

Appendix A to Staff Report Regional Comments



Legislative and Planning Services
1151 Bronte Road,
Oakville, ON L6M 3L1
Fax: 905.825.8822

April 8, 2022

Mr. Robert Thun
Senior Planner, Current Planning
Planning Services Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON L6H 0H3

Dear Mr. Thun:

**Re: Regional Comments – 2nd Submission REVISED
Proposed Draft Plan of Subdivision and Zoning By-law Amendment
No Municipal Address – West Side of Sixth Line and North of North Park
Boulevard, Oakville
Legal Description: Part of Lot 16, Concession I, NDS
Pin: 249290878
Files: 24T-21003/1316 and Z.1316.11
Timsin Holding Corp.**

Regional staff have reviewed the materials related to the 2nd submission for the above noted applications for Zoning By-law Amendment (ZBA) and Draft Plan of Subdivision (DPS) circulated under the Town of Oakville's cover letter dated January 20, 2022. Regional staff provided comments in response to the 1st submission on September 7, 2021. This letter indicated that the Region was not in a position to provide conditions of draft approval due to the outstanding items requested by Conservation Halton (CH) and issues related to Allocation are addressed. Comments provided herein supersede previously provided comments.

The Applicant is proposing to develop a vacant 6-hectare site within the North Oakville East Secondary Plan with residential uses and two natural heritage system blocks associated with a woodlot.

The DPS, dated November 8, 2021, prepared by Bousfields Inc. seeks to develop 58 residential units on Part of Lot 16, Concession I, which is located on the west side of Sixth Line and north of North Park Boulevard. This site does not currently have an associated municipal address. The details of proposed development include:

- 22 single-detached dwelling units (0.870 ha);
- 14 semi-detached dwelling units (0.306 ha);
- 22 rear-lane townhouse units (0.374 ha);
- 3 residential reserve blocks (0.043 ha);
- 2 natural heritage system blocks associated with a woodlot (3.581 ha); and,
- 1 road widening block (0.207 ha).

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1
905-825-6000 | Toll free: 1-866-442-5866

The Applicant proposes to rezone the site from Existing Development (ED) to several site-specific zones related to the Neighbourhood Centre (NC), General Urban (GU), Sub-urban (S), and Natural Heritage System (NHS) zones.

Staff note that access to the site would be from future development lands to the north, once developed, North Park Boulevard, and Thistlewood Gate.

Regional staff note that supportive comments from Conservation Halton (CH) were received on April 5, 2022. As such, Regional staff have no objections to the above-noted applications subject to the conditions outlined in Schedule "A". The conditions are required to ensure that matters of Regional interest are fulfilled. Regional staff offer the following comments.

Matters of Provincial Interest:

Regional staff have considered the applications in the context of the Provincial Policy Statement, 2020 (PPS) and advise that subject to the comments contained herein, it is the Region's opinion that these applications are generally consistent with the PPS. Regional staff have also considered the applications in the context of the 2020 Growth Plan and are of the opinion that these applications will assist in achieving the growth management directions of this Plan.

Region of Halton Official Plan:

The subject lands are designated 'Urban Area' and 'Regional Natural Heritage System' in the Halton's Regional Official Plan (ROP). The lands are outside of the 'Built Boundary' and are located within the 'Designated Greenfield Area'. The 'Urban Area' designation under Section 76 of the ROP permits uses in accordance with the Local Official Plan and Zoning By-law and all development shall be subject to the policies of this Plan.

Regional Natural Heritage System:

The subject lands are located within the North Oakville Subwatershed Study (SWS). Any requirements that are determined in the EIR/FSS study that pertain to the subject lands should be adhered to as part of the development applications.

Policy 116.2 of the ROP states that within the North Oakville East Secondary Plan Area, the Regional Natural Heritage System (RNHS) will be delineated and implemented in accordance with Town of Oakville Official Plan Amendment No. 272 (North Oakville East Secondary Plan) area.

Conservation Halton (CH) provides environmental advisory and technical review services to the Region in relation to the protection of certain natural heritage features and areas and natural hazard management.

CH provided comments in a letter dated April 5, 2022 wherein they provided their conditions of draft approval for this subdivision. As such, the Region is now in a position to provide our conditions of draft approval.

Those lands that are confirmed to form part of the RNHS are to be conveyed to/retained in Town ownership and placed in an appropriate zone category.

Archaeological Resources:

The ROP also contains policies with respect to archaeological potential, and the preservation, mitigation, and documentation of artifacts. It should be noted the site is identified as having archaeological potential. The Owner has completed and submitted "The 2007-2008 Stage 1-2 Archaeological Assessment of the Arrassa and Timsin Properties", dated July 2008, prepared by D.R. Poulton & Associates Inc. and "The 2010 Stage 1-2 Archaeological Assessment of 3030, 3042 and 3094 6th Line Properties", dated May 12, 2010, prepared by D.R. Poulton & Associates Inc. for the subject lands. The studies stated that there were no outstanding significant archaeological resources or planning concerns for the subject lands and recommended that the Ministry accept the completed reports into the Provincial Register of Archaeological Reports.

Regional staff note that letters of acknowledgement from the Ministry of Heritage, Sport, Tourism and Culture Industries (MHSTCI), dated October 24, 2008 and June 28, 2010 for the noted reports were included in this application. As such, Regional staff have no further concerns in this regard.

As a caution, however, please note that during any development activities, should archaeological materials be found on the property, the Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Site Contamination:

Regional staff have also reviewed this application within the context of the Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites". A Phase 1 Environmental Site Assessment (ESA) Report, prepared by AME-Materials Engineering, dated June 23, 2005, was submitted with this application. Regional staff note that the provided ESA was completed to the CSA standards and is older than 18 months. As such, staff require the submission of a Phase 1 ESA, at minimum, to be completed in accordance with Ontario Regulation 153/04 by a qualified person. The Phase 1 ESA must be signed and stamped by the author(s). In addition, the author(s) of the Phase 1 ESA must

extend third party reliance to Halton Region. Staff note that further requirements may be required based on the findings of the Phase 1 ESA.

Servicing Allocation:

The ROP requires that the development industry absorb their share of the cost of the provision for infrastructure and that any financial impact of new development or redevelopment on existing residents be based on a financing plan communicated to the taxpayers and subsequently approved by Council (Section 77 (15)). Policy 77 (17) requires that prior to the Local Municipality approving development within any Regional phase that Regional Council approves a financial and implementation plan, including financial commitment by the private development sector to absorb its share of the cost of the provision of the necessary infrastructure and human services as permitted by applicable legislation. To this end, Halton Region has implemented Allocation Programs that require proponents of residential development applications to secure servicing allocation from Halton Region through an Allocation Agreement. The subject lands are located outside the urban Built Boundary, and are subject to the Regional Allocation Program.

Currently, the application proposes 58 residential units, comprised of:

- 22 single-detached dwelling units;
- 14 semi-detached dwelling units; and,
- 22 rear-lane townhouse units.

Based on the residential units noted above, the proposed development would require 52 Single Detached Equivalents (SDEs) to fully service the development. The Region does allow for draft approval with a minimum of 40% allocation, which would require a minimum of 21 SDEs. The Region's records indicated that 56 SDE's of servicing allocation have been reserved for the subject lands through 2020 Allocation Program (48 SDEs) and 2008/2009 Allocation Program (8 SDEs). Staff note that allocation for the subject lands come under Law File: 2020-152 (2020 Allocation Program) and Law File: 2009-344 (2008/2009 Allocation Program). Therefore, sufficient allocation has been reserved to support the proposed development.

As there is sufficient allocation for the subdivision as a whole, the Region is in a position to support draft approval of the plan from an allocation perspective (subject to conditions and subject to resolving any other matters identified in this letter).

Residential Reserve Blocks:

Staff note that 3 residential reserve blocks have also been shown on the plan. These blocks have not been included in calculating the 40% rule above. Given the above, and as indicated in the submitted Allocation Assignment Plan, it appears that the development has sufficient allocation for full buildout. In addition, there are also 4

remaining SDEs under Law File 2020-152 (2020 Allocation Program) that can be used for these blocks.

It is the Region's standard that through the registration process, should these blocks be included, appropriate allocation will be required or alternatively an agreement between both the applicant and the neighbouring landowner will be required indicating that the adjacent landowner will be securing for these lots for servicing allocation.

It is the developer's responsibility to determine how they wish to address the reserve blocks (e.g. top-up, landowner agreement) in accordance with the applicable agreement.

The developer is advised to contact the Region Planner responsible for the carriage of the application at the earliest opportunity to discuss their proposed approach and the next steps/requirements for Regional approval.

There is a process involved in obtaining approval/sign-off by the Region for allocation related to reserve blocks. The developer should take this into account in their project timelines in order to prevent delays in the condition clearance and registration stage of the process.

Other Matters of Regional Interest:

Municipal Infrastructure:

Section 58 (1.1) of the ROP permits development provided that "adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the Region". Further, Section 89(3) of the ROP requires that all new development within the Urban Area be on the basis of connection to Halton's municipal water and wastewater system.

The following comments relate to municipal water, wastewater, and Regional stormwater services as they apply to the subject lands and the development proposal.

Regional Servicing:

The existing water services in the area of the site include:

- A 600mm dia. watermain is located on Sixth Line adjacent to the property.
- A 750mm dia. watermain is located on Sixth Line adjacent to the property.

The existing sanitary sewer services in the area of the site include:

- There is no existing sanitary sewer located on Sixth Line adjacent to the property.

Please note that a Functional Servicing Study (FSS) was submitted as part of the Environmental Implementation Report (EIR) that was prepared by multiple consultants in support of the multiple developments in the catchment area for Upper West Morrison Creek Subcatchment 1 (UWMC 1) Addendum 2nd Submission, dated November 2020.

The servicing of the North Oakville East Secondary Plan (NOESP) is addressed in the Area Servicing Plan (ASP) for this area. The ASP provides the overall servicing plan for the ultimate servicing and infrastructure requirements for the NOESP.

The draft plan of subdivision is divided into two separate development areas. There is a proposed internal road with lots and blocks shown north of the Natural Heritage System (Block 38). There is also an extension of North Park Boulevard eastward to Sixth Line with associated lots along it that is located south of the Natural Heritage System (Block 38).

Wastewater Servicing:

Lands North of Block 38:

The FSS shows that the wastewater servicing of this area will be by connecting to the future sanitary sewer system that will be constructed as part of adjacent subdivision to the north of the subject lands.

Lands South of Block 38:

The FSS shows that the wastewater servicing of this area will be by connecting to the existing sanitary sewer system that is located south of this lands in the Timsin Phase 1 Subdivision (24T-05025).

Water Servicing:

Lands North of Block 38:

The FSS shows that the water servicing of this area will be by connecting to the future watermain system that will be constructed as part of adjacent subdivision to the north of the subject lands.

The FSS does not show how the proposed Townhouse blocks adjacent to Sixth Line are to be serviced. It is assumed that these blocks will be serviced for water by constructing a watermain in Lane A to the rear of the units. If it is not feasible to construct a watermain in this laneway then a local watermain would have to be provided within the Sixth Line road allowance to service these units.

Lands South of Block 38:

The FSS shows that the water servicing of this area will be by connecting to the existing watermain system that is located south of these lands in the Timsin Phase 1 Subdivision on Thistlewood Gate, to the west on North Park Boulevard to the Mattamy Subdivision (24T-05012) and on North Park Boulevard at Sixth Line. A local watermain will be required on North Park Boulevard to service the lots on this street. Water connections to the lots will not be allowed to the trunk watermain.

The FSS includes a water model/analysis that was completed in support of the water system design for this subdivision. This analysis confirms that the static water pressures will be on the higher end of the allowable pressure range. Parts of the site could experience high pressures.

Please note that no water modeling was provided to determine sizing of the proposed watermains in the FSS.

Please note that the proposed development will be located within the Region's Zone 4 pressure area and that no pressure zone interfaces will be located in the vicinity of this subdivision.

Water Pressure Zone Realignment:

The Region is currently undergoing a program to realign the water pressure zones in the Region. As part of this program, it is proposed to implement both an interim zone condition and an ultimate zone condition within the Region's water distribution system. The timing of implementing the new pressure zone boundaries may take several years to complete. It is possible that the proposed development may be impacted by the changes to the pressure zones in both the interim and ultimate conditions depending on the timing of the implementation of these changes. Please note that minimum service levels for both water pressure and flow will be maintained throughout the Region during this process. Residents may notice changes to their water pressure when the zones are changed over from the existing zone to the interim zone and also when the interim zone is changed to the ultimate zone.

The Region requires that the Addendum of the FSS be revised prior to engineering drawing submission to include water modelling of the development that addresses watermain sizing, flows, pressures, dead-end watermains and the proposed water pressure zone realignment.

Trunk Watermain on North Park Boulevard:

Please note that the last section of 600mm diameter trunk watermain on North Park Boulevard will need to be constructed by the developer as part of the associated works of this subdivision. This trunk watermain will connect to the trunk watermain on Sixth

Line and once connected will complete the trunk network for this area. This trunk watermain is a DC project and the developer will be reimbursed for the design and construction of this main.

Existing Private Water Well & Septic System Decommissioning:

Any existing wells and septic systems, if present on the site are to be decommissioned and removed from the site according to the proper Ministry of the Environment, Conservation and Parks (MECP) guidelines.

Since the site is currently not serviced and will require the extensions of both a watermain and a sanitary sewer through the adjoining development to service part of the subdivision the servicing of the development is an issue. The subdivision is divided into two parts in terms of servicing. The part of the subdivision that is located north of Block 38 requires services to be extended through the proposed adjacent subdivision to the north. The part of the subdivision that is located south of Block 38 can connect to the existing services that are located adjacent to this part and extension of services through these existing adjoining subdivisions will not be required. A holding provision on the zoning application should be considered for the part of the subdivision that is located north of Block 38 to accommodate the Region's concerns in regards to the lack of servicing for this site (the references are has been identified in below in red). The holding provision could be lifted at such a time that the servicing extensions have actually been constructed or possibly should an alternate arrangement be made with the Region to secure these servicing extensions to the satisfaction of the Region.



Figure 1: Outlines the subject lands in red that require a servicing holding provision.

Transportation:

Section 173(8) of the ROP states that the Region and the Local municipalities will work together to control access to Arterial Roads in accordance with Council adopted access management policies.

Noise Study:

A Noise Feasibility Study was completed by HGC Engineering, dated May 2021. The site is over 800 metres north of Dundas Street; as such, Dundas Street is likely not a noise influencing source for the development lands. There are no Transportation concerns on the submitted Noise Study.

Transportation Study:

A Transportation Impact Study was completed by CGH Transportation Inc., dated May 2020. The Study was titled Neighbourhood 9/10/11 Transportation Impact Study and covers numerous proposed development proposals in a large area around the Sixth Line and Burnhamthorpe Road intersection (covering areas north, south, east and west of the intersection).

The Timsin development application is relatively small, with the proposal being 58 residential units and two natural heritage system blocks associated with a woodlot. Therefore, the Study outlining the impacts of the Timsin development is acceptable.

Regional Waste Collection:

Region Waste will service entire public street-related units for full waste collection at the curbside at the end of the driveway. Regional staff will be reviewing the townhouse blocks as part of a future Site Plan application. The Region may require a completed drive through agreement for each townhouse site before collection is to commence. Region Waste will service the development for full residential collection curbside once construction is complete and units are 90% occupied.

Finance:

This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.

The Owner is also required to pay all other applicable Regional Development Charges (DCs) and Front-ending Recovery Payments prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment 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 units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

Conclusion:

Based upon the comments provided herein, it is the opinion of Regional staff that these draft plan of subdivision and rezoning applications will be consistent with the Provincial Policy Statement, Growth Plan, and the Halton's Regional Official Plan once the above noted matters have been addressed.

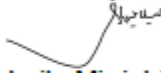
Subject to the conditions of Draft Approval as provided in Schedule "A", Halton Region has no objection to the Town of Oakville granting draft plan approval for the subdivision.

As outlined in this letter, we request that the implementing zoning by-law include a Holding provision related to servicing on all the residential-zoned lands:

1. "That the external local watermains and sanitary sewer extensions that are proposed on the lands adjacent to the subject lands and that are required to service this property have been constructed and are operational to the satisfaction of the Region of Halton or that alternative provisions have been made by the Owner for the design and construction of the external watermain and sanitary sewer extensions to the satisfaction of the Region of Halton."

Should you have any questions concerning the above noted comments, please contact me at 905-825-6000 extension 3105, or Alexandria Pasquini-Smith, MCIP, RPP, Acting Senior Planner, at extension 7185. Please send notice of the Town's decision on these applications.

Sincerely,



Leila Mirriahi
Intermediate Planner

CC: Alexandria Pasquini-Smith, Acting Senior Planner, Halton Region (via email)
Ronald MacKenzie, Development Project Manager, Halton Region (via email)
Matt Krusto, Supervisor, Transportation Development Review, Halton Region (via email)
Andrew Suprun, Multi-Residential Waste Diversion Coordinator, Halton Region (via email)
Alicia Jakaitis, Senior Project Manager - Allocation, Halton Region (via email)
Cathie Boyle, Development Analyst - Finance, Halton Region (via email)
Laura Schreiner, Environmental Planner, Conservation Halton (via email)

Schedule "A"

Halton Region Conditions of Draft Plan Approval to be applied to:

Applicant: Timsin Holding Corp.
Part of Lot 16, Concession I, NDS, Oakville
Plan of Subdivision, prepared by Bousfields Inc.,
dated November 8, 2021

File #: 24T-21003/1316

1. That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.
2. That prior to registration the Owner shall submit to the Planning Services Department digital copies of the final draft plan of subdivision along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.
3. The Owner agrees that should the development be phased a phasing plan shall be submitted prior to registration of the first phase. 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.
4. The Owner is required to comply with Ontario Regulation 153/04 and Halton Region's Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of Halton Region. Prior to the registration of any portion of draft plan of subdivision and prior to any servicing or grading of the site, the Phase 1 ESA prepared for the subject lands shall be revised to the satisfaction of Halton Region. This report shall also be prepared and certified by a qualified person as defined in Ontario Regulation 153/04 and indicate that the environmental condition of the site is suitable for its proposed land use. The Owner is also required to submit all supporting environmental documentation such as Phase One and Two Environmental Site Assessments (as are prepared) and remediation reports etc. (as necessary) to Halton Region for their review. The author of the environmental reports and Record of Site Condition (if secured) must also extend third party reliance to Halton Region.

5. The Owner agrees that until notice from Halton Region's Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region's Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:
 - Shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and,
 - Shall not seek final approval for registration of such lots or blocks or any part thereof.
6. That the Owner has addressed all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a Region of Halton Public Works Commissioner's Notice (PWCN), to the satisfaction of the Region of Halton.

Note: For more information on how to obtain a PWCN, please contact: Ronald MacKenzie, Development Project Manager.

7. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement to the satisfaction of Halton Region.
8. 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 sufficient water capacity exists to accommodate this development to the satisfaction of Halton Region.
9. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development to the satisfaction of Halton Region.
10. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place to the satisfaction of Halton Region.
11. All works which are the responsibility of the Owner to complete shall be supervised during construction 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 inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure

compliance with the approved drawings and the Region's Current Construction and Design Standards to the satisfaction of Halton Region.

12. Upon draft approval Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities to the satisfaction of Halton Region.
13. The Owner agrees to conduct a survey of the static water level and quality of all wells 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 Halton Region.
14. The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with Ministry of the Environment, Conservation and Parks guidelines prior to commencing the development of these lands to the satisfaction of Halton Region.
15. The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The owner further agrees to decommission any existing private septic systems in accordance with Ministry of the Environment, Conservation and Parks guidelines prior to commencing the development of these lands to the satisfaction of Halton Region.
16. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
17. The Owner agrees to provide and install individual pressure reducing valves (PRV) at each residential unit within the subdivision as required by the Ontario Building Code to the satisfaction of Halton Region.
18. That the Owner agrees that warning clauses 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 to the satisfaction of Halton Region.
19. The Owner shall enter into a Regional Subdivision Agreement and satisfy all requirements, financial and otherwise, of The Regional Municipality of Halton, 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 to the satisfaction of Halton Region.

20. That the Owner agrees that warning clauses 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 water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions to the satisfaction of Halton Region.
21. That the Owner is required to submit a revised Functional Servicing Study that includes water modelling for both the interim and ultimate water pressure conditions for the Region's zone realignment that demonstrates the impact these changes will have on the development.
22. That the Owner agrees that occupancy of the units that are located north of Block 38 within this proposed subdivision cannot proceed until the proposed sanitary sewer system, local sanitary system and local water systems on the adjacent lands that are located to the north of the subject property are constructed and operational to the satisfaction of Halton Region.
23. That the Owner be required to design and construct a 600mm diameter trunk watermain within the limits of this subdivision on North Park Boulevard 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 the satisfaction of Halton Region. The Owner will be responsible for paying all costs associated with these works. The Region will make reimbursement for the cost of designing and constructing the works when the appropriate funding is in place as per the policy.
24. The Owner agrees that Halton Region will provide full collection curbside in front of the individual homes and collection will not begin until development is 90% occupied or Regional waste collection trucks can safely access the site. Until Regional collection commences it is the responsibility of the Owner/Developer to provide appropriate private collection to occupied units.
25. The Owner shall provide, to the satisfaction of Halton Region, confirmation that Conservation Halton (CH) concerns have been addressed to their satisfaction.
26. Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Region that conditions outlined herein have been carried out to the satisfaction of Halton Region with a brief but complete statement detailing how each condition has been satisfied.

The following Regional Notes must be added to the draft approval.

NOTES:

1. This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.

The Owner is also required to pay all other applicable Regional Development Charges (DCs) and Front-ending Recovery Payments prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment 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 units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

2. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
3. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
 - Final draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form
4. During any development activities, should archaeological materials be found on the property, the Ministry of Heritage, Sport, Tourism and Culture Industries should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbances must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.

Appendix "A"

Procedure of Obtaining a Public Works Commissionaire's Notice (PWCN)

In order to obtain a Public Works Commissioner's Notice (PWCN), please provide a formal request in an email or letter along with the following information to the Regional Planner on file thus:

- The number of single detached equivalents (SDEs) that the PWCN is being requested for, the respective Law File Number and corresponding Allocation Program, including a copy of the draft plan drawing.
- A Functional Servicing Report (FSR) OR a Design Brief rationalizing the most current FSR that was approved for the proposed development.
- Confirmation that the Zone 3/4/5 Boundary Realignment Assessment in relation to your proposed development is deemed satisfactorily by the Region's Development Project Manager (Please contact Ronald Mackenzie, Development Project Manager for more details: Ronald.Mackenzie@halton.ca).

Important Note: Please be advised that a PWCN cannot be issued until all projects listed in the respective group of your proposed site location in Schedule G (Engineering and Construction projects) have been completed.