town's Work as set out in the certificate of Substantial Performance of the Town's Work.
- 2) The Owner shall indemnify and hold harmless or cause its General Contractors and Minor Work's Contractors to indemnify and hold harmless the Town, its agents and employees from any contraventions of the Occupational Health and Safety Act and for all legal costs incurred in the event that charges are brought against the Town pursuant to the Act.
  - 3) The Owner acknowledges that the Town, its agents and employees have no authority under this Section to supervise the Town's Work.
  - 4) The Owner will indemnify and save the Town harmless from all trust claims or construction lien claims enforceable against the Town or the Town's lands pursuant to the Construction Lien Act resulting from the Town's Work; provided that the Town makes the payments in accordance with the provisions of this Agreement and that the Town permits the Owner to contest in good faith the validity of any such claims.
  - 5) The obligation of the Owner to indemnify hereunder shall be limited to two million dollars per occurrence from the commencement of the Town's Work until Substantial Performance of the Town's Work, and thereafter to an aggregate limit of two million dollars.

### **K. INSURANCE**

- 1) Upon execution of this Agreement, the Owner shall, to the satisfaction of the Town, provide, maintain and pay for or ensure the provision, maintenance and payment for general liability insurance, automobile liability insurance, all risks property and boiler insurance, and where appropriate, aircraft and watercraft liability insurance and all risks contractor's equipment insurance for the Town's Work.
- 2) The general liability insurance shall be in the joint names of the Town and the Owner and any General Contractor (to the extent such insurance is provided by a General Contractor) with limits of not less than two million dollars inclusive per occurrence for bodily injury, death, and damage to property including loss of use thereof, with a property damage deductible of five hundred dollars (\$500.00).
- 3) The all risks property insurance shall be in the joint names of the Town and the Owner, and any General Contractor (to the extent such insurance is provided by a General Contractor), insuring not less than the sum of the amount set out in Schedule "K", with a deductible not exceeding one percent of the amount insured at the site of the Town's Work.
- 4) The duration of every insurance policy shall be from the date of commencement of the Town's Work until two (2) years following the date of Total Performance of the Town's Work.
- 5) The Owner shall be responsible for deductible amounts under the policies unless the damage has been caused by the negligent act or omission of the Town, its agents or its employees.
- 6) The Owner shall provide the Town with proof of insurance prior to commencement of the Town's Work and shall promptly provide the Town with either a certificate of insurance in a form reasonably satisfactory to the Town or a certified true copy of each insurance policy exclusive of information pertaining to premium bases used by the insurer to determine the cost of the insurance.

### **L. PROTECTION OF PROPERTY AND CLEANUP**

- 1) The Owner shall protect or cause to be protected the Town's Work and the Town's property and property adjacent to the site of the Town's Work from damage and shall be responsible for damage which may arise as the result from constructing or causing to be constructed, the Town's Work.
- 2) All Town's Work done pursuant to this Section shall be performed in such a way as to cause no damage and minimal inconvenience to neighbouring properties or Town's Work or to existing buildings or Town's Work in any

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- part of the registered plans of subdivision, and any damage done to such properties, Town's Work or buildings shall be made good by the Owner.
- 3) The Owner shall maintain or cause to be maintained; the Town's Work in a tidy condition and free from the accumulation of waste products and debris.

### **M. DAMAGES AND MUTUAL RESPONSIBILITY**

If either party to this Contract suffer damage in any manner because of any wrongful act or neglect of the other party or of anyone for whom it is responsible in law, then it shall be reimbursed by the other party for such damage. The party reimbursing the other party shall be subrogated to the rights of the other party in respect of such wrongful act or neglect if it be that of a third party.

### **N. WARRANTY**

The Owner agrees to correct promptly, at his own expense, defects or deficiencies in the Town's Work which appear prior to and during the period of time as set out in Schedule "K".

### **O. OWNER'S RESPONSIBILITIES AND CONTROL OF THE TOWN'S WORK**

- 1) The Owner shall have complete control of the Town's Work and shall effectively direct and supervise or cause to be directed and supervised the Town's Work so as to ensure conformance with this Agreement. The Owner shall be solely responsible for construction means, methods, techniques, sequences and procedures and for coordinating the various parts of the Town's Work under this Agreement.
- 2) Prior to commencing the Town's Work and prior to receiving payment on Substantial and Total Performance of the Town's Work, the Owner shall provide evidence of compliance by the General Contractors and any Minor Works Contractor of the Developer with the requirements of the Province of Ontario with respect to workers' compensation insurance including payments due thereunder.
- 3) The Owner shall pay, or cause to be paid, any assessment or compensation required to be paid pursuant to the Workers' Compensation Act and, upon failure to do so, the Town may after prior written notice to the Owner pay such assessment or compensation to the Workers' Compensation Board and deduct such expenses from the Owner or call upon the Security to satisfy the amount due, or otherwise collect such expenses from the Owner.
- 4) A final certificate of clearance from the Workers' Compensation Board is to be supplied from the Owner if the Owner is required to obtain Workman's Compensation having regard to the nature of the work and by the General Contractors and any Minor Works Contractor of the Owner to the Town prior to final payment.
- 5) Prior to final payment, a Statutory Declaration from the Owner if the Owner is required to obtain Workman's Compensation having regard to the nature of the work and from all General Contractors and any Minor Works Contractor of the Owner is to be completed and witnessed by a Commissioner of Oaths and supplied to the Town, which declares that all accounts for material, labour, Workers' Compensation Board, Unemployment Insurance and all taxes have been paid in full for the Town's Work.
- 6) The Owner shall ensure that all General Contractors and any Minor Works Contractor of the Owner each in relation to their respective portions of the Town's Work and the Owner itself for the portions of the work it does itself, are responsible for construction safety at the site of the Town's Work, for compliance with the rules, regulations and practices required by the applicable construction safety legislation, and for compliance with the latest rules and regulations under the *Ontario Occupational Health and Safety Act*.

### **P. INSPECTION AND REJECTED TOWN'S WORK**

- 1) The Town shall at all times have access to the Town's Work.

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- 2) Defective work, whether the result of poor workmanship, use of defective products, or damage through carelessness or other act or omission of the Owner and whether incorporated in the Town's Work or not, which has been rejected by the Town as failing to conform to this Agreement, shall be removed or be caused to be removed promptly from the site of the Town's Work by the Owner and replaced or re-executed promptly in accordance with this Agreement at the Owner's expense.

### **Q. RIGHTS AND REMEDIES**

- 1) The duties and obligations imposed by this Agreement and the rights and remedies available thereunder shall be in addition to and not a limitation of any duties, obligations, rights and remedies otherwise imposed or available by law. It is agreed that whenever either party is called upon in this Section to exercise any discretion, to make any estimate, to give any consent or approval or to make any determination of fact, any such exercise shall be made reasonably and shall not be unduly delayed or withheld.
- 2) No action or failure to act by the Town or Owner shall constitute a waiver of any right or duty afforded any of them under this Section, nor shall any such action or failure to act constitute an approval of or acquiescence in any breach thereunder, except as may be specifically agreed in writing.
- 3) If there are any differences between the parties to this Section as to the interpretation, application or administration of this Section or the state of completion of any of the Town's Work (herein collectively called "disputes") the party dissatisfied shall give written notice of such disputes to the other party, with such notice to set forth in reasonable detail the particulars of the matters in dispute. The other party shall reply to such notice no later than fourteen (14) days after receipt setting out in such reply its grounds in reasonable detail and other relevant provisions of this Agreement.
- 4) If the matter in dispute is not resolved promptly, the Town's Work shall proceed so that there are not delays in completion pending settlement of the dispute, it being understood that by so doing neither party will jeopardize any claim they may have.
- 5) The parties may either agree to submit disputes to arbitration in accordance with mutually agreeable terms, failing which either party may submit the disputes to such judicial tribunal as the circumstances may require.

### **R. DELAYS**

Notwithstanding anything contained herein or in this Agreement, if the Owner is delayed in the performance of the Town's Work by an act or omission of the Town or anyone employed by it or by labour dispute, strikes, lock-outs (including lock-outs decreed or recommended for its members by a recognized contractors' association, of which the Owner or any General Contractor is a member or to which either is otherwise bound), fire, unusual unavailability of materials, unusual delay by common carriers or unavoidable casualties or, without limit to any of the foregoing, by a cause beyond the Owner's or any General Contractor's control acting reasonably, then the time for completion under this Agreement shall be extended for a reasonable period of time, but in no case shall the extension of time be less than the time lost as the result of the event causing the delay.

### **10. CONNECTING SEWERS TO MUNICIPAL SYSTEM**

Storm sewers may not be connected to the municipal system until the construction of sewers and connections within a service area is completed and the sewers cleaned to the satisfaction of the Engineer.

### **11. SERVICE CONNECTIONS**

Connections to a main may be made only under the supervision of the Engineer, and all connections which involve tunnelling or cutting the gravelled or graded part of a

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highway must be made at the time of the installation of the main. The road and any drainage ditch must be restored at the cost of the Owner to its original condition.

### 12. STREET SIGNS

- (1) Except as provided in Section 9, the Owner will pay for and the Town will supply and erect street signs in accordance with the standard design of the Town at locations specified by the Engineer.
- (2) Except as provided in Section 9, the Owner will pay for and erect such temporary or permanent barricades and guide rails as may be required by the Engineer, and no such barricade or guide rail may be removed or its position changed without the consent of the Engineer.

### 13. HOUSE NUMBERS

The Owner will pay for assigning the necessary street numbers for each building within the plan, and when a building is constructed the Owner will indicate the municipal number on the house by a proper sign.

### 14. LAND FOR MUNICIPAL PURPOSES

- (1) The Owner will convey to the Town the lands and interests in land described in Schedule "I" for municipal purposes.
- (2) Lands required to be conveyed pursuant to Schedule "I" shall be conveyed in fee simple and shall be free of encumbrance.
- (3) Prior to release of the plan, the Owner will provide, for all land to be conveyed to the Town including all roads, a MOEE Level I environmental audit of such lands which shows the land to be clear of soil contamination which would prevent residential uses or enter into a further Agreement with the Town and acceptable to the Town to clean the site.
- (4) Easements to be conveyed to the Town (except for those hydro purposes which shall be as specified) shall be permanent easements permitting the Town to enter from time to time, and to construct, maintain and repair drains, courses for water, pipes, sewers and conduits for all municipal services provided that the Town will repair the surface and make good any damage it does whenever it enters pursuant to its rights.
- (5) Except as herein otherwise provided, all conveyances must be deposited with the Clerk of the Town with the plan number left blank, before the Town gives approval to the plan for registration and the Clerk is authorized to insert the plan number when the plan has been registered.
- (6) Prior to registration of this Agreement, the Owner will provide postponements from all encumbrances so that this Agreement shall have priority over them.
- (7) The Town shall reimburse the Owner the sum of money as set out in Schedule "K" which represents the cost of the work set out in Schedule "K" being determined in accordance with the Town of Oakville Development Charges By-law. Order Reimbursement to be in accordance with Section 9(e) of this Agreement.

### 15. PAYMENT OF TAXES AND LOCAL IMPROVEMENT RATES

- (1) The Owner must pay the current year's taxes (if levied) otherwise all advance instalments payable thereon, and all arrears of taxes outstanding against the property in the plan before the Town approved the plan for registration.
- (2) The Owner will commute all local improvement rates outstanding against the property comprised in the plan before the Town gives approval of the plan for registration.

### 16. NOTIFICATION OF SERVICES

The Owner will inform every purchaser of land within the plan, of the services provided and where the purchaser is to pay any part of the cost thereof, of the amount for which he will be responsible, and will cause such information to be recorded in any contract of sale entered into with a purchaser.

### 17. DRAINAGE AND EROSION CONTROL WORKS

- (1) The Owner shall convey to the Town any necessary easements required for the drainage and erosion control works described in Schedule "G".

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- (2) Where an existing watercourse is diverted, regraded, bridged or culverted, the Owner will indemnify the Town and save it harmless from all claims for damages through flooding resulting from the work until the roads and services in the plan have been assumed by the Town.
- (3) No building permit shall be granted for a lot abutting on any such diversion, regrading, bridging or culverting or through which it passes until all work is completed to the satisfaction of the Engineer.
- (4) All ditches shall be sodded from top of slope to top of slope and between the top of the slope of the ditch and the lot line.

### 18. VISIBILITY CLEARANCE

No hedge, fence or other structure on a corner lot may exceed three feet in height measured above the crown of the road at the intersection within a radius of thirty feet of the corner, but nothing in this section prevents the erection of any building that complies with the setback requirements of the relevant by-laws.

### 19. FINANCIAL REQUIREMENTS

- (1) As security for the construction and installation of services and for the other obligations of the Owner under this Agreement, the Owner will deposit with the Town before the plan is released for registration, security for performance in an amount equal to one hundred percent of the Owner's share of the estimated cost of such services as set out in Schedule "J" in the form of:
  - (a) a cash deposit with the Town, or
  - (b) an unconditional irrevocable Letter of Credit in a form acceptable to the Town Treasurer or Deputy Treasurer from a chartered bank also acceptable to the Town Treasurer or Deputy Treasurer, expressed to be pursuant to this Agreement and payable to the Town at any time or in part from time to time, upon the certificate of the Engineer that the Owner is in default under this Agreement.
- (2) With regard to the electrical distribution system and street lighting, the Owner shall enter into a separate agreement with Oakville Hydro and provide securities directly to Oakville Hydro.
- (3) Security for performance provided under this section may be reduced from time to time by an amount equal to eighty-five percent of the Owner's share of the actual cost of services completed to the satisfaction of the Engineer and paid for and upon which a maintenance bond or security for maintenance has been given, provided the reduction does not reduce the amount of the remaining security below twenty-five percent of the Owner's share of the estimated cost of the services as set out in Schedule "J". The remaining security held by the Town will be released when the services are finally assumed for maintenance by the Town.
- (4) For the purpose of such reduction, a progress certificate signed by the Owner's engineer showing the apportionment of cost between the Owner and the Town and counter-signed by the appropriate Engineer, shall be conclusive that the work has been performed, and all such certificates shall be numbered consecutively. A certificate of the Treasurer or Deputy Treasurer of the Town that security for maintenance has been given for any work referred to in a progress certificate may be accepted as correct by any person acting thereon.
- (5) The Town may, as attorney for the Owner, enforce all performance bonds given by contractors to the Owner for any service, but this shall not constitute an assignment of any such bond. When the Town considers the contractor to be in default it may notify the Owner and the Owner will, within seven days proceed to enforce the bond and in default the Town as attorney for the Owner and at the Owner's expense may enforce the bond.
- (6) The Owner will install and pay for all the services described in Schedules "B", "C", "F", "G" and "H" except for those items specifically identified for credit on Schedule "K".
- (7) In the event that the cost of the electrical distribution system and street lighting differs from the estimate, the Owner will pay or receive the net difference. Such payment or receipt will be made forthwith upon demand and the Owner's share of any additional cost shall be a charge upon the land.

### 20. DEVELOPMENT CHARGES

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(1) The Owner will pay a development charge to the Town, in accordance with the Town of Oakville Development Charge By-Laws for each unit to be built within the Plan upon the issuance of the building permit for such unit. The amounts to be paid shall be in accordance with the development charges in effect when the building permit is issued and the amount of any increase shall be paid if a building permit is allowed to expire and there is an increase before a new permit is taken out. The Owner charges each lot on the plan with payment of the proper sums appropriate to it in accordance with this section. Payment shall be made before a building permit is issued. Upon payment of all amounts charged against the lot by this Agreement, the Town will give a release of the lot from this and any other charge hereunder in registerable form.

## 21. SUPERVISION COST TO TOWN

The Owner will pay to the Town a sum equal to five point five percent of the Owner's share of the actual cost of all the services as shown in Schedule "J" for the services of the Town excluding the street lighting and electrical distribution system, but including processing of plans and supervision of works. This amount must be paid before the Town releases the plan for registration, subject to an adjustment or refund to the Owner in accordance with subsection (3) of Section 29 of this Agreement. No supervision fee shall be payable to the Town in respect of any of the works described in Schedule "K".

## 22. TIMING

Subject to the provisions of Section 9 for the work being completed on behalf of the Town, the Owner will begin construction of the services required by this Agreement within eight months from the date of this Agreement and will complete all the services within two years from that date. If the services are not installed within the time stipulated or there is any failure on the part of the Owner to perform any work required by this Agreement, subject to the provisions of Section 9 for the work being completed on behalf of the Town, the Town may go in and complete or perform at the Owner's expense and apply the security given for performance to reimburse the Town and, in the event that this is insufficient, the unpaid balance shall be a charge on the land comprised in the plan not already released and a debt payable by the Owner forthwith.

## 23. MAINTENANCE

The Owner will maintain all works and services, installed pursuant to this Agreement for one year from the date of completion to the satisfaction of the Engineer. When the services installed, pursuant to this Agreement or any class of the said services which are, in the opinion of the Engineer, capable of independent completion, have been completed and the Engineer has issued a certificate of completion, the Owner will provide the Town with a maintenance bond satisfactory to the Town in the amount equal to not less than twenty-five percent of the actual costs of such services valid for a period of not less than one year from the date of the certificate of completion and enforceable by the Town, and the provisions of Section 19 shall apply to the enforcement of such bonds.

## 24. TENDERS AND CONTRACTS

Subject to the provisions of Section 9 for the work being completed on behalf of the Town, the Owner will submit all calls for tender and all contracts to the Engineer for approval and no work shall be commenced under any contract until it is approved. Approval hereunder is for the benefit of the Town only and there shall be no liability on the Town or its Engineer to the Owner for the sufficiency, validity or correctness of any contract.

## 25. RESTRICTIONS

Every contract for the sale of any land within the plan shall, notwithstanding that land may have been released from the charge and burden of this Agreement, for all other purposes, contain the following restrictions in addition to any others which the Owner may wish to impose and they will be incorporated in all conveyances as covenants running with the land for the benefit of the other land in the plan:

(1) No hedge, fence or other structure on any corner lot shall be planted, constructed or permitted to exceed three feet in height measured above the crown of the road at the intersection at any point within thirty feet of the corner of the lot measured

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on both frontage and flankage, provided however, that this shall not prevent the construction of any building that complies with the setback requirements of the by-laws of the Town of Oakville applying to the lot.

- (2) No rear lot drain or other drain established by this Agreement may be clogged, filled altered, obstructed or removed without the consent of the Director of Planning Services of the Town of Oakville.
- (3) No building may be erected except in accordance with a site, grading and elevation plan approved by the Engineer.
- (4) No lot shall be altered in such a way that its drainage or the drainage of any other lot is interfered with or the plan required by subsection (3) of this Section is not adhered to, subject to any change approved by the Engineer.

## 26. TEMPORARY RIGHT TO ENTER – LOT DRAINAGE

The Owner will allow the Town the right to enter upon the side four feet and the rear ten feet of each lot for the purpose of carrying out drainage work, but this right will cease when the Town assumes the roads and services on the plan. It is understood and agreed that this right binds the Owner and future owners of the land by virtue of the *Planning Act*, R.S.O. 1990 as amended, and further, that the right hereby granted to the Town may be exercised by agents appointed by the Town.

27. The first building permit will not be issued within a Service Area until the Director of Building Services has assurance from the Town Engineer that all vacant lots and blocks with the Plan have been cleared of debris.

## 28. LANDSCAPING

The Owner will, before its plan of subdivision is released for registration, pay to the Town in lieu of planting any trees on the public streets within the plan, the amount shown for the purpose upon Schedule “J”.

## 29. MISCELLANEOUS

- (1) Before the issue of a building permit for any lot, the Owner will supply the Town with a set of geodetic benchmarks on all streets in the subdivision.
- (2) Should the Owner request the Town, and the Town agrees to perform any of the work herein provided for, save for the Town’s Work in Section 9, the Owner will pay to the Treasurer or Deputy Treasurer of the Town, a sum equal to the estimated cost of the work and thereupon the security required under Section 19 will be reduced to one hundred percent of the Owner’s share of the remaining work.
- (3) All figures as to the cost of the services in this Agreement are estimates unless otherwise specified, and are to be adjusted to actual costs when ascertained.
- (4) Before calling for the issue of a building permit on any lot on the plan, the Owner will erect or at the option of the Town, the Owner will reimburse the Town and the Town will erect at each sales office (if constructed) and at each entrance to the plan or as required by the Town a clearly legible colour coded signs at least 1 metre by 1.5 metres showing locations where sidewalks are required, where parking is restricted, walkways, fencing, super mailboxes, various permitted uses within the plan and abutting the plan, designated parks and public open space and the like. The said sign would also contain a notice that bussing of school children may be required. The form and location of the sign shall be as approved by the Engineer and the sign shall be maintained in good condition and relocated as necessary until the roads and the services within the plan are assumed by the Town. At each sales office a copy of the approved lot grading plan and Oakville’s Official Plan will be prominently displayed together with a note indicating that further information can be obtained from the Oakville Engineering and Planning Departments respectively. At each sales office, the location of all super mailboxes, within the plan, will be prominently, displayed. The Engineer may require the removal of advertising signs within this subdivision upon completion and occupancy of over half of the subdivision. The Owner or the Town on the Owner’s behalf, will erect one prominently located within the plan land use plan not less than 3m by 5m to the satisfaction of the Town’s Development Co-ordinator. If erected by the Town, the Owner will reimburse the Town therefore.



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- (5) Burning of brush, garbage debris and waste is permitted only with the written permission of the Fire Chief of the Town of Oakville.

## 30. GENERAL

- (1) The approval of the Town to the plan is not a representation that any permit will be issued for a lot.
- (2) All work done pursuant to this Agreement shall be performed in such a way as to cause no damage and minimal inconvenience to neighbouring properties or works or to existing buildings or works in any part of the plan and any damage done to such properties, works or buildings shall be made good by the Owner.
- (3) When the Engineer is satisfied that the Owner has satisfied his obligations hereunder with regard to services and that all monies payable to the Town by the terms of this Agreement have been paid, he will so report to Council and Council may thereupon assume the services in the Plan, but the Town shall not be required to assume roads between October 31<sup>st</sup> of a year and May 1<sup>st</sup> of the following year.

## 31. OTHER PROVISIONS

- (1) The Owner will, before the plan is released for registration, provide to the Town a schedule of lot widths at a distance of 7.5 metres from the front lot line and of lot areas which schedule shall be accompanied by the certificate of an Ontario Land Surveyor that the Town's zoning by-laws have been complied with.
- (2) Until the municipal services which the Owner is required to construct at its own expense are assumed by the Town, the Owner will be responsible to see that earth and debris are not tracked on the Town streets outside of the plan. In addition the Owner will, as soon as any dwelling on the plan has been commenced, keep the street upon which the dwelling is situate and all streets affording access to that street clear of earth, debris and building materials. If earth, debris and building materials are allowed to accumulate on any of the aforementioned streets either inside or outside of the plan, the Owner will clean the said streets and remove the debris and materials and if it fails to do so the Engineer may have this work done at the Owner's expense. The Town will try to notify the Owner in advance of cleaning and removal of debris and materials from the streets at the Owner's expense. The Owner will deposit security for performance under this paragraph in the amount shown upon Schedule "J" prior to release of the plan and the cost of any work done pursuant to this paragraph will be charged first against this security and when this security is exhausted shall be charged against any other security filed by the Owner pursuant to this Agreement.
- (3) The Owner will not dispose of or stockpile waste or surplus fill within the plan except by means of, and in locations approved by the Engineer, and will not remove such waste or surplus materials from the plan of subdivision except to a location approved by the Engineer and Director of Parks and Open Space.
- (4)
  - (a) The Owner will show on the general grade control plan for the subdivision all individual trees of diameter one hundred and thirty millimetres and greater measured at breast height, the existing grade elevation at the base of each tree and/or wood lots described by species and diameter range where it is not feasible to provide an individual tree inventory. The Owner will preserve and protect all such trees within the plan in accordance with good practice except those trees which he has the approval of the Director of Parks and Open Space to remove and no trees will be removed without such approval. All trees will be kept trimmed in accordance with good forestry practices until the plan is assumed. Similarly, all trees within the plan that have died during the construction process prior to assumption will be removed by the Owner at the Owner's expense if the Owner is required to do so by the Town's Urban Forester.
  - (b) Every application for a building permit under subsection 5(1) of this Agreement will show all individual trees on the plot plan whether part of a wood lot or not. The grade elevation (existing and proposed) at the base of each tree will be shown taking into consideration the necessary protective measures to accommodate the lot drainage. The plan will show those trees which are considered necessary and desirable to remove. No trees shall be removed for the purpose of construction without the approval of the Director

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of Parks and Open Space. All trees required to be preserved shall be protected during building operations to the satisfaction of the Director of Parks and Open Space including the area required for the stockpiling of excess earth within the plan of subdivision, and the Owner will not call for the issue of a building permit for any lot until all trees to be preserved on the lot have been satisfactorily protected in accordance with the standards established by the Town of Oakville. The Tree Preservation Plan will be implemented to the satisfaction of the Director of Parks and Open Space prior to the registration of the plan of subdivision. If the measures required for the protection of trees during building operations be permitted to become unsatisfactory, the builder or his representative will, on forty-eight hours notice from the Director of Building Services, reinstate the protection and if he fails to do so, the Director of Building Services will have the work carried out at the Owner's expense and charged against the security deposit under this Agreement. All trees required to be removed shall be removed prior to the issuance of a building permit unless otherwise directed by the Director of Parks and Open Space. The Owner will survey all jointly owned trees, notify adjoining property owners and obtain their written approval for trees protection or their removal prior to the regrading of the lot upon which the tree partially is standing upon. If the Owner is unable to obtain the approval of the abutting owner, it will obtain the approval of tree protection to the satisfaction of the Director of Parks and Open Space prior to the issuance of a building permit for that Lot.

- (c) Lots which abut Open Space Blocks or parkland Blocks will not be permitted direct access by gate or otherwise to the Open Space Block or parkland Block.
- (5) Where a sidewalk is required to be constructed in front of a lot, the Owner will not permit occupancy of any building built upon the lot, pave a driveway on the lot or on the roadway abutting, or landscaping the lot until the sidewalk is constructed. Notwithstanding the aforementioned requirements, winter occupancy prior to sidewalk construction may be permitted subject to the following:
- (a) In the opinion of the Engineer, construction of the sidewalk is inadvisable at the time because of winter conditions.
  - (b) The Owner agrees to forthwith construct the sidewalk after the Engineer requires it to be done.
- (6) Where a sidewalk is required to be constructed along the side of a street upon which a lot fronts, the Owner will, until the sidewalk has been constructed for the length of the block in which the lot is located, include in every Agreement of purchase and sale of the lot, a plot plan showing the required sidewalk and a clause in the following words:
- “The Purchaser acknowledges that the subdivision Agreement requires that a sidewalk be built on the side of the street on which this lot fronts and will not object to the construction of that sidewalk and this clause shall not merge in the closing of this transaction.”

This subsection of this Agreement and the preceding subsection shall run with the land to bind the Owner's successors in title until the sidewalk has been constructed and will not be released by any certificate of compliance with this Agreement nor by any by-law purporting to assume the streets within the plan.

- (7) Subject to the provisions of Section 9 for the work being completed on behalf of the Town, until the streets and services within the plan have been assumed by the Town, the Owner will insure and keep insured to the same limits as the Town is insured against public liability and property damage, with the Town named as an insured party. The insurer and form of coverage shall be satisfactory to the Town Treasurer or Deputy Treasurer and a copy of the policy or other evidence satisfactory to the Town Treasurer or Deputy Treasurer shall be lodged with him before any start is made on the construction of engineering services.
- (8) Undeveloped blocks within the plan under development which have been disturbed out of their natural state or are difficult to maintain in a controlled state shall be graded, seeded and maintained by the Owner until construction commences thereon.
- (9) The Owner will, until all buildings to be erected on every block within the plan have been occupied, ensure that the lots and blocks do not become unsightly by the accumulation of garbage, debris or builder's waste. As security that it will

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comply with this subsection the Owner will, before the plan is released for registration, deposit with the Town by cash or chartered bank unconditional irrevocable Letter of Credit the amount shown in Schedule “J”. The Town may, if the Owner has not cleaned up any such lot or block or twenty-four hours written notice from the Engineer, enter on and clean up the block, charging the cost to the security deposited under this subsection. The balance of the security remaining shall be refunded to the Owner when the last building on the plan has been occupied or when the roads and services in the plan are assumed by by-law, whichever occurs first. Burning of garbage and debris is permitted only with the written approval of the Fire Chief of the Town of Oakville.

- (10) Prior to the commencement of construction of engineering services, the Owner will erect a suitably supported snow fence, or if required by the municipality, chain link fence, where shown on the engineering and lot grading drawings referred to in Schedule “B”. The Owner will maintain such fence until completion of the grading, construction, sodding or seeding on the lots and blocks abutting the fence, except those locations marked on the drawings as permanent. No fence installed pursuant to this paragraph need be maintained by the Owner after the plan is assumed. The purpose of this fence is to prevent unauthorized dumping and filling and to prevent damage to the block which is to be maintained as nearly as practicable in a natural state. Should any dumping or filling occur notwithstanding the Owner’s efforts, the Owner will correct the damage forthwith in accordance with the directions of the Halton Region Conservation Authority.
- (11) The Owner will have the right to erect appropriate signs at locations approved by the Engineer, to advise that the roads within the Plan are not yet assumed by the Town and that members of the public travelling over such roads should exercise caution.
- (12) No building permits for any lots which are to abut a walkway or fence will be issued until the walkway or fencing has been installed or as required by the Town unless this subsection is waived by the Engineer.
- (13) Prior to initiating any grading or construction within the plan, the Owner will prepare a stormwater management plan and prepare and implement a final detailed erosion and sedimentation control plan acceptable to the Halton Region Conservation Authority and the Town which will describe the means whereby erosion and siltation and their effects will be contained and minimized on the site both during and after the construction period. The Owner will not stockpile fill material within 15 metres of the approved top of bank to the satisfaction of the Engineer and the Halton Region Conservation Authority. The Owner will obtain the prior written approval of the Halton Regional Conservation Authority prior to construction of any stormwater outfall structures and creek works in accordance with Ontario Regulation 253/89.
- (14) The Owner will construct all stormwater management works in accordance with the plans referred to in the schedules, as approved by the Engineer and the MOE.
- (15) The Owner will maintain all stormwater management and erosion and sedimentation control structures within the Plan in good repair throughout all phases of construction of the works described in this Agreement within the Plan and in a manner satisfactory to the MOE and the Town.
- (16) The Owner will consult with the local crime prevention officers of the Halton Region Police Force respecting security issues.
- (17) Except as herein otherwise provided, no building permit shall be granted for any lot until the Owner has installed curbs, gutters (or the curb base if extruded curbs are being used) and base course of asphalt in accordance with the Town’s standards. The Owner will not require the issuance of a building permit for any lot until all services are completed including stormwater facilities which must be constructed, operational and approved by the Town.
- (18) No building permits shall be released until the joint use Hydro, Bell and Cable TV service, street light poles and fixtures, have been installed, inspected, approved and commissioned to the satisfaction of the Oakville Hydro Electricity Distribution Inc. and by Bell Canada. The Owner will convey to Bell Canada any easements required of Bell Canada for telecommunication services required for the subdivision prior to plan assumption without compensation.
- (19) The Owner will employ construction methods to prevent the spread of fire within this plan. Specifically, and not so as to limit the generality of the foregoing, the

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Owner will not construct more than seven homes in a row of abutting lots without providing a fire break. A fire break may consist of a finished structure, a basement structure without framing or a space of at least 40 feet between buildings.

- (20) Purchasers are to be advised by way of a notice contained in all Agreements of purchase and sale for lots within the Plan that on certain lots, service trenches cross the driveway and settlement may occur. Purchasers are also to be advised that prior to paving, they should ensure that there is no further settlement taking place.
- (21) The Owner will not install the top course or base course asphalt without first obtaining the approval, in writing, of the Director of Public Works to proceed. The Owner will obtain from his professional engineer a certificate that all utility crossings have been installed. The Director of Public Works will review the certificate and advise the Owner, in writing, that it may proceed with the construction of base course asphalt.
- (22) The Owner will not require the issuance of a building permit for a building upon any lot until it first meets on site with the builders and the Engineer respecting road obstructions and cleaning and site cleanliness.
- (23) The Owner will grade each lot in accordance with the lot grading plan within thirty days of the installation of the sidewalk or curb abutting the lot. Furthermore, lots will be sodded within the aforementioned period provided sod is available. Notwithstanding anything else herein to the contrary, as security for the aforementioned work, the Owner authorizes the Town not to release all of the letters of credit or pay back all of the cash so that at all times there will be \$1,500.00 per dwelling unit in securities in addition to the other amounts required to be deposited with the Town pursuant to this Agreement. Upon receipt of a certificate from the Engineer for the Owner that the lot grading has been completed in accordance with the lot grading plan and the sodding has been completed, and both have been paid for without liens or other encumbrances, the Town will release this additional \$1,500.00 security per dwelling unit. If the Owner does not grade or sod in accordance with this provision, within the time stipulated, the Town may at its sole discretion enter upon the land and do the work and charge the cost thereof to the security held for this purpose.
- (24) The Owner will post conspicuously the approved subdivision grading plan in any sales office at which lots within the plan are being sold from and will include as part of any purchase and sale Agreement for any lot within the plan a copy of the lot grading plan for the lot being purchased and the area adjacent thereto.
- (25) The Owner will show as part of its building permit application for each lot and install water saving devices including special low flow shower heads and special low gallonage water closets.
- (26) The Owner will reimburse the Halton Roman Catholic School Board and the Halton Board of Education for the supply and erection of signs advising prospective residents that students may be directed to schools outside the community.
- (27) In the event that the Town erects any of the signs required pursuant to this Agreement, the Owner agrees to reimburse the Town for the supply, erection and relocation of such appropriate signs showing the land uses and other information on the subject and adjacent lands or relating to the bussing of school children until school sites are available and developed.
- (28) The Owner agrees to satisfy all the requirements, financial or otherwise of the Regional Municipality of Halton concerning Regional roads and provision of Regional services.
- (29) Prior to the issuance of a building permit for a building on a lot or block, the Owner will obtain the approval of the Town's Fire Department for emergency access required to provide fire protection to that lot or block during construction. The Owner will provide the required emergency access during all phases of construction to the satisfaction of the Town. In the event that the Owner does not comply with the provisions of this paragraph, the Town may remedy the default and charge the cost against the letters of credit posted in accordance with the provisions of this Agreement or approval.

### 32. SPECIAL PROVISIONS UNIQUE TO THIS SUBDIVISION

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- (1) Insofar as any provision of the proceeding thirty-one sections is inconsistent with the provisions of this section, the provisions of this section shall prevail and modify them accordingly.
- (2) The special provisions pertaining to this section are found in Schedule “M” and constitute a part of this Agreement just as if they were reproduced as part of this section.
- (3) No general release of any lot from the provisions of this Agreement will release any Owner from the provisions of this section unless this section is specifically referred to in the release. Where Owners are required to include warnings or notices in Agreements of purchase and sale, purchasers from Owners will also give similar notices to their purchasers ad infinitum.
- (4) “Owner” for the purposes of this section 32 shall mean the Owner or its successor provided that development charges are paid in accordance with the provisions of the *Development Charges Act* and the Town’s development charge by-law.

### 33. NOTICE

All notices given under the terms of this Agreement shall be deemed to have been validly given at 9:00 o’clock in the morning of the next day not being a Saturday or Sunday following the day upon which the notice is posted by prepaid registered mail addressed, if to the Owner, as set out on Schedule “A-2”, and if to the Town, to:

The Clerk

The Corporation of the Town of Oakville

1225 Trafalgar Road

Oakville, Ontario

L6H 0H3

34. This Agreement shall be read with such changes of gender and number as the context may require.
35. This Agreement and the covenants, provisos and conditions herein contained shall inure to the benefit of and be binding upon the respective heirs, executors, administrators, successors and assigns of each of the parties to it.
36. The date of this Agreement shall be the date upon which its execution is authorized by the Town, which date the Town Clerk shall insert.
37. Schedules “A”, “A-1”, “A-2”, “B” to “N” and Appendix ‘A’ inclusive, form part of this Agreement.

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**IN WITNESS WHEREOF** the parties have caused to be affixed their corporate seals under the hands of the duly authorized officers.

## **STAR OAK DEVELOPMENTS LIMITED**

\_\_\_\_\_  
Name  
Authorized Signing Officer

\_\_\_\_\_  
Name:  
Authorized Signing Officer

**‘I/We have the authority to bind the Corporation’**

## **THE CORPORATION OF THE TOWN OF OAKVILLE**

\_\_\_\_\_  
Mayor/CAO

\_\_\_\_\_  
Clerk

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## SCHEDULE 'A'

### LEGAL DESCRIPTION OF LANDS TO BE DIVIDED

ALL AND SINGULAR that certain parcel or tract of land situate, lying and being in the Town of Oakville, Regional Municipality of Halton, being composed of:

Part of Lots 14 and 15, Concession 2 Trafalgar NDS, comprising part of PIN 24929-5079 and all of PIN 24929-6684

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## **SCHEDULE 'A-1'**

### **DESCRIPTION OF PLAN WHICH IS THE SUBJECT MATTER OF THIS AGREEMENT**

M-Plan prepared by Rady-Pentek & Edward Surveying Ltd showing the following:

11 Blocks, Blocks 1-11 inclusive

Reference File No. 24T-13002

## **SCHEDULE 'A-2'**

STAR OAK DEVELOPMENTS LIMITED  
145 REYNOLDS STREET, SUITE 400  
OAKVILLE, ONTARIO  
L6J OA7



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## SCHEDULE 'B'

### ROADS, SIDEWALKS AND SITE WORK

#### WORK TO BE DONE:

Construct concrete curbs, roads, sidewalks, sodded boulevards, streetlights, fencing, asphalt driveway aprons and earthworks. The works are to be performed in accordance with the engineering drawings prepared by Rand Engineering.

#### SPECIFICATIONS:

All work is to be performed in accordance with the latest revised Town of Oakville Standard Drawings and Specifications as of the date of the agreement.

#### TOTAL ESTIMATED COST:

Estimated Owner's Total Cost (NO ROADS BEING BUILT)	\$ N/A
Streetlights and components (NONE)	\$ N/A
Retaining wall	\$1,220,000.00
15% Contingency and Engineering	<u>\$ 183,300.00</u>
<b>TOTAL OWNER'S COST</b>	<b>\$ 1,403,000.00</b>

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## SCHEDULE 'C'

### STORM SEWERS & STORMWATER MANAGEMENT POND

#### WORK TO BE DONE:

Construct storm sewers, catchbasins, rear lot catchbasins and other appurtenances. The works are to be performed in accordance with the engineering drawings prepared by Rand Engineering

#### SPECIFICATIONS:

All work is to be performed in accordance with the latest revised Town of Oakville Standard Drawings and Specifications as of the date of the agreement.

#### TOTAL ESTIMATED COST:

Storm Sewers and Appurtenances	\$ 1,780,000.00
SWM Pond, headwalls, structures, restoration works etc	\$ 605,000.00
LID Features (to be secured in future siteplan agreements)	N/A
15% Contingency and Engineering	<u>\$ 357,750.00</u>
<b>TOTAL OWNER'S COST</b>	<b>\$ 2,742,750.00</b>

NOTE: Schedules "D" (Sanitary Sewers) and "E" (Watermains) are now covered in an agreement with the Regional Municipality of Halton.

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## SCHEDULE 'D'

### SUBDIVISION MAINTENANCE CHARGE

<b>PERFORMANCE OF SPECIFIED MAINTENANCE AND OPERATIONAL OBLIGATIONS</b>		
<b>Subdivision Name</b>	Star Oak Developments Phase 2	
<b>Plan/24T #</b>	24T-13002	
<b>Municipal Address</b>		
<b>Service</b>	<b>Units</b>	<b>Maintenance Obligation</b>
Road Ways Winter Maintenance	Pavement Area (sq. m)	\$ -
Sidewalk Winter Maintenance	Sidewalk Area (sq. m)	\$ -
Streetlights	Streetlighting (ea)	\$ -
Storm Pond Inspection	#	\$ 154.21
Park Maintenance - Community Park	# and Park Area (ha.)	\$ -
Park Maintenance - Neighbourhood Park	# and Park Area (ha.)	\$ -
Park Maintenance - Village Square	# and Park Area (ha.)	\$ -
<b>TOTAL MAINTENANCE OBLIGATION</b>		<b>\$ 154.21</b>

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## **SCHEDULE 'F'**

### **ELECTRICAL DISTRIBUTION AND STREET LIGHTING SYSTEMS**

Schedule "F" (Electrical distribution and street lighting systems) is covered in a separate agreement with Oakville Hydro Electricity Distribution Inc

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## SCHEDULE 'G'

### DRAINAGE AND EROSION CONTROL

**WORK TO BE DONE:**

Construct sedimentation and erosion control measures and appurtenances. The works are to be performed in accordance with the engineering drawings prepared by Rand Engineering.

**SPECIFICATIONS:**

All work is to be performed in accordance with the latest revised Town of Oakville Standard Drawings and Specifications as of the date of the agreement.

Siltation & Erosion Control	\$ 590,000.00
15% Contingency and Engineering	\$ <u>88,500.00</u>
<b>TOTAL OWNER'S ESTIMATED COST</b>	<b>\$ 678,500.00</b>

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## SCHEDULE 'H'

### LANDSCAPING AND FENCING

#### WORK TO BE DONE:

All fencing, grading, sodding, seeding, planting and pathway works as shown on the plans prepared by NAK Design Strategies

#### SPECIFICATIONS:

All work is to be performed according to the latest Town of Oakville Standard Drawings and Specifications as of the date of the agreement.

#### WORKS ON BEHALF OF TOWN:

NHS Trail Works	\$150,000.00
10% Construction contingency	\$15,000.00
10% Consulting allowance	\$16,500.00
Town's contingency allowance	\$8,500.00
<b>TOTAL COST OF WORKS ON BEHALF OF TOWN</b>	<b>\$190,000.00</b>

#### Notes:

- 1) **The Owner will be reimbursed for these works in the year(s) and upset limit of the year(s) that the project is funded in an approved capital budget.**

#### OWNER'S COST:

Stormwater Pond Landscaping	\$195,000.00
Edge Management Planting	\$11,000.00
Fencing (Chainlink)	\$30,000.00
15% Contingency	\$35,400.00
<b>TOTAL OWNER'S COST</b>	<b>\$ 271,400.00</b>

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## SCHEDULE 'I'

### **NOTES:**

Words indicating proposed uses in this schedule are intended to be descriptive only and are not intended to limit the use of the land in the hands of the Town.

All Block numbers refer to the latest draft "M" plan filed with the Town unless otherwise indicated.

1. **For Public Streets**  
None
2. **For Open Space: (NHS)**  
Blocks 3 & 5
3. **For Parks:**  
None
4. **For 0.30m Reserves:**  
None
5. **For Storm Water Management Pond:**  
Blocks 1 & 2
7. **For Town Servicing Blocks:** None
8. **Blanket easement in favor of Town for Pond access**  
Block 6
9. **Easements to be conveyed to the Town (access and drainage/servicing) :**  
Parts 1-7 over Blocks 6,9 & 10 on Draft\_R-Plan prepared by Rady-Pentek & Edward Surveying Ltd File no. 16147r02
10. **Easements to be conveyed to the Town (Acoustic Fence) :** None
11. **Easements to be conveyed to the Town for access to Natural Heritage System :**  
Block 4
12. **For Town Road widening:** None

**Note:** Block 11 is a street widening for the MTO (Province of Ontario)

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## SCHEDULE 'J'

### SUMMARY OF FINANCIAL OBLIGATIONS

#### **SERVICES TO BE SECURED**

Roads, sidewalks and sitework	Schedule 'B'	<b>\$1,403,000.00</b>
Storm sewers	Schedule 'C'	<b>\$2,742,750.00</b>
Drainage and erosion control	Schedule 'G'	<b>\$ 678,500.00</b>
Pond Landscaping and fencing	Schedule 'H'	<b>\$ 271,400.00</b>
<b>TOTAL TOWN SERVICES TO BE SECURED</b>		<b>\$5,095,650.00</b>

SUPERVISION TOWN SECURED– SECTION 21 – 5.5% of \$5,095,650.00	\$280,260.75
HST No. R121742456 (13%)	\$ 36,433.90
<b>TOTAL CASH PAYMENT</b>	<b>\$ 316,694.65</b>

#### **OTHER ITEMS TO BE PAID IN CASH**

Street Light Energization (\$100/light fixture)	\$ N/A
Street Signs (Developer to supply and install per Town specification)	\$ N/A
Subdivision Maintenance Charge, per Schedule 'D'	\$ 154.21
<b>TOTAL OTHER ITEMS TO BE PAID IN CASH</b>	<b>\$ 154.21</b>

#### **OTHER ITEMS TO BE SECURED**

Schedule K Landscaping	\$ 190,000.00
Garbage security	\$ 20,000.00
Subdivision Signage	\$ 8,000.00
Street Cleaning security	\$ 0.00
Open space protection security	\$ 75,000.00
<b>TOTAL OTHER ITEMS TO BE SECURED</b>	<b>\$ 293,000.00</b>



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## SCHEDULE 'K'

### WORKS ON BEHALF OF TOWN:

NHS Trail Works	\$150,000.00
10% Construction contingency	\$15,000.00
10% Consulting allowance	\$16,500.00
Town's contingency allowance	\$8,500.00
<b>TOTAL COST OF WORKS ON BEHALF OF TOWN</b>	<b>\$190,000.00</b>

### Notes:

- 1) **The Owner will be reimbursed for these works in the year(s) and upset limit of the year(s) that the project is funded in an approved capital budget.**

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## SCHEDULE 'L1'

### CONDITIONS TO BE SATISFIED PRIOR TO REGISTRATION OF THE PLAN

The following is a summary of those conditions contained within the first 21 pages of this agreement that related to conditions to be satisfied prior to the registration of this plan.

#### LAND FOR MUNICIPAL PURPOSES

- 14 (5) Except as herein otherwise provided, all conveyances must be deposited with the Clerk of the Town with the plan number left blank, before the Town gives approval to the plan for registration and the Clerk is authorized to insert the plan number when the plan has been registered.
- (6) Prior to registration of this Agreement, the Owner will provide postponements from all encumbrances so that this Agreement shall have priority over them.

#### 15. PAYMENT OF TAXES AND LOCAL IMPROVEMENT RATES

- (1) The Owner must pay the current year's taxes (if levied) otherwise all advance instalments payable thereon, and all arrears of taxes outstanding against the property in the plan before the Town approved the plan for registration.
- (2) The Owner will commute all local improvement rates outstanding against the property comprised in the plan before the Town gives approval of the plan for registration.

#### 19. FINANCIAL REQUIREMENTS

- (1) As security for the construction and installation of services and for the other obligations of the Owner under this Agreement, the Owner will deposit with the Town before the plan is released for registration, security for performance in an amount equal to one hundred percent of the Owner's share of the estimated cost of such services as set out in Schedule "J" in the form of:
- (a) a cash deposit with the Town, or
- (b) an unconditional irrevocable Letter of Credit in a form acceptable to the Town Treasurer or Deputy Treasurer from a chartered bank also acceptable to the Town Treasurer or Deputy Treasurer, expressed to be pursuant to this Agreement and payable to the Town at any time or in part from time to time, upon the certificate of the Engineer that the Owner is in default under this Agreement.
- (2) With regard to the electrical distribution system and street lighting, the Owner shall enter into a separate agreement with Oakville Hydro and provide securities directly to Oakville Hydro.

#### 21. SUPERVISION COST TO TOWN

The Owner will pay to the Town a sum equal to five point five percent of the Owner's share of the actual cost of all the services as shown in Schedule "J" for the services of the Town excluding the street lighting and electrical distribution system, but including processing of plans and supervision of works. This amount must be paid before the Town releases the plan for registration, subject to an adjustment or refund to the Owner in accordance with subsection (3) of Section 29 of this Agreement. No supervision fee shall be payable to the Town in respect of any of the works described in Schedule "K".

#### 31. OTHER PROVISIONS

- (1) The Owner will, before the plan is released for registration, provide to the Town a schedule of lot widths at a distance of 7.5 metres from the front lot line and of lot areas which schedule shall be accompanied by the certificate of an Ontario Land Surveyor that the Town's zoning by-laws have been complied with.
- (4) (b) Every application for a building permit under subsection 5(1) of this Agreement will show all individual trees on the plot plan whether part of a wood lot or not. The grade elevation (existing and proposed) at the base of each tree will be shown taking into consideration the necessary protective measures to accommodate the lot drainage. The plan will show those trees which are considered necessary and desirable to remove. No trees shall be removed for the purpose of construction without the approval of the Director of Parks and Open Space. All trees required to be preserved shall be protected during building operations to the satisfaction of the Director of Parks and Open Space including the area required for the stockpiling of excess earth within the plan of subdivision, and the Owner will not call for the issue of a building permit for any lot until all trees to be preserved on the lot have been satisfactorily protected in accordance with the standards established by the Town of Oakville. The Tree Preservation Plan will be implemented to the satisfaction of the Director of Parks and Open Space prior to the registration

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- (9) The Owner will, until all buildings to be erected on every block within the plan have been occupied, ensure that the lots and blocks do not become unsightly by the accumulation of garbage, debris or builder's waste. As security that it will comply with this subsection the Owner will, before the plan is released for registration, deposit with the Town by cash or chartered bank unconditional irrevocable Letter of Credit the amount shown in Schedule "J". The Town may, if the Owner has not cleaned up any such lot or block or twenty-four hours written notice from the Engineer, enter on and clean up the block, charging the cost to the security deposited under this subsection. The balance of the security remaining shall be refunded to the Owner when the last building on the plan has been occupied or when the roads and services in the plan are assumed by by-law, whichever occurs first. Burning of garbage and debris is permitted only with the written approval of the Fire Chief of the Town of Oakville.
- (2d) design, construct and have in operation all necessary flood control structures prior to the registration;
- (2f) Submit the final clearance fee to Conservation Halton, pursuant to the Region of Halton's Memorandum of Understanding, immediately prior to registration of the draft plan (note: if the development is phased, each phase will require a separate clearance fee);
- (27) The owner hereby covenants and agrees to deliver to the Town following materials (hereinafter in this section referred to as the "Materials" within the times herein provided:
- I. Prior to registration of the Plan:
- i. a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (hereinafter referred to as the "Dedicated Lands"); and
  - ii. a table in form and content acceptable to the Town, and certified by the Owner's Engineer, setting out all materials constructed for the Town, the dates of their estimated respective installation, together with certification of their fair market values at installation, including contract administration and supervision costs, all engineering and design works costs.
- (30) The owner agrees to provide digital copies of the draft M-plan to Halton Region and the Town of Oakville, prior to registration of the plan. (SC)
- (34) The Owner shall ensure that the stormwater management facilities (Pond 23), outfall and associated storm infrastructure for Star Oak North 2 are constructed, certified, stabilized and operational prior to registration to the satisfaction of the Town, Conservation Halton and Ministry of Transportation.

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## SCHEDULE 'L2' CLEARANCE OF LOTS FOR BUILDING

The following is a summary of those conditions contained within the first 21 pages of this agreement that relate to conditions to be satisfied prior to the issuance of building permits. No building permit for any residential dwelling unit until this Agreement is registered.

### 5 BUILDING LOT REQUIREMENTS

- (5) By reason of circumstances pertaining to the lots listed in Schedule "L", action as therein indicated is required before building permits will be issued for those lots.

### 17 DRAINAGE AND EROSION CONTROL WORKS

- (3) No building permit shall be granted for a lot abutting on any such diversion, regrading, bridging or culverting or through which it passes until all work is completed to the satisfaction of the Engineer.

### 20 DEVELOPMENT CHARGES

- (1) The Owner will pay a development charge to the Town, in accordance with the Town of Oakville Development Charge By-Laws, as amended by O.M.B. Order, for each unit to be built within the Plan upon the issuance of the building permit for such unit. The amounts to be paid shall be in accordance with the development charges in effect when the building permit is issued and the amount of any increase shall be paid if a building permit is allowed to expire and there is an increase before a new permit is taken out. The Owner charges each lot on the plan with payment of the proper sums appropriate to it in accordance with this section. Payment shall be made before a building permit is issued. Upon payment of all amounts charged against the lot by this Agreement, the Town will give a release of the lot from this and any other charge hereunder in registerable form.

- 27 The first building permit will not be issued within a Service Area until the Director of Building Services has assurance from the Town Engineer that all vacant lots and blocks with the Plan have been cleared of debris.

### 29 MISCELLANEOUS

- (1) Before the issue of a building permit for any lot, the Owner will supply the Town with a set of geodetic benchmarks on all streets in the subdivision.
- (17) Except as herein otherwise provided, no building permit shall be granted for any lot until the Owner has installed curbs, gutters (or the curb base if extruded curbs are being used) and base course of asphalt in accordance with the Town's standards. The Owner will not require the issuance of a building permit for any lot until all services are completed including stormwater facilities which must be constructed, operational and approved by the Town.
- (18) No building permits shall be released until the joint use Hydro, Bell and Cable TV service, street light poles and fixtures, have been installed, inspected, approved and commissioned to the satisfaction of the Oakville Hydro Electricity Distribution Inc. and by Bell Canada. The Owner will convey to Bell Canada any easements required of Bell Canada for telecommunication services required for the subdivision prior to plan assumption without compensation.
- (22) The Owner will not require the issuance of a building permit for a building upon any lot until it first meets on site with the builders and the Engineer respecting road obstructions and cleaning and site cleanliness.

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## SCHEDULE 'M'

### Special Provisions

The provision of this Schedule “M” form part of the Residential Subdivision Agreement (the “Agreement”) to which this schedule is appended. In the event of a conflict between any provisions of the Agreement and this Schedule “M”, the provisions of this Schedule “M” shall prevail.

NOTE: Draft Plan Conditions are identified at the end of the condition by a number eg (44); and Standard Conditions of the Town of Oakville are denoted by (SC)

- (1) In addition to the requirements of Section 3 'PLANS' of the agreement, the Owner shall provide the plans and material set out in Schedule “N”.
- (2) The Owner agrees to complete the following to the satisfaction of the Town of Oakville and/or Conservation Halton:
  - (a) prepare and implement a detailed stormwater management report to the satisfaction of the Conservation Halton and the Town of Oakville; (SC)
  - (b) prepare and implement an engineering report identifying erosion control requirements on-stream, and outlining siltation controls required prior to and during the construction of the subdivision to the satisfaction of the Conservation Halton and the Development Engineering Department;(SC)
  - (c) all blocks for which there are no immediate building permit applications be graded, seeded, and maintained to the satisfaction of the Development Engineering Department; (SC)
  - (d) design, construct and have in operation all necessary flood control structures prior to the registration; (SC)
  - (e) storm sewerage, lot grading and street grading must be in conformity with the Town of Oakville's Storm Drainage Policies and Criteria Manual and to the satisfaction of the Planning Services Department in accordance with the Development Engineering Procedures and Guidelines Manual; (SC)
  - (f) submit the final clearance fee to Conservation Halton, pursuant to the Region of Halton’s Memorandum of Understanding, immediately prior to registration of the draft plan (note: if the development is phased, each phase will require a separate clearance fee); (SC)
- (3) The Owner is required to enter into a separate agreement with Oakville Hydro. Notwithstanding anything in the following clauses in this agreement
  - 1 INTERPRETATION - (a) and (c);
  - 2 MUNICIPAL SERVICES - (3), (a), (b), (c) and (d);
  - 3 PLANS - (1);
  - 9 WORKS TO BE CONSTRUCTED ON BEHALF OF THE TOWN SCHEDULE 'K' - A (e) and E (2); and
  - Schedule 'F'

In the event of actual conflict between the provisions of the Hydro agreement and the portions of the above noted clauses addressing the obligations of the Owner with respect to matters under the authority of Oakville Hydro, the Oakville Hydro agreement shall prevail. **It is also acknowledged that no Hydro securities are being taken by the Town under this agreement. (SC)**

- (4) The Owner is hereby advised that prior to commencing any work within the plan, the developer must confirm that sufficient wire-line communication/telecommunication infrastructure is currently available within the proposed development to provide communication/telecommunication service to the proposed development. In the event that such infrastructure is not available, the developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the developer elects not to pay for such a connection to and/or extension of the existing infrastructure, the developer shall be required to demonstrate to the municipality that sufficient alternative communication/telecommunication infrastructure are available within the proposed

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- development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management (i.e. 911 Emergency Services). (SC)
- (5) The Owner agrees that during construction when various items of municipal infrastructure are not properly supervised by the Owner's consulting Engineer or not constructed to approve municipal standards, the Town may advise the Owner, in writing, that the maintenance (warranty) period of the works may be extended to a period deemed by the Town. (SC)
  - (6) The owner agrees that no structures will be built /constructed on any of its lands until adequate services are available including adequate water pressure to the satisfaction of the Town's Fire Department (SC)
  - (7) The Owner agrees to provide a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville.(SC)
  - (8) If the Town, in its sole discretion, determines that the Owner has been chronically in default of its obligations pursuant to this agreement, it shall have the right, but not the obligation, to appoint an inspector or inspectors to monitor the manner in which the Owner is fulfilling its obligations hereunder on a day to day basis, and to charge the costs of such inspectors against the securities posted by the Owner hereunder. As such securities are drawn upon, the Owner will deliver fresh securities to the Town to maintain the amounts herein provided. If during the extended maintenance/warranty period, the infrastructure fails to perform at the level expected by the Director of Development Engineering, (using reasonable judgement), the Owner will be directed to undertake necessary remedial works to improve the quality of the infrastructure and thus its ability to perform. The Owner covenants and agrees that he is responsible for all required signage on the various blocks which are part of this plan of subdivision and further, that in the event that the Town installs any signs on the Owners behalf, the Owner agrees to reimburse the Town for the supply, erection and relocation of appropriate signs which depict land uses and other information on the subject and adjacent land including notices relating to the bussing of children until the school sites are available and developed (SC)
  - (9) The Owner acknowledges that public safety requires the maintenance of effective public street and traffic signage throughout the whole time that construction is taking place within the Plan. Accordingly, the Owner hereby covenants and agrees that signage, as required by the Town's Engineer, will be promptly, erected and will be rigorously monitored and maintained. Any signage destroyed, knocked down or in any way obstructed or compromised will, throughout the construction period and until Assumption of the Subdivision, be repaired, replaced, re-erected or otherwise rendered effective by and at the Owner's expense, and without delay. Recognizing the importance to the public of rectification of signage problems and defects in a timely manner, the Owner further covenants and agrees that it will, within twenty-four hours of being advised of the need for signage rectifications of whatsoever sort, perform such rectifications in an effective and workmanlike manner. (SC)
  - (10) The Owner covenants and agrees to use its best reasonable efforts to minimize noise disturbance to persons residing within the Plan or within proximity to the Plan while construction is ongoing therein. Without limiting the generality of the foregoing, the Owner hereby undertakes to operate heavy machinery, vehicles and equipment only during such hours of the day as the Town's Engineer, acting reasonably, shall specify in writing. (SC)
  - (11) The Owner hereby covenants and agrees to conduct its building operations in such manner, and to employ all such dust suppression techniques, materials and equipment as are available, to prevent airborne dust from being deposited upon lands and buildings outside the Plan, and upon occupied lands and buildings within the Plan (hereinafter referred to as "Adjacent Properties"). If, in the unfettered opinion of the Town's Engineer, dust generated by operations within, or otherwise originating from, the Development has impacted upon Adjacent Properties, such Adjacent Properties shall be cleaned forthwith by, or at the expense of the Owner, in a good and workmanlike manner, failing which the Town may, but shall not be obliged to, arrange for a third party to do such cleaning and the Owner covenants and agrees to reimburse the Town therefore forthwith upon demand, failing which the Town may have recourse to the Securities lodged with it pursuant to this agreement or otherwise. (SC)
  - (12) The Owner covenants and agrees to ensure that earth and debris from construction on the Land are not tracked on the Town streets outside of the Land. All trucks making deliveries to, or taking materials from, the Land shall be adequately covered and reasonably loaded so as not to scatter refuse, earth or debris on Town or other adjacent property. Further, the Owner will ensure that streets, roadways, pathways and laneways within the Land are at all times clear of earth, debris and building materials. If earth, debris and building materials are allowed to accumulate on any streets, roadways, pathways or laneways whether inside or outside of the Land, and the Owner fails to clean the said streets and remove the debris and

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materials the Town may, but shall not be obliged to, do such work itself whereupon the Owner covenants and agrees to reimburse the Town therefore forthwith upon demand and, failing which, the cost of any work done or ordered to be done by the Town shall be charged first against the Securities and when the Securities are exhausted, against any other securities lodged with the Town pursuant to this Agreement. Provided, however, that on each occasion that the Securities are drawn down, the Owner shall forthwith thereafter provide replacement Securities in like amount. (SC)

- (13) The owner agrees to ensure that during the servicing stage of the subdivision that all efforts to minimize the generation of dust are undertaken and that the builders are made aware of the need to suppress the generation of dust during the house building operations. The owner agrees to respect the presence of the abutting existing residents, especially those with pools. (SC)
- (14) The Owner hereby covenants and agrees to submit to the Engineer for his or her approval, prior to any marketing, promotional or advertising signage (hereinafter referred to as "Marketing Signage") being erected by the Owner, or by any builder subsequently acquiring a Lot or Lots within the subdivision, a sign master plan document showing number, size, content, appearance and location of all Marketing Signage intended to be employed by the Owner or builder in connection with the Development. Only such Marketing Signage as shall have been approved, in writing, by the Engineer and which complies in all respects with the Town Sign By-law, as the same may be amended from time to time, may be erected or displayed. (SC)
- (15) In the event that Oakville Town Council approves a new standard form subdivision agreement with new holdback provisions subsequent to the registration of the subject plan, the holdback provisions of this agreement may be administered in a manner consistent with holdback provisions of new subdivision agreement. (SC)
- (16) The Owner shall agree to prepare and implement to the satisfaction of the Town a complete Composite Utility Plan showing all features that occupy space within the public streets, inclusive of all utilities (hydro, telecom, gas), fire hydrants, street trees, streetlights poles, driveway locations, cycling facilities, sidewalks, pedestrian walkways, community mailboxes, pavement markings and on-street parking spaces.

The owner further agrees to provide notice to prospective purchasers upon the completion and approval of the above grade Composite Utility Plan showing the location of all community facilities to the satisfaction of town staff and that this plan be made available in the Sales Office.

The Owner shall be entirely responsible for implementation of the plan including all financial costs. (SC)

- (17) The Owner agrees not to store any materials upon any park or open space block without written approval from the Parks & Open Space Department. (SC)
- (18) The Owner acknowledges that assumption of the works identified in Schedule "H" will not be granted until all warrantees have expired (SC)
- (19) The Owner agrees to temporarily fence all lands being used on a temporary basis for staging, material storage, office trailers, etc. or any activities that are not directly related to the development of those lands. Furthermore any blocks that are subject to further approvals (e.g. site plan) shall be securely fenced off and gated to deter public entry and inappropriate activities (e.g. garbage deposit, children playing etc.). (SC)
- (20) That the owner agrees not to remove or disturb any trees on the subject property without the approval from the Town. (SC)
- (21) That the owner implement the approved tree preservation plan to the satisfaction of the Town of Oakville prior to the issuance of a site alteration permit and/or prior to receiving approval from the Town to pre-service the subject phase of development.(SC)
- (22) That the owner removes the invasive species on the subject property and prepares a landscape plan that includes non-invasive species, to the satisfaction of Conservation Halton and the Town of Oakville. (SC)
- (23) The Owner shall provide \$100,000 subject to applicable indexing from January 11, 2015 (7 years from approval of the North Oakville East Secondary Plan) towards restoration/enhancement works in Core 8 North Area and Core 8 South Area as described in paragraph 4 of Minutes of Settlement between the Town of Oakville, Conservation Halton, and the Owner dated August 13, 2007. The payment shall be provided to the Town of Oakville consistent with the provisions of paragraph 4 of the Minutes of Settlement.

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- (24) The Owner agrees to submit the required monitoring plans and completes a minimum of a full year of baseline monitoring in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and Town of Oakville.
- (25) The Owner agrees to prepare an operations, maintenance and monitoring program the stormwater management facilities to the satisfaction of the Town of Oakville and Conservation Halton, including low impact development (LID) measures if required
- (26) The owner acknowledges that the securities are a blanket security and the individual amounts assigned to specific works, or classes of works with Schedule 'J' are for the convenience of the parties only, and do not limit the Town's ability to retain or have recourse the entire amount of the Securities for any purpose authorized by this agreement. (SC)
- (27) The owner hereby covenants and agrees to deliver to the Town following materials (hereinafter in this section referred to as the "Materials" within the times herein provided:
- a. Prior to registration of the Plan:
- i. a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (hereinafter referred to as the "Dedicated Lands"); and
  - ii. a table in form and content acceptable to the Town, and certified by the Owner's Engineer, setting out all materials constructed for the Town, the dates of their estimated respective installation, together with certification of their fair market values at installation, including contract administration and supervision costs, all engineering and design works costs.
- I. Prior to Acceptance for Maintenance:
- i. updated table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands dedicated to the Town pursuant to this agreement, including rights of way (hereinafter referred to as the "Dedicated Lands"); and
  - ii. updated table in form and content acceptable to the Town, and certified by the Owner's Engineer, setting out all materials constructed for the Town, the dates of their respective installation, together with certification of their fair market values at installation, including contract administration and supervision costs, all engineering and design works costs where not previously certified.
- II. Prior to Assumption of the Plan:
- i. updated table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands dedicated to the Town pursuant to this agreement, including rights of way (hereinafter referred to as the "Dedicated Lands") and not previously certified; and
  - ii. updated table in form and content acceptable to the Town, and certified by Engineer or Appraiser as applicable, setting out all materials constructed for the Town, the dates of their respective installation, together with certification of their fair market values at installation, including contract administration and supervision costs, all engineering and design works costs where not previously certified. (SC)
- (28) The Owner agrees that notwithstanding the provisions of Clause 19(3), the Town may, at its sole discretion, require the securities posted pursuant to this agreement to be retained, in whole, or in part, or additional securities to be posted by the Owner for rectification or warranty of any outstanding works to be constructed under this agreement as a condition of the assumption of the plan. (SC)
- (29) The owner, their successors and assigns are hereby notified the Development Charges of the Town of Oakville are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued. (SC)
- (30) The owner agrees to provide digital copies of the draft M-plan to Halton Region and the Town of Oakville, prior to registration of the plan. (SC)
- (31) The owner agrees that blasting will not be permitted without written consent from the Town. (SC)



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- (32) The Owner agrees to provide maintenance fees as set out in Schedule 'D'.
- (33) The owner agrees and acknowledges that access to the stormwater management pond will be via a blanket easement over block 6. This includes access for maintenance, monitoring, repairs, pond cleaning etc.
- (34) The Owner shall ensure that the stormwater management facilities (Pond 23), outfall and associated storm infrastructure for Star Oak North 2 are constructed, certified, stabilized and operational prior to registration to the satisfaction of the Town, Conservation Halton and Ministry of Transportation.
- (35) That the Owner prepares and implements a **Soil Management Plan** (to be used for sites generating soil/fill material) and/or a **Fill Management Plan** (to be used for sites receiving fill material) in accordance with the document '*Management of Excess Soil – A Guide for Best Management Practices*' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan.
- (36) That the Owner submits the required **monitoring plans** and **completes a minimum of a full year of baseline monitoring** in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and Town of Oakville.
- (37) That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on all commercial, Natural Heritage and park blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System or park block prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage or park blocks at locations to be determined by the Town. The Owner is to maintain these signs in good, readable condition until such time as the land is developed.
- (38)

That the Owner shall provide a **construction phasing and sequencing plan** to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the EIR/FSS and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:

- a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"
  - interim and/or permanent transit streets are to be built first
  - the Owner is encouraged to construct housing on transit streets first, where practical
  - roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases
  - permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations.
- (39) Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.
- (40) That the owner acknowledge and agree that no development is permitted on Block 8 until the lands are rezoned, including the submission of a final and completed EIR/FSS in support of the rezoning application, and all associated works are secured and/or completed.
- (41) That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on all walkway, park and open space blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the open space block prior to registration. The Owner agrees to install signs on all frontages of the park blocks at locations to be determined by the Town. The Owner is to maintain these signs in good, readable condition until such time as the land is developed.
- (42) That the Owner submits **grading plans** for all lots and blocks that back onto the natural heritage system and stormwater management block to the satisfaction of Conservation Halton and Town of Oakville.

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- (43) That the Owner agrees that no fill from the site may be dumped on or off-site in an area regulated by a Conservation Authority without the prior written permission of the applicable Conservation Authority.
- (44) That the Owner prepares and implements a Soil Management Plan (to be used for sites generating soil/fill material) and/or a Fill Management Plan (to be used for sites receiving fill material) in accordance with the document 'Management of Excess Soil – A Guide for Best Management Practices' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan.
- (45) That the Owner erects a suitable temporary barrier to work fence prior to and during construction or re-grading along the rear of blocks adjacent to the Natural Heritage System.
- (46) That the Owner shall have an **Environmental Audit** undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville and Regional Municipality of Halton. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, stormwater management facilities, parks and the natural heritage system.
- (47) The Owner shall ensure that the temporary sediment and erosion control pond for Pond 23 be completed to the satisfaction of the Town of Oakville and Conservation Halton, or undertake additional analyses to support the diversion of drainage to a temporary location not contemplated by the EIR/FSS to the satisfaction of the Town of Oakville and Conservation Halton.
- (48) That the Owner shall provide a **certificate signed by the surveyor** and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town
- (49) That the Owner shall **dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority** free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.

Lands to be dedicated to the Town of Oakville include, but are not limited to:

- a) Stormwater Management (Blocks 1 and 2); and
- b) Natural Heritage System (Block 3 & 5).

Lands to be dedicated to the Regional Municipality of Halton include, but are not limited to:

- a) any lands that are part of the subject property and have been identified as required for the **future widening and/or realignment of William Halton Parkway** (Street 1), as identified in the New North Oakville Transportation Corridor Class EA Study and/or New North Oakville Transportation Corridor/William Halton Parkway Design Project, to the Regional Municipality of Halton for the purpose of road right-of-way widening, realignment and future road improvements;
  - b) **daylight triangles** measuring 15m along **William Halton Parkway** and 15m along all road intersections (full movement and right-in/right-out) to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements; and
  - (c) **daylight triangles at William Halton Parkway at Sixth Line (Roundabout)**, according to dimensions shown on the William Halton Parkway Design Project drawings, to the Regional Municipality of Halton for the purpose of right-of-way widening and future road improvements
- (50) That the Owner agrees to pay for and install all required **temporary signage** as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed.
  - (51) The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information package** to be available in the sales office and to be provided to all prospective purchasers. The information package must include information regarding parking and parking programs should be included in this strategy and package. Information regarding

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- where and when on-street parking is allowed, the town's parking programs, the town's parking contact information and webpage link, and the approved parking plan should be included as well. The homeowner's information booklet shall be supplied by the Town and entirely financed by the Owner.
- (52) That the Owner prepares and implements, at no cost to the Town of Oakville, a **landscape restoration and enhancement plan for the stormwater management facility (Pond 23)** to the satisfaction of the Town of Oakville and Conservation Halton in accordance with Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.
- (53) That the Owner shall provide all necessary **access easements** required by the Town of Oakville **over Block 4** to permit access to the adjacent Natural Heritage System blocks for purposes including, but not limited to, maintenance and a public trail crossing.
- (54) That the Owner agrees to implement the applicable **Minutes of Settlement / Agreements** (i.e. North Oakville Master Parkland Agreement) with the Town of Oakville to the satisfaction of the Town
- (55) That the Owner agrees to construct stormwater management facilities according to the approved plans and reports for this subdivision. Additionally the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.
- (56) That the Owner implements a monitoring program to the satisfaction of the Town and Conservation Halton for Erosion and Sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails within the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.
- (57) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond will occur at an above average rate compared to the rate for a stabilized condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner's Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemize such items which the Owner will be required to remediate prior to the assumption.
- (58) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.
- (59) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town's discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.

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- (60) That the Owner install a 1.2 metre high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) blocks 153, 154, and 155 and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / parkland / stormwater management facility (where applicable) Blocks 153, 154, and 155 to the satisfaction of the Planning Services Department, Development Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.
- (61) That the Owner implements a monitoring program to the satisfaction of the Town and Conservation Halton for Erosion and Sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails within the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.
- (62) That the Owner shall prepare and implement at no cost to the Town, a landscape, restoration and enhancement plan for the stormwater management facility to the satisfaction of the Development Engineering Department, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards and Conservation Halton's landscaping guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.
- (63) That the Owner agrees to design and implement an amphibian eco-passage under the private driveway in Block 158 to the satisfaction of Conservation Halton and the Town of Oakville. Note: block numbering per Draft plan block numbering.
- (64) That the Owner agrees to design, implement, and monitor on-site Low Impact Development (LID) controls on Blocks 159, 160, 161 and 167 as presented in the Low Impact Development (LID) Options Memo prepared by RAND Engineering, dated June 30, 2015, and set out in the approved EIR/FSS, in accordance with the LID Technical Guide, CVC 2010 and CVC Stormwater Management and Low-Impact Development Monitoring and Performance Assessment Guide, 2015 to the satisfaction of Conservation Halton and the Town of Oakville. Note: block numbering per Draft plan block numbering.
- (65) Further, that the Owner agrees to provide a final and approved design for the LID controls and associated monitoring program prior to Final Site Plan Approval to the satisfaction of the Town of Oakville and Conservation Halton.
- (66) That the Owner agrees to provide and implement a Stormwater Management Pond Monitoring Program which fully outlines the monitoring requirements and procedures for Pond 23 to the satisfaction of Town of Oakville Development Engineering Department and Conservation Halton.
- (67) That the Owner agrees to provide and implement an Operations and Maintenance Plan for Pond 23.
- (68) That the Owner agrees to pay \$100,000 (subject to applicable indexing) towards **restoration/enhancement works in Core 8 North Area and Core 8 South Area** as described in paragraph 4 of Minutes of Settlement between the Town of Oakville, Conservation Halton, and the Owner dated August 13, 2007. The payment shall be provided to the Town of Oakville, or Conservation Halton if so directed by the Town of Oakville, consistent with the provisions of paragraph 4 of the Minutes of Settlement. Note: This was paid as part of Star Oak Phase 1.
- (69) That the Owner provide for the **movement of animal species across Block 158** in accordance with the directions established in the Town's Subwatershed Study and to the satisfaction of Conservation Halton and the Town of Oakville, as per the *Minutes of Settlement amongst the Town, HRCA and Star Oak/Mel-Oak, August 17, 2007*. Note: block numbering per Draft plan block numbering.
- (70) That the Owner shall revise/update/complete all of the **Environmental Impact Report / Functional Servicing Studies (EIR/FSS)** applicable to the Star Oak North 2 area, including

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- any associated addendums and response documents, to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton; and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums (inclusive of all transportation infrastructure – roads, transit, pedestrian, cycling and trails) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.
- (71) That the Owner prepares and implements, at no cost to the Town of Oakville, a landscape restoration and enhancement plan for the stormwater management facility (Pond 23) to the satisfaction of the Town of Oakville and Conservation Halton in accordance with Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.
- (72) The Owner shall ensure that the stormwater management facilities (Pond 23), outfall and associated storm infrastructure for Star Oak North 2 are constructed, certified, stabilized and operational in accordance with Ministry of Transportation and Town approved engineering drawings, MOECC Environmental Compliance Approval (ECA) and Conservation Halton permits to the satisfaction of the Town, Conservation Halton and Ministry of Transportation.
- (73) The Owner agrees to prepare an **operations, maintenance and monitoring program** for all stormwater management facilities, including low impact development (LID) measures, LID pilot projects and SWM pond (Pond 23). The monitoring plan must be prepared in accordance with the North Oakville SWM Pond Monitoring Guidelines and Low-Impact Development Monitoring and Performance Assessment Guide (CVC, 2015) to the satisfaction of the Town of Oakville and Conservation Halton. The Owner further agrees the Town may enter the lands (Star Oak North 2) through Town easements and perform maintenance and/or rehabilitation of the SWM Pond and/or LID features should the Owner fail to maintain the LIDs in accordance with the approved operations, maintenance and monitoring program. The Owner agrees to pay any construction costs plus administration costs incurred by the Town resulting from the Owners failure to maintain the LID features. The owner acknowledges and agrees that easements may be required within the development blocks for Low Impact Development (LID) purposes and are required for achieving water quality and erosion control targets. These easements shall be identified through the siteplan process for any and all blocks and will be constructed and maintained by the owners in perpetuity. Wording for such easements shall be included in the siteplan agreements as the blocks are developed.
- (74) That the Owner agrees to construct **stormwater management facilities** according to the approved plans and reports for this subdivision. Additionally the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.
- (75) The Owner agree to **monitor the approved LID pilot project** in accordance with the Town-approved stormwater management monitoring program.
- (76) The Owner acknowledges that work completed on behalf of the Town shall not exceed the estimated values contained within the subdivision agreement, that works required by Conservation Halton in excess of Town development charge standards shall not be reimbursed by the Town, and that the Town will not accept any further progress certificates relating to the Schedule 'K' works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the town may not be reimbursed until funded in the Town's approved capital budget. (SC)
- (77) That the Owner acknowledges that all **works** which are the responsibility of the Owner to complete, shall be subject to general construction observation by **a licensed Professional Engineer of the Province of Ontario** with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time staff on site during

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- construction activities to obtain the required “as constructed” field information, and to ensure general compliance to the best of his/her professional knowledge with the approved drawings and the Town and Region’s Current Construction and Design Standards.
- (78) The conditions of draft approval, attached hereto as Appendix ‘A’ and ‘B’ are hereby incorporated into, and form part of, this agreement, *mutatis mutandis*. To the extent that the provisions of Appendices A and B deal with matters dealt with elsewhere in this agreement, dual compliance will be required, with any conflicts to be resolved to the satisfaction of the Engineer (SC)

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## APPENDIX ‘A’- CONDITIONS OF DRAFT PLAN APPROVAL

**NOTE: The Lot and Block numbers refer to in this appendix are based on the ‘Draft Plan’ numbering and may be different from the Registered version of the plan**

The conditions applying to the approval of the final draft plan for registration are as follows:

No.	<p style="text-align: center;"><b>CONDITIONS TO BE MET PRIOR TO PRE-GRADING, PRE-SERVICING AND FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 1</u> &amp; <u>STAR OAK NORTH 2</u></b></p>	<p style="text-align: center;"><i><b>CLEARANCE AGENCY</b></i></p>
1.	<p>The Owner shall provide \$100,000 subject to applicable indexing from January 11, 2015 (7 years from approval of the North Oakville East Secondary Plan) towards <b>restoration/enhancement works in Core 8 North Area and Core 8 South Area</b> as described in paragraph 4 of Minutes of Settlement between the Town of Oakville, Conservation Halton, and the Owner dated August 13, 2007. The payment shall be provided to the Town of Oakville consistent with the provisions of paragraph 4 of the Minutes of Settlement.</p>	<p>OAK(DE) CH</p>
2.	<p>Prior to a decision or site alteration, servicing or grading of the site, the Owner shall carry out a <b>heritage resource assessment (archaeological survey)</b> of the plan of subdivision and if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport. The Owner shall provide Halton Region with a copy of the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport regarding the heritage resource assessment(s).</p>	<p>MTCS RMH (LPS)</p>
3.	<p>That the Owner shall conduct a survey of the property to identify all existing wells and private septic systems related to the former use of the lands. The Owner further agrees to <b>decommission any existing wells and private septic systems</b> in accordance with Ministry of Environment Guidelines prior to commencing the development of these lands to the satisfaction of the Region’s Development Project Manager.</p>	<p>RMH (LPS)</p>
4.	<p>That the Owner shall have an <b>Environmental Audit</b> undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville and Regional Municipality of Halton. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, stormwater management facilities, parks and the natural heritage system.</p>	<p>OAK (DE) RMH (LPS)</p>

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5.	That the Owner submits the required <b>monitoring plans</b> and <b>completes a minimum of a full year of baseline monitoring</b> in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and Town of Oakville.	CH OAK (DE) RMH (LPS)
6.	That the Owner submit phasing plans and necessary supporting documentation/analysis that considers <b>interim conditions</b> and impacts to the Natural Heritage System (NHS).	CH OAK (DE) RMH (LPS)
7.	That the Owner obtains a <b>permit from Conservation Halton</b> , pursuant to <b>Ontario Regulation 162/06</b> , for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
8.	That the Owner agrees that no fill from the site may be dumped on or off-site in an area regulated by a Conservation Authority without the prior written permission of the applicable Conservation Authority.  That the Owner further agrees to <b>not stockpile any soil or material on Block 150 (Village Square)</b> without prior written permission from the Parks and Open Space Department.	OAK (DE, POS) CH
9.	That the Owner prepares a <b>Tree Preservation Plan</b> for any tree removal required within the boundaries of the Natural Heritage System (NHS). Refer to Conservation Halton's Landscaping and Tree Preservation Plan Guidelines for additional information.	CH RMH (LPS)
10.	That the Owner submits <b>grading plans</b> for all lots and blocks that back onto the natural heritage system and stormwater management block to the satisfaction of Conservation Halton and Town of Oakville.	CH RMH (LPS)
11.	That the Owner prepares and implements a report outlining <b>erosion and siltation controls measures</b> required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.	CH RMH (LPS)
12.	That the Owner erects a suitable <b>temporary barrier to work fence</b> prior to and during construction or re-grading along the rear of blocks adjacent to the Natural Heritage System.	CH OAK (DE) RMH (LPS)
13.	That the Owner prepares and implements a <b>Soil Management Plan</b> (to be used for sites generating soil/fill material) and/or a <b>Fill Management Plan</b> (to be used for sites receiving fill material) in accordance with the document ' <i>Management of Excess Soil – A Guide for Best Management Practices</i> ' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan.	CH OAK (DE)
14.	That the owner submit a functional design plan for the <b>urbanization of Burnhamthorpe Road</b> that should be based upon the cross-section provided as part of the approved Burnhamthorpe Road Character Study and Environmental Assessment to the satisfaction of the Engineering and Construction Department. The owner agrees to be financially responsible for such improvements, to which will be outlined as part of the subdivision agreement with the Town.	OAK (EC) OAK (DE)



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15.	That the Owner finalize and submit for approval a revised <b>Urban Design Brief</b> .	OAK (PS)
No.	<b>CONDITIONS TO BE MET PRIOR TO PRE-GRADING, PRE-SERVICING AND FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 1</u> ONLY</b>	<b>CLEARANCE AGENCY</b>
16.	The Owner shall ensure that the <b>temporary sediment and erosion control pond for Pond 27</b> be completed to the satisfaction of the Town of Oakville and Conservation Halton, or undertake additional analyses to support the diversion of drainage to a temporary location not contemplated by the EIR/FSS to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH RMH (LPS)
No.	<b>CONDITIONS TO BE MET PRIOR TO PRE-GRADING, PRE-SERVICING AND FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 2</u> ONLY</b>	<b>CLEARANCE AGENCY</b>
17.	The Owner shall ensure that the <b>temporary sediment and erosion control pond for Pond 23</b> be completed to the satisfaction of the Town of Oakville and Conservation Halton, or undertake additional analyses to support the diversion of drainage to a temporary location not contemplated by the EIR/FSS to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH RMH (LPS)
No.	<b>CONDITIONS TO BE MET PRIOR TO PRE- SERVICING AND FINAL APPROVAL / REGISTRATION FOR <u>STAR OAK NORTH 1</u> &amp; <u>STAR OAK NORTH 2</u></b>	<b>CLEARANCE AGENCY</b>
18.	That the Owner shall not install any municipal services on the site until the Owner has entered into a <b>Pre-servicing Agreement or Subdivision Agreement</b> with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK (DE)
19.	The Owner acknowledges in writing to Halton Region that until such time as a letter from the Region's Commissioner of Public Works has been received by the Owner confirming that the <b>delivery of the Regional water and wastewater services to the subject property</b> will occur within one year, that no units within this plan of subdivision can be marketed or offered for sale and no agreements of purchase and sale can be entered into.	RMH (LPS)
20.	That the Owner is required to submit a revised <b>Functional Servicing Study</b> outlining in detail the proposed servicing of both the internal and external watermain and wastewater systems required to service this subdivision to Halton Region's Development Project Manager, Regional Legislative and Planning Services Department for review and approval. The FSS is to be revised prior to engineering drawing submission to include water modelling of the watermain system for this subdivision that addresses secondary watermain connections, flows, pressures, dead-end watermains and watermain sizing under interim and ultimate conditions.	RMH (LPS)

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21.	That the Owner prepares and submits <b>Stormwater Management Plans</b> in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DE) CH
<b>No.</b>	<b>CONDITIONS TO BE MET PRIOR TO PRE- SERVICING AND FINAL APPROVAL / REGISTRATION FOR <u>STAR OAK NORTH 1</u> ONLY</b>	<b>CLEARANCE AGENCY</b>
22.	The Owner shall design a <b>stormwater pilot project</b> to the satisfaction of the Town of Oakville and Conservation Halton that shall: a) b) c) estimate the future maintenance requirements of a bioretention LID measure that supports street trees; and d) compare stormwater retention of the LID measure to the standard street tree and discuss the possible implications on the stormwater management pond detention time and runoff volume to Provincially Significant Wetlands #17 and #74.	OAK (DE) CH
23.	That any <b>outstanding drainage diversion exchange issues</b> affecting these lands be resolved to the satisfaction of Conservation Halton and Town of Oakville staff.	OAK (DE) CH
24.	That the owner implements any <b>modifications to the draft plan resulting from the drainage diversion exchange</b> through red line revision application to the satisfaction of Conservation Halton and Town of Oakville.	OAK (DE) CH RMH (LPS)
25.	The Owner shall submit a final <b>Drainage Area Exchange</b> document for review and approval to the satisfaction of Conservation Halton and Town of Oakville.	OAK (DE) CH
26.	That the Owner will provide an <b>estimate of tree pit retention</b> to the satisfaction of Conservation Halton and the Town of Oakville. This estimate will be used to approximate the potential reduction in runoff volumes to Pond 27. If an acceptable reduction in flows cannot be demonstrated, additional mitigation may be required.	OAK (DE) CH
27.	That the Owner will provide an <b>assessment of the proposed infiltration and bio-retention measures and functions within Pond 27</b> , to the satisfaction of Conservation Halton and the Town of Oakville. The assessment will include an estimate of the potential reduction in runoff volumes downstream of Pond 27 including the flow volumes to PSW 17 and 74. If an acceptable reduction in flows cannot be demonstrated, additional mitigation may be required.	OAK (DE) CH
28.	That the Owner agrees to ensure (in conjunction with the Owner of Petgor Phase 2 (24T-12011)) that the <b>infiltration and bio-retention measures within Pond 27</b> (and any other mitigation measures, if applicable) are implemented to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DE) CH

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No.	CONDITIONS TO BE MET PRIOR TO PRE- SERVICING AND FINAL APPROVAL / REGISTRATION FOR <u>STAR OAK NORTH 2</u> ONLY	<i>CLEARANCE AGENCY</i>
29.	The Owner shall obtain all applicable <b>permits from the Ministry of Transportation</b> for the construction of Pond 23.	MTO
	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 1</u> & <u>STAR OAK NORTH 2</u>	<i>CLEARANCE AGENCY</i>
30.	The Owner agrees to provide an updated <b>Phase I ESA Report</b> , together with a letter of reliance, current within 18 months of final approval of the subject applications, to the satisfaction of Halton Region. Depending on the results of the Phase I ESA updated, additional reports may be required.	RMH (LPS)
31.	That the Owner obtains a <b>permit from Conservation Halton</b> , pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alternations or realignments, and watercourse crossings.	CH
32.	The Owner shall prepare a <b>detailed engineering submission</b> to be submitted to the Regional Development Project Manager for review and approval for all internal and external works required to service this subdivision prior to the preparation of the Regional subdivision agreement.	RMH (LPS)
33.	That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that: <ul style="list-style-type: none"> <li>a) sufficient <b>Water and Wastewater Plant capacity</b> exists to accommodate this development; and,</li> <li>b) sufficient <b>storage and pumping facilities</b> and associated infrastructure relating to both water and wastewater are in place.</li> </ul>	RMH (LPS)
34.	That the Owner design and construct to substantial completion (or secure through an agreement) all of the following to the satisfaction of Halton Region's Development Project Manager to satisfy the phasing policies in Section 7.9.2 c) i) of the North Oakville East Secondary Plan: <ul style="list-style-type: none"> <li>a) a <b>local watermain on Burnhamthorpe Road</b> from Sixth Line to the eastern limit of the subject property;</li> <li>b) a <b>local watermain on Sixth Line</b> to service the townhouse blocks adjacent to this street;</li> <li>c) a <b>local sanitary sewer on Burnhamthorpe Road</b> from Sixth Line to the eastern limit of the subject property; and</li> <li>d) a minimum 375mm dia. <b>sanitary sewer on Sixth Line</b> from the construction limit of the Region's William Halton Parkway project southward to Burnhamthorpe.</li> </ul>	RMH (LPS) OAK (PS)

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35.	That the Owner design and construct to substantial completion (or secure through an agreement) a 400mm dia. <b>watermain on Sixth Line</b> from the construction limit of the Region’s William Halton Parkway project southward to Burnhamthorpe Road as required by the Area Servicing Plan for the North Oakville East Secondary Plan and as also required as per the Region of Halton’s policy for the Design and Construction of Development Charges Projects by the Development Industry to satisfy the phasing policies in Section 7.9.2 c) i) of the North Oakville East Secondary Plan. The Owner will be responsible for paying all costs associated with these works. The Region will make reimbursement for the cost of the works when the appropriate funding is in place as per the policy.	RMH (LPS) OAK (PS)
36.	That the Owner is required to fund, design and construct any <b>interim and/or temporary watermains</b> required to provide sufficient secondary watermain connections and proper watermain looping to this subdivision in easements within this plan of subdivision and/or external to the property to the satisfaction of Halton Region’s Development Project Manager. The Owner is further required to decommission these temporary watermains once additional water connections and/or looping of the watermain system can be established in the future.	RMH (LPS)
37.	That the owner prepare and agree to <b>implement the following studies</b> to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): <ul style="list-style-type: none"> <li>• Traffic Impact Study including any required updates</li> <li>• Traffic and Parking Management Plan</li> <li>• Transit Facilities Plan</li> <li>• Street Signage and Pavement Marking Plan</li> <li>• Functional Design Study</li> <li>• Composite Utility Plan</li> <li>• Noise Study</li> </ul>	OAK (DE, T) RMH (LPS)
38.	That all <b>public streets</b> within the subdivision be named to the satisfaction of the Planning Services Department and Engineering and Construction Department and in accordance with <b>Street Names for Public Roads</b> procedure.	OAK (PS, EC)
39.	The Owner shall prepare and submit a <b>noise assessment study</b> by a qualified noise consultant for the proposed development. The study must be completed as per Halton’s Noise Abatement Policy. The final study, its assumptions and recommendations must be to the satisfaction of the Region’s Transportation Services Section.	RMH (LPS)
40.	That the Owner shall provide confirmation to the satisfaction of the Town’s Finance Department that <b>all outstanding property taxes and outstanding debts</b> have been paid prior to plan registration.	OAK (F)
41.	That the Owner shall provide the Town with a <b>letter from the Trustee</b> confirming that the Owner is in compliance with the Cost Sharing Agreement and s.4.7 of the North Oakville East Master Parkland Agreement prior to the release for registration of each phase of the plan of subdivision.	OAK (F)
42.	That the Owner pays any <b>outstanding review fees</b> to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.	CH

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43.	That the Owner shall submit the <b>final clearance fee</b> to Conservation Halton, pursuant to the Halton Region’s Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
44.	The Owner shall distribute in a manner satisfactory to the Town a <b>communication strategy and information package</b> to be available in the sales office and to be provided to all prospective purchasers. The information package must include information regarding parking and parking programs should be included in this strategy and package. Information regarding where and when on-street parking is allowed, the town’s parking programs, the town’s parking contact information and webpage link, and the approved parking plan should be included as well. The homeowner’s information booklet shall be supplied by the Town and entirely financed by the Owner.	OAK (DE)
45.	That the Owner shall <b>install information signs</b> , not less than 2 metres by 3 metres, on all commercial, Natural Heritage and park blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System or park block prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage or park blocks at locations to be determined by the Town. The Owner is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (POS/DE)
46.	<p>That the Owner shall select a <b>control architect</b> who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following:</p> <ul style="list-style-type: none"> <li>i. control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties;</li> <li>ii. he control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;</li> <li>iii. he control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction;</li> <li>iv. he control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review; and,</li> <li>v. he control architect will discuss with Town staff any identified issues</li> <li>vi. he control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing.</li> </ul>	OAK (PS)
47.	The Owner shall submit <b>elevation drawings and typical lotting plans</b> for all models on lots not subject to Site Plan Approval to Planning Services Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.	OAK (PS)

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48.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of <b>Community Mail Boxes (CMB) as required by Canada Post Corporation</b> , prior to registration of the plan.	CP
49.	That the Owner shall provide Union Gas Limited the <b>necessary easements and/or agreements required by Union Gas Limited</b> for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.	UG
50.	The Owner shall confirm that <b>sufficient wire-line communication / telecommunication infrastructure</b> is currently available within the proposed development to provide communication / telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the communication / telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).	BC / Cogeco
51.	The Owner agrees that should the development be phased, the Owner shall submit a <b>phasing plan</b> prior to final approval of the first phase for review and approval to the satisfaction of the Regional Municipality of Halton, Conservation Halton and the Town of Oakville. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks, including the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports.	RMH (LPS) CH OAK (PS, DE)

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52.	<p>That the Owner shall provide a <b>construction phasing and sequencing plan</b> to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the EIR/FSS and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:</p> <ul style="list-style-type: none"> <li>• contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"</li> <li>• interim and/or permanent transit streets are to be built first</li> <li>• the Owner is encouraged to construct housing on transit streets first, where practical</li> <li>• roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases</li> <li>• permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations.</li> </ul> <p>Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.</p>	<p>OAK (DE)                  OAK (T)                  RMH (LPS)</p>
53.	<p>That the Owner agrees that <b>should the development be phased</b>, a copy of the phasing plan shall be submitted prior to final approval to the Halton District School Board and the Halton Catholic 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.</p>	<p>HDSB                  HCDSB</p>
54.	<p>That the Owner enter into a standard form <b>subdivision agreement</b> to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, homeowner warning clauses, urbanization of Burnhamthorpe Road, etc.</p>	<p>OAK (PS, DE)</p>
55.	<p>That the Owner shall provide a <b>certificate signed by the surveyor</b> and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town.</p>	<p>OAK (DE)</p>

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56.	<p>That the Owner provides <b>digital copies of the registered plan of subdivision</b> in AutoCAD 2012 or later version with the following coordinate system UTM Zone 17 NAD 83 to the Regional Municipality of Halton and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan.</p> <p>Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment - may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.</p> <p>Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.</p>	OAK (DE) RMH (LPS) CH
57.	<p>That the Owner shall provide the Town, together with the final plan, a list of <b>lot and block widths, depths and areas</b> prepared by an Ontario Land Surveyor, to ensure all lot and blocks meet or exceed the minimum requirements of the approved Zoning By-law. The Owner shall agree to revise the draft plan as required in order to comply with all provisions of the approved Zoning By-law.</p>	OAK (Z)
58.	<p>That prior to registration of the plan, the Owner's surveyor shall submit to the Town <b>horizontal co-ordinates of all boundary monuments</b>. These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Engineering and Construction Department.</p>	OAK (EC)
59.	<p>The Owner shall enter into a <b>subdivision agreement</b> and satisfy all requirements, financial and otherwise, of <b>The Regional Municipality of Halton</b>, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands.</p>	RMH (LPS)
60.	<p>That the Owner agrees that <b>warning clauses</b> shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high water pressures within the subdivision.</p>	RMH (LPS)
61.	<p>The Owner shall submit to the Planning Services Department <b>six (6) folded copies of the final draft plan of subdivision</b> along with applicable <b>Land Registry Office J form</b> for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.</p>	RMH (LPS) OAK (PS)



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No.	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 1</u> ONLY	CLEARANCE AGENCY
62.	The Owner shall register all <b>Star Oak North 1 lands together within a single phase of registration</b> to the satisfaction of the Town of Oakville.	OAK (DE) OAK (PS)
63.	That the Owner shall revise/update/complete all of the <b>Environmental Impact Report / Functional Servicing Studies (EIR/FSS)</b> applicable to the Star Oak North 1 area including any associated addendums and response documents to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton; and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums (inclusive of all transportation infrastructure – roads, transit, pedestrian, cycling and trails) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (DE) CH RMH (LPS)
64.	The Owner shall ensure that the <b>stormwater management facilities, outfall and associated storm infrastructure</b> on the <b>Petgor Phase 2</b> (24T-12011) draft plan of subdivision and <b>associated storm infrastructure</b> on <b>EMGO</b> (24T-12012) draft plan of subdivision to service the <b>Star Oak</b> (24T-13002) draft plan of subdivision are <b>constructed, certified, stabilized, and operational</b> in accordance with Town-approved engineering drawings, MOECC Environmental Compliance Approval (ECA) and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH
65.	The Owner agrees, and shall ensure, that the portions of <b>Petgor, Phase 2</b> (24T-12011) and <b>EMGO</b> (24T-12012) draft plans of subdivision which include the stormwater management pond, outfall and other associated storm infrastructure to service the <b>Star Oak</b> (24T-13002) draft plan of subdivision <b>are contained within a registered plan of subdivision and in public ownership</b> , or alternative arrangement, to the satisfaction of the Town of Oakville.	OAK (DE) OAK (PS)
66.	The Owner agrees to prepare an <b>operations, maintenance and monitoring program</b> for all stormwater management facilities, including low impact development (LID) measures, LID pilot projects and SWM pond in partnership with Argo Developments (EMGO) and Mattamy Homes (Petgor Phase 2) whose drainage contributes to the future SWM pond on Mattamy's Lands (Pond 27) and East Morrison Creek (Main Branch). The monitoring plan must be prepared in accordance with the North Oakville SWM Pond Monitoring Guidelines and Low-Impact Development Monitoring and Performance Assessment Guide (CVC, 2015) to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH
67.	The Owner shall prepare a <b>stormwater management monitoring program</b> for the stormwater management pond and LID pilot project to the satisfaction of the Town and Conservation Halton.	OAK (DE) CH

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68.	<p>That the Owner shall <b>dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority</b> free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.</p> <p>Lands to be dedicated to the Town of Oakville include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Streets 2 to 7;</li> <li>b) Laneways A to C;</li> <li>c) Village Square (Block 150);</li> <li>d) Sidewalk (Block 164) – no parkland credit will be granted for this block with respect to the Master Parkland Agreement;</li> <li>e) Natural Heritage System (Block 157);</li> <li>f) Sixth Line road widening (Block 152);</li> </ul> <p>Lands to be dedicated to the Regional Municipality of Halton include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Any lands within 12m of the centre line of the original 66-foot right-of-way of <b>Burnhamthorpe Road (Regional Road 27)</b> that are part of the subject property to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements; and</li> <li>b) A <b>daylight triangle</b> measuring 15m along <b>Burnhamthorpe Road (Regional Road 27)</b> and 15m along <b>Sixth Line</b> to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</li> </ul>	OAK (DE, L) RMH (LPS)
69.	<p>The Owner acknowledges that development of this plan of subdivision and the development of plans of subdivision of other land owners in the area including but not limited to EMGO (24T-12012) and Petgor – Phase 2 (24T-12011) are mutually dependent. The Owner shall cooperate with such landowners and shall provide a coordinated approach for the orderly construction of such works to the satisfaction of the Town.</p>	OAK (PS) OAK (DS)
70.	<p>That the Owner shall enter into a <b>servicing agreement with the Region of Halton</b>, to be registered on title to the <b>Blocks 165 and 166</b>, which agreement shall require the Owner to enter into a further servicing agreement if, at such time as the EIR/FSS for the JC7 Subcatchment Area is completed, the said EIR/FSS identifies any contribution of flows from Blocks 165 and 166 to downstream storm sewers, stormwater ponds, upgrades to Trafalgar Road (Regional Road 3) and/or other works. This second servicing agreement shall require the Owner to fund the cost of such works, including the design, construction and contract administration of these works, in accordance with the recommendations of the EIR/FSS for the JC7 Sub-catchment Area, all to the satisfaction of the Region, the Town of Oakville and the Halton Region Conservation Authority. However, should the EIR/FSS for the JC7 Sub-catchment Area not identify any contribution of flows from Blocks 165 and 166 to downstream storm sewers, stormwater ponds, upgrades to Trafalgar Road (Regional Road 3) and/or other works, no such further servicing agreement shall be required.</p>	RMH (LPS)

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No.	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/REGISTRATION FOR <u>STAR OAK NORTH 2</u> ONLY	CLEARANCE AGENCY
71.	The Owner shall register all <b>Star Oak North 2 lands together within a single phase of registration</b> to the satisfaction of the Town of Oakville.	OAK (DE)
72.	That the Owner shall revise/update/complete all of the <b>Environmental Impact Report / Functional Servicing Studies (EIR/FSS)</b> applicable to the Star Oak North 2 area, including any associated addendums and response documents, to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton; and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums (inclusive of all transportation infrastructure – roads, transit, pedestrian, cycling and trails) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (DE) CH RMH (LPS)
73.	The owners of blocks 159 to 161, 167, 168 (Employment Blocks) provide any and all <b>easements</b> necessary to implement the Town-approved stormwater management strategy in accordance with the final Sixteen Mile Creek EIR/FSS to the satisfaction of the Town of Oakville.	OAK (DE) OAK (PS)
74.	The Owner agrees to prepare an <b>operations, maintenance and monitoring program</b> for all stormwater management facilities, including low impact development (LID) measures, LID pilot projects and SWM pond (Pond 23). The monitoring plan must be prepared in accordance with the North Oakville SWM Pond Monitoring Guidelines and Low-Impact Development Monitoring and Performance Assessment Guide (CVC, 2015) to the satisfaction of the Town of Oakville and Conservation Halton. The Owner further agrees the Town may enter the lands (Star Oak North 2) through Town easements and perform maintenance and/or rehabilitation of the SWM Pond and/or LID features should the Owner fail to maintain the LIDs in accordance with the approved operations, maintenance and monitoring program. The Owner agrees to pay any construction costs plus administration costs incurred by the Town resulting from the Owners failure to maintain the LID features.	OAK (DE) CH
75.	That the Owner prepares and implements, at no cost to the Town of Oakville, a <b>landscape restoration and enhancement plan for the stormwater management facility (Pond 23)</b> to the satisfaction of the Town of Oakville and Conservation Halton in accordance with Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (DE) CH
76.	The Owner shall ensure that the stormwater management facilities (Pond 23), outfall and associated storm infrastructure for Star Oak North 2 are constructed, certified, stabilized and operational in accordance with Ministry of Transportation and Town approved engineering drawings, MOECC Environmental Compliance Approval (ECA) and Conservation Halton permits to the satisfaction of the Town, Conservation Halton and Ministry of Transportation, and that the Owner agrees to install storm sewer infrastructure within 12 months of draft plan registration as per the approved ECA to the satisfaction of the Town.	OAK (DE) CH
77.	That the Owner shall <b>dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority</b> free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory	OAK (DE, L) RMH (LPS)

# Appendix C – Subdivision Agreement

	<p>to the Town, Region or other authority.</p> <p>Lands to be dedicated to the Town of Oakville include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Stormwater Management (Blocks 153 and 154); and</li> <li>b) Natural Heritage System (Blocks 155 and 156).</li> </ul> <p>Lands to be dedicated to the Regional Municipality of Halton include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) any lands that are part of the subject property and have been identified as required for the <b>future widening and/or realignment of William Halton Parkway</b> (Street 1), as identified in the New North Oakville Transportation Corridor Class EA Study and/or New North Oakville Transportation Corridor/William Halton Parkway Design Project, to the Regional Municipality of Halton for the purpose of road right-of-way widening, realignment and future road improvements;</li> <li>b) <b>aylight triangles</b> measuring 15m along <b>William Halton Parkway</b> and 15m along all road intersections (full movement and right-in/right-out) to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements; and</li> <li>c) <b>aylight triangles at William Halton Parkway at Sixth Line (Roundabout)</b>, according to dimensions shown on the William Halton Parkway Design Project drawings, to the Regional Municipality of Halton for the purpose of right-of-way widening and future road improvements.</li> </ul> <p>Lands to be dedicated to the Ministry of Transportation include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Block 168</li> </ul>	
78.	<p>That the Owner shall provide all necessary <b>access easements</b> required by the Town of Oakville <b>for Block 158</b> to permit access to the adjacent Natural Heritage System blocks for purposes including, but not limited to, maintenance and a public trail crossing.</p>	<p>OAK (PS)                  OAK (DE)                  OAK (POS)                  CH</p>
79.	<p>That the Owner is required to fund the <b>local watermain, sanitary sewers and storm culvert crossing on the new William Halton Parkway and Sixth Line</b> that is to be designed and constructed as part of the Region's road project R2263D and as per the recommendations of the approved Regional Council Report LPS05-16 to the satisfaction of Halton Region's Development Project Manager.</p>	<p>RMH (LPS)</p>
80.	<p>The Owner is required to enter into a <b>Servicing Agreement</b> with the Region of Halton for the local watermain, sanitary sewers and storm culvert crossing on the new William Halton Parkway and Sixth Line that is to be designed and constructed as part of the Region's road project R2263D as per the recommendations of Regional Council Report LPS05-16.</p>	<p>RMH (LPS)</p>

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81.	That the Owner is required to fund a <b>400mm dia. watermain on Sixth Line</b> that is to be designed and constructed as part of the Region's road project R2263D as per the recommendations of the approved Regional Council Report LPS05-16 and as also required as per the Region of Halton's policy for the Design and Construction of Development Charges Projects by the Development Industry. The Owner will be responsible for paying all costs associated with these works. The Region will make reimbursement for the cost of the works when the appropriate funding is in place as per the policy.	RMH (LPS)
82.	That the Owner shall enter into a <b>servicing agreement with the Region of Halton</b> , to be registered on title to the <b>Blocks 165 and 166</b> , which agreement shall require the Owner to enter into a further servicing agreement if, at such time as the EIR/FSS for the JC7 Subcatchment Area is completed, the said EIR/FSS identifies any contribution of flows from Blocks 165 and 166 to downstream storm sewers, stormwater ponds, upgrades to Trafalgar Road (Regional Road 3) and/or other works. This second servicing agreement shall require the Owner to fund the cost of such works, including the design, construction and contract administration of these works, in accordance with the recommendations of the EIR/FSS for the JC7 Sub-catchment Area, all to the satisfaction of the Region, the Town of Oakville and the Halton Region Conservation Authority. However, should the EIR/FSS for the JC7 Sub-catchment Area not identify any contribution of flows from Blocks 165 and 166 to downstream storm sewers, stormwater ponds, upgrades to Trafalgar Road (Regional Road 3) and/or other works, no such further servicing agreement shall be required.	RMH (LPS)

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	<b>CLOSING CONDITIONS</b>	<b>CLEARANCE AGENCY</b>
1.	Prior to signing the final plan for <u>Star Oak North 1</u> lands the <b>Director of Planning Services</b> shall be advised that all applicable conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK (PS)
2.	Prior to signing the final plan for <u>Star Oak North 2</u> lands the <b>Director of Planning Services</b> shall be advised that all applicable conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK (PS)
3.	Prior to signing the final plan for <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>Ministry of Transportation</b> that condition 29 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) MTO
4.	Prior to signing the final plan for <u>Star Oak North 1</u> lands the Director of Planning Services shall be advised by the <b>Regional Municipality of Halton</b> that conditions 2, 3, 4, 5, 6, 9, 10, 11, 12, 16, 19, 20, 24, 30, 32, 33, 34, 35, 36, 37, 39, 51, 52, 56, 59, 60, 61, 63, 68 and 70 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) RMH (LPS)
5.	Prior to signing the final plan for <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>Regional Municipality of Halton</b> that conditions 2, 3, 4, 5, 6, 9, 10, 11, 12, 17, 19, 20, 30, 32, 33, 34, 35, 36, 37, 39, 51, 52, 56, 59, 60, 61, 72, 77, 79, 80, 81 and 82 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) RMH (LPS)
6.	Prior to the signing of the final plan for <u>Star Oak North 1</u> lands the Director of Planning Services shall be advised by <b>Conservation Halton</b> that conditions 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 16, 21, 22, 23, 24, 25, 26, 27, 28, 31, 42, 43, 51, 56, 63, 64, 66, and 67 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
7.	Prior to the signing of the final plan for <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by <b>Conservation Halton</b> that conditions 1, 5, 6, 7, 8, 9, 10, 11, 12, 13, 17, 21, 31, 42, 43, 51, 56, 72, 74, 75, 76 and 78 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
8.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>Halton District School Board</b> that condition 53 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) HDSB
9.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>Halton Catholic District School Board</b> that condition 53 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
10.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>telecommunications provider</b> that that condition 50 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) BC

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11.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by <b>Canada Post</b> that condition 48 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
12.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by the <b>Ministry of Tourism, Culture and Sport</b> that condition 2 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) MTCS RMH (LPS)
13.	Prior to signing each of the final plans for <u>Star Oak North 1</u> or <u>Star Oak North 2</u> lands the Director of Planning Services shall be advised by <b>Union Gas</b> that condition 49 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG
	<b>All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being April 26, 2020.</b>	OAK (PS)
	<b>Approved by Ontario Municipal Board Memorandum of Oral Decision Delivered by David L. Lanthier on April 26, 2017 and Order of the Board.</b>	
	<b>Red Lined: December 9, 2019</b>	
	<b>Mark H. Simeoni, MCIP, RPP</b> <b>Director of Planning Services</b> (Authority by By-law 1998-272)	

### LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas

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## NOTES:

1. That the Owner shall obtain a **site alteration permit** under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilization, grading and seeding of non-development blocks.
2. Payment of cash-in-lieu of parkland in accordance with the applicable by-law will be payable prior to the first building permit issuance in accordance with the provisions of Section 42 of the *Planning Act*.
3. The required payments and contributions for water, wastewater and roads are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the Single-Detached Equivalents are being reserved for the Owner.
4. The Owner will also be required to pay all other applicable Regional development charges prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case the road portion of the Regional development charges are payable upon execution of the agreement. Please visit our website at [www.halton.ca](http://www.halton.ca) to obtain the most current development charge information, which is subject to change.

Disclaimer: It is the Owner's responsibility to ensure that all applicable payments and development charges for the Single-Detached Equivalents being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

5. The Owner should obtain authorization from the Department of Fisheries and Oceans (DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
6. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
7. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary
8. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work pursuant to **the Lakes and Rivers Improvement Act**, where a dam or blockage of the watercourse is proposed, where necessary.



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## MATTERS TO BE DEALT WITH IN THE SUBDIVISION AGREEMENT OR THROUGH TOWN STANDARDS

**Town File Numbers: 24T-13002(1215)  
 Draft Plan Dated: February 27, 2017**

This approval applies to draft plan of subdivision (24T-13002) prepared by KLM Planning Partners Inc. dated February 27, 2017 illustrating Lots and Blocks. The conditions applying to the approval of the final draft plan for registration are as follows:

	<b>CONDITIONS FOR INCLUSION IN SUBDIVISION AGREEMENTS (TOWN and/or HALTON REGION) <u>FOR ALL LANDS</u></b>	<b>CLEARANCE AGENCY</b>
1.	That the owner acknowledge and agree that <b>no development is permitted on Blocks 165 and 166</b> until the lands are rezoned, including the submission of a final and completed EIR/FSS in support of the rezoning application, and all associated works are secured and/or completed.	OAK (DE, PS) CH RMH (LPS)
2.	The Owner shall agree that <b>pre and post development storm water flows</b> from the site to the existing drainage system on Trafalgar Road (Regional Road No. 3) and Burnhamthorpe Road (Regional Road No. 27) are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system on this roadway, to the satisfaction of Halton Region's Development Project Manager.	RMH (LPS)
3.	That the Owner agrees to pay \$100,000 (subject to applicable indexing) towards <b>restoration/enhancement works in Core 8 North Area and Core 8 South Area</b> as described in paragraph 4 of Minutes of Settlement between the Town of Oakville, Conservation Halton, and the Owner dated August 13, 2007. The payment shall be provided to the Town of Oakville, or Conservation Halton if so directed by the Town of Oakville, consistent with the provisions of paragraph 4 of the Minutes of Settlement.	OAK (PS)
4.	That the Owner provide for the <b>movement of animal species across Block 158</b> in accordance with the directions established in the Town's Subwatershed Study and to the satisfaction of Conservation Halton and the Town of Oakville, as per the <i>Minutes of Settlement amongst the Town, HRCA and Star Oak/Mel-Oak, August 17, 2007.</i>	OAK (PS) OAK (DE) OAK (POS) CH
5.	That the Owner ensures that there are no in or near water works undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNR) and Conservation Halton.	CH
6.	That the Owner agrees to not stockpile fill within 15 metres of a watercourse or stormwater management block without prior written approval by Conservation Halton.	CH
7.	That the Owner agrees that native non-invasive species shall be planted in accordance Conservation Halton Landscaping Guidelines for lands within and adjacent to all natural heritage systems, watercourses, and stormwater	CH

# Appendix C – Subdivision Agreement

	management facilities blocks and for all lands within Conservation Halton's regulated area.	
8.	<p>That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate <b>PSAB requirements</b> (hereinafter in this section referred to as the "Materials") within the times herein provided:</p> <p>a) Prior to registration of the Plan, a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (herein after referred to as the "Dedicated Lands");</p> <p>b) Prior to acceptance of Maintenance, a table in form and content acceptable to the Town, and certified by the Owner's Engineer, setting out all materials used in the Town's Work, the dates of their respective installation, together with certification of their fair market value at installation; and</p> <p>c) Prior to assumption of the Plan, updated certification by the aforementioned Ontario Land Surveyor, Owner's Engineer or Appraiser as applicable, of the Materials and their current fair market value in form and content acceptable to the Town, together with certification in the manner and by the persons set out herein of any works to be assumed by the Town and not previously certified.</p>	OAK (DE)
9.	The Owner agrees to submit progress reports for any <b>Development Charge reimbursable</b> items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge credits or other means, in a form satisfactory to the Town's Finance Department. The Owner further agrees to abide by the Town's requirements for matters dealing with Development Charge credits.	OAK (F)
10.	The Owner acknowledges that <b>work completed on behalf of the Town</b> shall not exceed the estimated values contained within the subdivision agreement and that the Town will not accept any further progress certificates relating to the Schedule 'K' works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the Town may not be reimbursed until funded in the Town's approved capital budget.	OAK (DE, F)
11.	In the event that required <b>subdivision land use and notice signage</b> becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner's behalf and the Owner shall reimburse the Town for such works.	OAK (DE)
12.	That the Owner agrees to <b>post acceptable securities</b> with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved engineering plans including the rehabilitation of any Natural Heritage System block or open space areas which may be disturbed during the development of the subdivision.	OAK (DE) CH RMH (LPS)
13.	The Owner agree to <b>post securities and implement the Town-approved LID pilot project</b> to the satisfaction of the town.	OAK (DE)
14.	The Owner agree to <b>monitor the approved LID pilot project</b> in accordance with the Town-approved stormwater management monitoring program.	OAK (DE)

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15.	That the Owner agrees to conduct a <b>survey of the static water level and quality of all wells</b> within 500 metres of the plan. The Owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
16.	That the Owner acknowledges that development shall be subject to full <b>municipal water and sanitary sewer services</b> to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
17.	That <b>easements</b> be provided for any <b>watermains and/or sanitary sewers</b> internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain and/or sanitary sewer protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel.	RMH (LPS)
18.	The Owner agrees to provide and install individual <b>pressure reducing valves (PRV)</b> , where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region’s Development Project Manager.	RMH (LPS)
19.	That the Owner agrees that occupancy of the units within this subdivision cannot proceed until all of the following are constructed and operational to the satisfaction of the Region’s Development Project Manager:  a) the proposed <b>sub-trunk sanitary sewer system</b> located on the adjacent subdivision lands to the south; and  b) the proposed <b>trunk watermain on Sixth Line</b> .	RMH (LPS)
20.	That the Owner agrees to pay for and install all required <b>temporary signage</b> as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed.	OAK (DE)
21.	That the Owner agrees to pay for and install all <b>permanent signage</b> within six (6) months of the first building occupancy as per the approved Traffic and Parking Management Plan. In the event that the Owner fails to install the permanent signage in the required timeframe the Town may carry out the work on behalf of the Owner, and will charge the Owner a 100% administration surcharge for all costs incurred by the Town in carrying out this work.	OAK (DE)
22.	All <b>roadways</b> are to be designed to Town of Oakville standards and partial roads within the draft plans are not permitted, unless other suitable arrangements are made with the Director of Development Engineering.	OAK (DE)
23.	In the event that <b>improvements along Sixth Line</b> are required by the applicant:  a) The Owner agrees to be financially responsible for any interim improvements to Sixth Line if any <b>interim improvements along the east side of Sixth Line</b> are included as part of the subdivision, including design and construction, which will be outlined as part of the subdivision agreement with the Town; OR  b) The Owner agrees to work with the Town if any <b>ultimate improvements along the east side of Sixth Line</b> are included as part of the subdivision, regarding design, construction and financial responsibility which will be	OAK (DE)

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	outlined as part of the subdivision agreement with the Town.	
24.	That the Owner shall submit a copy of the <b>approved sidewalk plan</b> , prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (DE) HDSB HCDSB
25.	That the Owner provides a <b>fire break plan</b> and other fire prevention measures, including maintaining fire department access during all phases of development, to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
26.	That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of <b>landscape plans</b> including planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities, inclusive of entrance locations; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Development Engineering and in accordance with the Town's Development Charges By-law. And further, that the Owner prepare a <b>facility fit plan</b> for any neighbourhood park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.	OAK (PS, DE, POS) RMH (LPS)
27.	That the Owner agrees at their cost to implement a <b>municipal tree planting program</b> for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, caliper and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable.	OAK (DE, POS)
28.	That the Owner agrees to submit prior to Assumption an <b>inventory of all boulevard trees</b> planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Development Engineering.	OAK (DE, POS)
29.	That the Owner warranty all <b>boulevard street trees and trees planted in open space areas</b> for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK (DE, POS)
30.	That the Owner agrees to <b>implement cycling and trails plans</b> in accordance with the North Oakville Trails Plan, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK (POS)
31.	That the Owner shall <b>install information signs</b> , not less than 2 metres by 3 metres, on all walkway, park and open space blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the open space block prior to registration. The Owner agrees to install signs on all frontages of the park blocks at locations to be determined by the Town. The Owner is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (PS)

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32.	The Owner agrees to pay for <b>electricity supplied to light the streets</b> in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK (DE)
33.	That the Owner <b>satisfies the telecommunications provider</b> with respect to their land requirements and agrees to permit all electrical and telecommunication providers who have signed the Town's access agreement to locate on the roads within the plan and that the Owner allow these services to connect to the buildings, all to the satisfaction of the Town.	OAK (DE)
34.	The Owner agrees to provide the <b>location of all Community Mail Boxes</b> on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
35.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This <b>temporary mail box</b> pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies.	CP
36.	That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the <b>telecommunication facilities</b> are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC/Cogeco
37.	That the Owner acknowledge its responsibility to up-front the cost of any extension to the <b>electrical distribution system</b> .	OH
38.	That <b>storm sewerage, lot grading and street grading</b> must be in conformity with the Town of Oakville's <b>Storm Drainage Policies and Criteria Manual</b> and to the satisfaction of the Development Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual.	OAK (DE)
39.	That the Owner agrees to <b>place topsoil on lots, boulevards and parkland</b> in accordance with approved Town standards.	OAK (DE, POS)
40.	That the Owner agrees to not store <b>construction materials</b> on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.	OAK (DE, POS)
41.	That the Owner agrees that <b>no fill</b> from the site may be dumped on or off-site in an area regulated by a Conservation Authority without the prior written permission of the applicable Conservation Authority.	CH
42.	That the Owner acknowledges that all <b>works</b> which are the responsibility of the Owner to complete, shall be subject to general construction observation by <b>a licensed Professional Engineer of the Province of Ontario</b> with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time staff on site during construction activities to obtain the required "as constructed" field information, and to ensure general	RMH (LPS) OAK (DE)

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	compliance to the best of his/her professional knowledge with the approved drawings and the Town and Region's Current Construction and Design Standards.	
43.	The Owner acknowledges that the Town may require <b>redline revisions</b> to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.	OAK (PS, DE)
44.	That the Owner agrees to submit a <b>Revised Planning Statistics Spreadsheet</b> to the satisfaction of Planning Services based upon the registration of M-Plans.	OAK (PS)
45.	That the Owner agrees to implement the applicable <b>Minutes of Settlement / Agreements</b> (i.e. North Oakville Master Parkland Agreement) with the Town of Oakville to the satisfaction of the Town.	OAK (PS) OAK (DE) CH
46.	The Owner shall agree to deposit <b>mylars and digital discs</b> (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town.	OAK (DE)
47.	That the Owner provides the Halton District School Board a <b>geo-referenced AutoCAD file of the draft M-plan</b> once all Lot and Block numbering configuration 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.	HDSB
48.	That the Owner shall place <b>public and educational signage within the stormwater management blocks</b> to identify the general operation of the stormwater management facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department.	OAK (DE)
49.	The Owner agrees to provide <b>notice to prospective purchasers</b> upon the completion and approval of the <b>Composite Utility Plan</b> showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (DE)
50.	That the Owner shall provide in each of the sales offices a <b>large coloured map</b> , not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning Services Department.	OAK (DE)
51.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact <b>Community Mail Box locations</b> prior to any house sales. Also that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery.	CP

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52.	<p>The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the <b>process to initiate mail delivery</b> for their new home address.</p>	CP
53.	<p>That the Owner agrees to place the following <b>notification in all offers of purchase and sale</b> for all lots and/or units and in the Town’s subdivision agreement to be registered on title:</p> <ul style="list-style-type: none"> <li>a) “Purchasers are advised that their properties are adjacent to lands which may be developed for <b>future residential, commercial, mixed commercial / residential, or employment uses.</b>”</li> <li>b) “Purchasers and/or tenants of lots or units in Blocks 128 and 129 are advised that they abut a <b>Walkway Block</b> which will allow for public access.”</li> <li>c) “Purchasers and/or tenants of lots or units adjacent to or near the Neighbourhood Park, Stormwater Management pond, or any other parkland and open space are advised that these parks and open spaces, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these areas, the Town may not carry out <b>routine maintenance</b> such as grass and weed cutting.”</li> <li>d) “Purchasers and/or tenants of lots or units adjacent to or near the Neighbourhood Park and servicing / walkway blocks are advised that these <b>open space areas</b> will be used for general active and passive public recreation and leisure uses, including but not limited to walkways (lit and unlit), bikeways, playgrounds, trails, sports field (lit or unlit), splash pad, visitor parking, and/or multi-use courts. In addition to daytime use, park facilities may be used in the evenings and on weekends.”</li> <li>e) “Purchasers and/or tenants of Blocks 159, 161, 162, 163, 165, 166 and 167 are advised that a <b>walkway</b> may abut the subject property consistent with the North Oakville East Trails Plan. During normal use of, and activity on, the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property.”</li> <li>f) “Purchasers and/or tenants for all lots adjacent to the <b>Natural Heritage System</b>, stormwater management pond and buffer blocks (Blocks 153 to 157), are advised that the Town reserves the right to install a public trail connection within these blocks. Further, purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited.”</li> <li>g) “Purchasers are advised that the Town of Oakville’s current <b>street tree planting standards</b>, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.”</li> <li>h) “Purchasers are advised that <b>winter maintenance</b> and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.”</li> <li>i) Purchasers and/or tenants are advised that the homeowner’s Builder is required to ensure the lot is graded to the approved lot grading plan and to</li> </ul>	<p>OAK (PS, DE, POS)                  CH                  RMH (LPS)                  HDSB                  HCDSB                  CP</p>

# Appendix C – Subdivision Agreement

	<p>have the lot grading certified prior to the reduction/release of any post lot grading securities. The Builder is to advise the purchaser once the lot has been graded to the approved plan and certification has been provided to the Town. The purchaser and/or tenant will be provided a period of time in which contest any grading issues. Should the purchaser not contest the grading certificate completed by the Builder, the purchaser will then assume full responsibility for the lot grading beyond that point. Purchasers are advised that they are not permitted to modify or alter the grading of their lot without prior written approval from the Town of Oakville. ”</p> <p>j) “Purchasers and/or tenants are advised that prior to the placement of any <b>structures in side and rear yards</b>, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”</p> <p>k) “Purchasers and/or tenants are advised that <b>private landscaping</b> is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption.”</p> <p>l) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of <b>swales and rear lot catch basins</b>.”</p> <p>m) “Purchasers are advised that any <b>unauthorized alteration of the established lot grading and drainage patterns</b> by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”</p> <p>n) “Purchasers are advised that the following street(s) in the area may be designated as <b>interim or permanent bus routes</b>, and that bus stops and shelters may be installed along the street(s): Street 1 and Street 2.</p> <p>o) “Purchasers and/or tenants are advised that home/business mail delivery will be from designated <b>Community Mail Boxes</b> and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales.</p> <p>p) “Purchasers are advised that the <b>schools</b> on sites designated for the Halton District School Board or Halton Catholic District School Board in the community are not guaranteed. Attendance in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.”</p> <p>q) “Purchasers are advised that <b>school buses</b> will not enter a cul-de-sac 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.”</p> <p>r) “Purchasers and/or tenants of lots in proximity to Sixth Line or Burnhamthorpe Road are advised that <b>noise attenuation barriers</b> may be located adjacent to the lot on public property and that no modifications or alterations are permitted to the noise attenuation structure.”</p> <p>s) Purchasers are advised that Village Squares will contain <b>children’s play equipment</b> that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Village Squares may also contain community mail boxes. Community Parks may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to community parks.”</p> <p>t) “Purchasers are advised that Town <b>Stormwater Management Ponds</b> will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p>	
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	<p>u) “Purchasers are advised that <b>driveway entrance widenings</b> or modifications will not be permitted where they impact on the availability of on-street parking space. Property Owners must take note of the available parking space on their own private lot and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable”</p> <p>v) “Purchasers are advised that <b>Catholic school accommodation</b> may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board.”</p> <p>w) “Purchasers are advised that North Oakville is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including <b>bus stops and bus shelters</b> may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>x) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent <b>public parking along municipal roads</b> except laneways adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent. Purchasers are also advised to review the parking plan for the subdivision and to educate themselves regarding the Town’s parking programs, including the North of Dundas on-street parking permits. Purchasers are further advised that on-street parking is prohibited, year round, from 2 a.m. to 6 a.m. unless a valid permit has been obtained.”</p> <p>y) “Purchasers are advised that there is the potential for <b>high water pressures</b> within the subdivision.”</p> <p>z) “Purchasers are advised that the precise location and extent of <b>layby parking along Sixth Line</b> has not been approved by the Town. In the event that layby parking is provided, the long term availability of such parking is not guaranteed.”</p> <p>aa) “Purchasers are advised that Sixth Line is a minor Arterial Road and as such will receive priority <b>winter services</b> (ploughing/ salting) at a frequency set out in the Town’s winter servicing standards. The frequency of snow ploughing on the roadway (through travel lanes) will differ from that of snow ploughing of the layby parking areas.”</p> <p>bb) “Purchasers are advised that <b>layby parking along Burnhamthorpe Road</b> is not guaranteed. In the event that layby parking is provided along Burnhamthorpe Road, the long term availability of such parking is not guaranteed.</p> <p>cc) “Purchasers are advised that the frequency of <b>snow ploughing on Burnhamthorpe Road</b> (through travel lanes) will differ from that of snow ploughing of the layby parking areas.</p> <p>dd) “Purchasers are advised that in the event layby parking is provided along Sixth Line and/or Burnhamthorpe Road, <b>parking restrictions</b> may be imposed within the <b>layby parking</b> areas to:</p> <ul style="list-style-type: none"><li>• limit the permitted duration of parking (current standard 3 hours or less);</li><li>• prohibit overnight parking (current standard between the hours</li></ul>	
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	<p style="text-align: center;">of 2 a.m. and 6 a.m., either all year or between November 15 and April 15); and/or</p> <ul style="list-style-type: none"> <li>• mplement pay parking.”</li> </ul> <p>In cases where offers of purchase and sale have already been executed, the Owner must send a letter to all purchasers which includes the above statements.</p>	
54.	<p>That the Owner agrees to <b>erect and maintain signs</b> at all major entrances into the new development advising prospective purchasers that a permanent <b>school is not available</b> and that alternate accommodation and/or bussing will be provided. The Owner will make these signs to the specifications of the respective School Board and erect them prior to the issuance of building permits.</p>	HDSB HCDS
55.	<p>The Owner shall coordinate the construction of the plan of subdivision with the <b>construction of Sixth Line</b> (currently included in the Town’s capital forecast as a Development Charge project for 2021), to the satisfaction of the Town. Without limited the generality of the foregoing:</p> <p>a) The Owner shall, at the option of the Town but subject to terms acceptable to both parties, agree to finance and complete the design and construction of Sixth Line north of Burnhamthorpe Road, to the satisfaction of the Town. Construction shall be to full urban standards on the east side of Sixth Line and subject to available land and environmental constraints, include the curb on the west side of Sixth Line. Reimbursement for works completed on behalf of the Town will be in accordance with the timing of funding in the Town’s approved capital budget.</p> <p>b) The Owner shall be solely responsible for the cost, design, construction including the cost of any interim improvements that may be authorized by the Town along the east side of Sixth Line.</p>	OAK (DE) OAK (PS)
56.	<p>The Owner agrees that as of the date of draft plan approval, the precise location and extent of <b>layby parking on Sixth Line</b> has not been approved by the Town. The Owner agrees that any subdivision marketing materials will contain notes and warning clauses to indicate that the locations and extent of layby parking along Sixth Line are not yet confirmed, until such time approved by the Town.</p>	OAK (DE) OAK (PS)
57.	<p>The Owner acknowledges that as of the date of draft plan approval, <b>layby parking on Burnhamthorpe Road</b> has not been approved by the Town. The Owner agrees that any subdivision marketing materials will contain notes and warning clauses to indicate that layby parking along Burnhamthorpe Road is not yet confirmed, until such time approved by the Town.</p>	OAK (DE) OAK (PS)

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	<b>CONDITIONS FOR INCLUSION IN SUBDIVISION AGREEMENTS (TOWN                      and/or HALTON REGION)  <u>FOR STAROAK NORTH 1 ONLY</u></b>	<b>CLEARANCE                      AGENCY</b>
58.	That the Owner install a 1.2 metre high <b>black vinyl coated chain link fence</b> , or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) Block 157 and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / parkland / stormwater management facility (where applicable) Block 157 to the satisfaction of the Planning Services Department, Development Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.	OAK (PS, DE, POS)  RMH (LPS)
59.	That the Owner agrees that the <b>design and landscaping</b> of the Village Square (Block 150) is at its cost which are reimbursable in accordance with the Town's Development Charge Study to the satisfaction of the Planning Department, Parks and Open Space Department and the Development Engineering Department.	OAK (PS, POS, DE)
60.	That the Owner agree to provide a sidewalk at 1.5 metres wide on Block 164 along the Village Square (Block 150), in accordance with Parks and Open Space Department standards.	OAK (POS)
61.	That the Owner agrees to provide for the <b>utility servicing stubs</b> for electrical, telecommunication, water, and storm and sanitary facilities into the Village Square (Block 150), as required.	OAK (POS)
62.	That the Owner agree to not re-grade or <b>stockpile fill</b> or material within the Village Square (Block 150) without prior written approval of the Town's Development Engineering Department and Parks and Open Space Department.	OAK (DE, POS)
63.	The Owner agrees that Blocks 138 to 149 within the draft plan of subdivision are independently unsuitable for residential development. The applicant further agrees to <b>co-operate with adjacent land owners(s)</b> to affect any land assembly required to ensure that such blocks are developed in conjunction with the abutting lands, or provide alternate arrangements, and in accordance with the Zoning By-law.	OAK (DE)
64.	The Owner acknowledges that the <b>cross culvert</b> proposed to be located <b>under Burnhamthorpe Road</b> to facilitate any site alteration or pre-servicing of the Star Oak lands will require the approval of the Town and Region of Halton. Should the proposed cross culvert be approved, it is acknowledged that this culvert is an interim drainage facility for the benefit of the Star Oak lands only and as such would be required to be maintained by the Owner for the duration approved by the Town and Region. Furthermore, this interim drainage facility (cross culvert) would be required to be fully removed at the cost of the Owner and the termination of approved period. If the interim drainage facility is approved for installation, the Owner shall secure for its maintenance and future decommissioning, all to the satisfaction of the Town.	OAK (DE)

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65.	The Owner shall design and construct <b>Burnhamthorpe Road</b> abutting the plan and beyond as may be required for grading and transitioning purposes, to full urban standards on the north side and, subject to the availability of necessary land, include the curb on the south side to the satisfaction of the Town (and the Region of Halton subject to road jurisdiction). The Owner shall be financially responsible for such works unless the road is included as an eligible project under a future Development Charge by-law.	OAK (DE)
<b>CONDITIONS FOR INCLUSION IN SUBDIVISION AGREEMENTS (TOWN and/or HALTON REGION)</b> <b><u>FOR STAROAK NORTH 2 ONLY</u></b>		<b>CLEARANCE AGENCY</b>
66.	That the Owner’s engineer provide certification that all <b>Erosion and Sediment Controls</b> are in a state of good repair and Stormwater outfalls are operational to the satisfaction of the Development Engineering Department prior to building permit issuance.	OAK (DE)
67.	That the Owner agrees to construct <b>stormwater management facilities</b> according to the approved plans and reports for this subdivision. Additionally the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town’s discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.	OAK (DE)
68.	<p>a) That the Owner acknowledges that during the active construction process it is anticipated that <b>sediment accumulation</b> in the stormwater management pond will occur at an above average rate compared to the rate for a stabilized condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner’s Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemize such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date <b>bathymetric survey</b> to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall <b>retain securities</b> for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town’s discretion, for a</p>	OAK (DE)

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	<p>minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	
69.	<p>That the Owner install a 1.2 metre high <b>black vinyl coated chain link fence</b>, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) blocks 153, 154, and 155 and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / parkland / stormwater management facility (where applicable) Blocks 153, 154, and 155 to the satisfaction of the Planning Services Department, Development Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.</p>	<p>OAK (PS, DE, POS)                  RMH (LPS)</p>
70.	<p>That the Owner implements a <b>monitoring program</b> to the satisfaction of the Town and Conservation Halton for Erosion and Sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails within the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.</p>	<p>OAK (DE)                  CH                  RMH (LPS)</p>
71.	<p>That the Owner shall prepare and implement at no cost to the Town, a <b>landscape, restoration and enhancement plan for the stormwater management facility</b> to the satisfaction of the Development Engineering Department, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards and Conservation Halton's landscaping guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.</p>	<p>OAK (DE, POS)                  CH</p>
72.	<p>That the Owner agrees to design and implement an <b>amphibian eco-passage</b> under the private driveway in Block 158 to the satisfaction of Conservation Halton and the Town of Oakville.</p>	<p>OAK (DE)                  CH                  RMH (LPS)</p>
73.	<p>That the Owner agrees to design, implement, and monitor on-site <b>Low Impact Development (LID) controls</b> on Blocks 159, 160, 161 and 167 as presented in the Low Impact Development (LID) Options Memo prepared by RAND Engineering, dated June 30, 2015, and set out in the approved EIR/FSS, in accordance with the LID Technical Guide, CVC 2010 and CVC Stormwater Management and Low-Impact Development Monitoring and Performance Assessment Guide, 2015 to the satisfaction of Conservation Halton and the Town of Oakville.</p> <p>Further, that the Owner agrees to provide a final and approved design for the LID controls and associated monitoring program prior to Final Site Plan Approval to the satisfaction of the Town of Oakville and Conservation Halton.</p>	<p>OAK (DE)                  CH</p>
74.	<p>That the Owner agrees to provide and implement a <b>Stormwater Management Pond Monitoring Program</b> which fully outlines the monitoring requirements and procedures for Pond 23 to the satisfaction of Town of Oakville Development Engineering Department and Conservation Halton.</p>	<p>OAK (DE)                  CH</p>

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75.	That the Owner agrees to provide and implement an <b>Operations and Maintenance Plan</b> for Pond 23.	OAK (DE)
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## LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
Cogeco	Cogeco Cable
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
MTO	Ministry of Transportation
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas