

APPENDIX E to Staff Report

CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T-20001/1316
Draft Plan Dated
on February 10, 2022

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY ARGO (WEST MORRISON CREEK) LTD.

This approval applies to the draft plan of subdivision File No.: 24T-20001/1316 prepared by Korsiak Urban Planning dated February 10, 2022 illustrating 35 blocks and 103 lots. The conditions applying to the approval of the final plan for registration are as follows:

	CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE-SERVICING	<i>CLEARANCE AGENCY</i>
1.	That the Owner shall 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 Environment Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
2.	That the Owner shall enter into any agreements with the Town of Oakville and/or the Region of Halton to permit Town and Region of Halton staff to enter Block 122 (Road Widening) for the purposes of undertaking right-of-way alterations on Sixth Line in advance of conveying lands for road widening purposes.	OAK(TE)
3.	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.	OAK(TE)
4.	The Owner updates the SWM Pond Verification Memo in accordance with all EIR/FSS Addendum comments prior to earthworks clearance to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) CH
5.	That the Owner provide written permission from the adjacent landowners which demonstrates acceptance that the construction, grading and placement of fill, location of temporary cut off swales and erosion and sediment control pond may result in potential flooding on these abutting lands. If no works are proposed on adjacent properties and there are no negative impacts on the adjacent properties then no permission is required prior to site alteration .	OAK(TE) CH
6.	The Owner shall ensure that a sediment and erosion control pond and the associated grading and drainage works are completed and/or completed on external lands in general accordance with the EIR/FSS drainage strategy. Alternatively, the Owner will undertake additional analysis of interim conditions 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 prior to site alteration.	OAK(TE) CH
7.	That the Owner provide a phasing plan and necessary supporting documentation/analysis that considers interim conditions and impacts to the Natural Heritage System (NHS) and municipal infrastructure in the Star Oak Development, Digram Development, Argo West Development and Timsin Development lands to the satisfaction of the Town of Oakville and Conservation Halton prior to pre-grading.	OAK(TE) CH

8.	The Owner shall construct the temporary sediment and erosion control pond for Pond 21 (Block 129) to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) CH
9.	That Block 129 (SWM Block for Pond 21) be developed in coordination with the adjacent developments to ensure suitable access and servicing for the subject development and adjacent developments.	OAK(TE)
10.	That the Owner prepares and implements a Tree Preservation Plan , as per Conservation Halton's Landscaping and Tree Preservation Plan Guidelines to the satisfaction of Conservation Halton and the Town of Oakville.	CH
11.	That the Owner prepares a Slope Stability Assessment , to the satisfaction of Conservation Halton. The Owner must demonstrate that the appropriate setbacks from the hazards have been applied and the draft plan may need to be redlined accordingly to the satisfaction of Conservation Halton and the Town of Oakville.	CH
12.	That the Owner submits grading plans for all lots and blocks that back onto the natural heritage system, watercourse, and stormwater management block (Blocks 15-23, 87-100, 116-121, 130, 133-135, 137, Street A, Street B) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
13.	That the Owner submits grading plans for all lots and blocks that back onto the stormwater management block (Block 129) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
14.	That the Owner prepares and implements a report outlining erosion and siltation controls measures required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing and c) home construction.	OAK(TE) CH
15.	That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the natural heritage system, watercourse, and stormwater management blocks (Block 129).	OAK(TE) CH
16.	Grading and servicing designs shall be coordinated with adjacent developments to meet the general requirements of the Upper West Morrison Creek EIR/FSS and adjacent studies, if applicable, to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
17.	Grade and servicing design of Street F (Preserve Drive) are to be coordinated with Digram Development and the Mattamy Lower Fourth Development. Design to be confirmed in the Upper West Morrison Creek EIR/FSS and Preserve North EIR/FSS. These designs should be consistent prior to the commencement of pre-grading. Additionally, Lots 1-3, 24-27, 50-59 and 100-103 are to be frozen until this design has been completely coordinated.	OAK(TE)
18.	No drainage from Lots 4 - 23 is permitted to the NHS (Block 125) under 5-100 storm conditions. Additionally, the Town requires any easements to be provided for any required infrastructure. Please note that the Town will not permit any large retaining walls or structures to facilitate surface drainage as access is limited and the Town does not wish to maintain this infrastructure.	OAK(TE)
19.	That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved Upper West Morrison Creek (UWMC) EIR/FSS Addendum #1 to the satisfaction of Conservation Halton and the Town of Oakville prior to any site alteration.	OAK(TE) CH
20.	That the Owner obtains a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06 , for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
21.	That the Owner, if additional servicing or minor grading changes are required, shall submit a preliminary design and design direction to be agreed upon with the Town of Oakville prior to the commencement of pre-grading. It should be	OAK(TE)

	noted that retaining walls in non-accessible areas or adjacent to the NHS will not be permitted.	
22.	That the Owner shall not install any municipal services on the site until the Owner has entered into a Preservicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK (TE)
23.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with Transportation and Engineering and the contractor to review and discuss mitigation measures for all construction related impacts related including mud tracking, dust suppression, truck routes and contractor/trades parking, material storage, noise mitigation, etc, prior to the commencement of any works.	OAK(TE)(PS)
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		
24.	That the Owner finalize and submit for approval a revised Urban Design Brief .	OAK (PS)
25.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) including garage floor plans showing vehicle space and storage area and typical lotting plans 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)
26.	That the Owner shall select a control architect 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: <ul style="list-style-type: none"> i. a 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; ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same; iii. the 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; iv. the 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, v. the control architect will discuss with Town staff any identified issues vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. 	OAK (PS)
CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME		
NEIGHBOURHOOD INFORMATION MAPPING		
27.	The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town's Director of Planning Services. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold <u>and included within the individual purchase and sale agreements</u> . The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information: <ul style="list-style-type: none"> a) All approved street names, b) The proposed land uses within the subdivision based on the draft approved plan, c) The immediately surrounding existing and proposed land uses and potential building heights, d) For any DUC/TUC or mixed use blocks include the min/max heights 	OAK (PS)

	<p>permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review,</p> <ul style="list-style-type: none"> e) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement, f) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map, g) The approximate locations of noise attenuation walls and berms, h) The approximate locations and types of other fencing within the subdivision, i) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located, j) The types and locations of village squares, parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance, k) The locations of all anticipated Canada Post Community Mailboxes, l) The anticipated Transit routes through the subdivision, m) Garage Floor Plan for each unit type offered showing typical vehicle type accommodation, waste and yard care storage, and bicycle storage. n) The following standard notes: <ol style="list-style-type: none"> 1. “This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town’s Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday.” 2. “Please Note: this map is based on information available on _____ (month/year) and may be revised without notice to purchasers.” 3. “The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.” 4. “Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.” 5. “Some streets in this subdivision will be extended in the future and temporary access roads may be closed.” 6. “There may be catch basins or utilities easements located on some lots in this subdivision.” 7. “Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.” 8. “Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.” 9. “Neighbourhood Park Block(s) _____ will be developed as an 	
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	<p>active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park. For detailed information pertaining to park or open space issues, please call the Town's Parks & Open Space Department 905.845.6601 ”</p> <p>10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS.”</p> <p>11. “Community mailboxes will be directly beside some lots.”</p> <p>12. “Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.”</p> <p>13. “School sites in this subdivision may eventually be converted to residential uses.”</p> <p>14. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.”</p> <p>15. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”</p> <p>16. “There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage.”</p> <p>17. “Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”</p> <p>18. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.”</p> <p>19. “Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.”</p> <p>20. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”</p> <p>21. “Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”</p> <p>22. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”</p> <p>23. “Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca”</p>	
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CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION		
28.	That the Owner shall provide confirmation to the satisfaction of the Town’s Finance Department that all outstanding property taxes and outstanding debts have been paid prior to plan registration.	OAK (F)
29.	That the Owner shall provide the Town with a letter from the Trustee 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 (PS)
30.	That the Owner enter into a standard form subdivision agreement 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, etc.	OAK(PS) (TE)
31.	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.	OAK (TE)
32.	That the Owner designs, constructs, stabilizes, and has in operation all stormwater management facilities and stormwater outfalls, or appropriate alternative measures, in accordance with Town-approved engineering drawings, approved Stormwater Management Plan, MECP Environmental Compliance Approval (ECA), and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings.	OAK (TE) CH
33.	That the Owner notes that the Town will not permit upstream servicing until applicable Storm Water Management Facilities have approved ECAs and construction is functional and completed.	OAK(TE)
34.	The Owner will design and construct SWM Pond 21 in accordance with the most current Town-approved stormwater strategy.	OAK(TE)
35.	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 homeowners’ information booklet shall be supplied by the Town and entirely financed by the Owner.	OAK (TE)
36.	That the Owner agrees that a temporary turnaround located at the westerly end of Street A and southerly end of Street D are required until such time that these streets are continued when the adjacent lands to the west and south are developed. This will require Block 130 to be frozen from development unless other suitable arrangements are made with the Director of Development Services.	OAK (TE)
37.	That the owner agrees to revised Street A across Block 125 to reflect a center-line radius of 115 metres to the satisfaction of the Town of Oakville.	OAK(TE)

38.	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.	OAK (PS, TE) RMH (LPS)
39.	That the Owner shall revise/update the Upper West Morrison Creek Environmental Impact Report / Functional Servicing Study (EIR/FSS) Addendum #1 to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton and agree to implement all final recommendations contained within the approved Upper West Morrison Creek Environmental Impact Report / Functional Servicing Study (EIR/FSS) Addendum #1 including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (PS)(TE) CH RMH (LPS)
40.	That the Owner designs, constructs, stabilizes and has in operation all creek realignments and alterations as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the Town of Oakville.	OAK(TE) CH
41.	That the Owner designs and implements a planting and restoration plan for the realigned creek corridor , including the creation of Woodland Nodes , that is in keeping with the Minutes of Settlement dated August 13, 2007, the EIR/FSS Addendum (particularly section 6.9.2.5), and Conservation Halton's landscaping guidelines to the satisfaction of Conservation Halton and the Town of Oakville.	CH
42.	That the Owner prepares and submits a Stormwater Management Report and Stormwater Management Plan in accordance with the approved Upper West Morrison Creek (UWMC) EIR/FSS Addendum #1 to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
43.	That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS)(TE) CH
44.	That the Owner prepares and agrees to implement within 12 months, at no cost to the Town of Oakville, a landscape, restoration and enhancement plan for the stormwater management facility to the satisfaction of the Town of Oakville and Conservation Halton in accordance with the Town of Oakville's Stormwater Management Landscaping Standards and Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (TE) CH
45.	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 Regional Subdivision Agreement.	RMH (LPS)
46.	Prior to final approval, the Owner must follow the Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of Halton Region. The authors of the completed Phase 1 and Phase 2 Environmental Site Assessment shall extend third party reliance to the Region of Halton	RMH (LPS)
47.	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: <ul style="list-style-type: none"> • 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. 	RMH (LPS)

48.	<p>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.</p> <p>Note: For more information on how to obtain a PWCN, please contact: Ron MacKenzie, Development Project Manager.</p>	RMH (LPS)
49.	<p>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.</p>	RMH (LPS)
50.	<p>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.</p>	RMH (LPS)
51.	<p>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.</p>	RMH (LPS)
52.	<p>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.</p>	RMH (LPS)
53.	<p>That the applicant be required to design and construct a 450 diameter trunk sanitary sewer internal to of this subdivision on Street D (Preserve Drive) and (ID #7522) 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. The applicant 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.</p>	RMH (LPS)
54.	<p>That the Owner be required to design and construct a 525 diameter trunk sanitary sewer external (ID #7522) to this subdivision on the unconstructed portion of Preserve Drive , Plan 20M-1143, 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. The applicant 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.</p>	RMH (LPS)
55.	<p>That the Owner be required to design and construct a local watermain external to this subdivision on the unconstructed portion of Preserve Drive right-of-way, Plan 20M-1143, at their sole expense as per the design standards of the Region of Halton and to the satisfaction of Halton's Development Project Manager.</p>	RMH (LPS)
56.	<p>That a minimum 8.0m wide temporary Regional easement be provided on the unconstructed portion of Preserve Drive right-of-way, Plan 20M-1143 in favour of the Regional Municipality of Halton for the purpose of sanitary sewer and watermain protection. The easement shall be transferred by the Owner free and clear of any and all encumbrances and a Certificate of Title shall be provided in</p>	RMH (LPS)

	a form satisfactory to the Regional Director of Legal Services and Corporate Counsel.	
57.	The Owner shall design and construct the road, servicing and any associated Natural Heritage System crossing and any applicable mitigation/enhancement works within these lands, to the satisfaction of the Region of Halton, Town of Oakville and Conservation Halton. The Owner will be required to for paying all costs associated with design and construct the road, servicing and any associated Natural Heritage System crossing and mitigation/enhancement works.	OAK(TE) CH RMH (LPS)
58.	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: <ul style="list-style-type: none"> • 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 practicable • 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. 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.	OAK (TE)(T)
59.	That the owner prepare and agree to implement the following studies to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): <ul style="list-style-type: none"> • Composite Utility Plan 	OAK (TE)(T)
60.	That the Owner shall provide digital discs in AutoCAD 2012 or later version of the registered plan of subdivision with the following coordinate system UTM NAD 83 Zone 17 to the Regional Municipality of Halton and the Town of Oakville, and approved wetland delineation/stable top of bank delineation/flood plain/meander belt to Conservation Halton, prior to registration of the plan.	OAK (TE) RMH (LPS)
61.	That the Owner provides digital copies of the registered plan of subdivision including 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. Digital data should be delivered in one of the following formats: <ol style="list-style-type: none"> ESRI geodatabasev10.x (or newer) feature classes ESRI shape file format. AutoCAD DWG or DXF Format, version 2019 or earlier <p>If the Project Consultant utilizes ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data 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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards. Questions can be directed to Conservation Halton GIS staff.</p>	CH
62.	That the owner obtains a permit from Conservation Halton, 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 alterations or realignments, and watercourse crossings.	CH

63.	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 Owners is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (POS) (TE)
64.	That the Owner shall provide the Town, together with the final plan, a list of lot and block widths, depths and areas 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.	OAK (Z)
65.	That all public streets within the subdivision be named to the satisfaction of the Engineering and Construction Department and in accordance with Street Names for Public Roads procedure.	OAK (EC)
66.	That prior to registration of the plan, the Owner's surveyor shall submit to the Town horizontal co-ordinates of all boundary monuments . 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.	OAK (EC)
67.	That the Owner address any outstanding issues relating to future development or site alteration within a regulated area (pursuant to Ontario Regulation 162/06) including, but not limited to, dumping of fill, grading, stormwater outfalls, and watercourse crossings, to the satisfaction of Conservation Halton.	CH
68.	That the Owner pays any outstanding review fees 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
69.	That the Owner submits the final clearance fee to Conservation Halton, pursuant to the 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
70.	That the Owner shall prepare a detailed engineering submission to be submitted to the Region's Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement to the satisfaction of Halton Region.	RMH (LPS)
71.	That the Owner acknowledges, in writing agreement to the satisfaction of Halton Region, 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"> a) sufficient Water and Wastewater Plant capacity exists to accommodate this development; and, b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place. 	RMH (LPS)
72.	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.	RMH(LPS) OAK (PS)
73.	That the Owner agrees that should the development be phased , 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.	HDSB HCDSB
74.	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 Community Mail Boxes as required by Canada Post Corporation, prior to registration of the plan.	CP

75.	That the Owner shall provide Union Gas/Enbridge Gas the necessary easements and/or agreements required by Union Gas/Enbridge Gas for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited.	UG/Enbridge
76.	The Owner shall 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 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 Rogers
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION		
NEIGHBOURHOOD INFORMATION MAPPING		
77.	<p>The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town’s Director of Planning Services, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information:</p> <ul style="list-style-type: none"> a) all of the information required on the preliminary map, b) the locations of all sidewalks and walkways, c) the locations of all rear yard catch basins and utilities easements on private property where applicable, d) the proposed locations of all above ground utilities, where known, e) the proposed locations of all bus stops, f) The proposed locations of all temporary mailboxes. <p>The developer shall ensure that each builder selling homes within the subdivision: provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.</p>	OAK(PS)
CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)		
78.	That the Owner agrees to implement the Town final approved Urban Design Brief to the satisfaction of the Town.	OAK(PS)
79.	The Owner acknowledges that the Town may require redline revisions 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)
80.	That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning Services based upon the registration of M-Plans.	OAK (PS)
81.	That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable 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	OAK (F)

	to abide by the Town's requirements for matters dealing with Development Charge credits.	
82.	That the Owner acknowledges that the development is to be coordinated with the approved Draft Plans and other ongoing designs on the abutting properties.	OAK(TE)
83.	That the Owner acknowledges that: <ul style="list-style-type: none"> • Lots on Street B, C and F are to be frozen until suitable access can be provided. • Lots and blocks adjacent to the NHS are to be frozen until the NHS system has been completed and is fully functional; • Blocks 104 – 121 and Blocks 123 are to be frozen until an outlet for the storm sewer is available for each development. This includes further progression Sixth Line as well as down stream developments • Blocks 130 and 131 are to be frozen until the development to the south (Timsin Holding Group) has proceeded. • Blocks 132, 133 and 134 are to be frozen until the development to the north (Digram Development Inc.) is ready to proceed with development. These blocks are to be coordinated with the adjacent property owners. 	OAK(TE)
84.	That the Owner acknowledges that all the requisite Stormwater Management Facilities, storm sewers/services, sanitary sewer/services and water mains/services must be constructed, tested, and operational prior to the construction of dwelling units in the development.	OAK(TE)
85.	The Owner acknowledges that work completed on behalf of the Town 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 (TE)(F)
86.	The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan 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 (TE)
87.	That the Owner's engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and Stormwater outfalls are operational to the satisfaction of the Development Services Department prior to building permit issuance.	OAK (TE)
88.	That the Owner agrees to implement their applicable Minutes of Settlement/Supplementary Minutes of Settlement/Agreements (i.e North Oakville Master Parkland Agreement) with the Town of Oakville and Conservation Halton to the satisfaction of the Town and Conservation Halton.	OAK (PS, POS)(TE)(F) CH
89.	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 Services 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 (TE)

90.	That 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 Development Services Department, in accordance with the Development Services Procedures and Guidelines Manual.	OAK (TE)
91.	The Owner agrees to pay for electricity supplied to light the streets 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 (TE)
92.	The Owner shall agree to deposit mylars and digital discs (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town.	OAK (TE)
93.	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.	OAK (TE)
94.	That the Owner agrees to pay for and install all permanent signage 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 (TE)
95.	That the Owner shall place public and educational signage within the stormwater management Blocks 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 (TE)
96.	That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate PSAB requirements (hereinafter in this section referred to as the "Materials") within the times herein provided: 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"); 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 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.	OAK (TE)
97.	That the Owner agrees that all roadways 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 Services.	OAK (TE)
98.	In the event that required subdivision land use and notice signage 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 (TE)
99.	That the Owner satisfies the telecommunications provider 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 (TE)

100.	That the Owner shall provide in each of the sales offices a large coloured map , 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 (TE)
101.	<p>a) 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 stabilised 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 itemise 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 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.</p> <p>c) 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.</p>	OAK (TE)
102.	That the Owner designs, constructs and has in operation all necessary flood control structures and stormwater outfall structures prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Development Services Department and Parks and Open Space Department.	OAK (TE, POS) CH
103.	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 / stormwater management facility (where applicable) and the abutting lots and/or blocks. The fence must be installed prior to Building Permit issuance on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / stormwater management facility (where applicable) to the satisfaction of the Planning Services Department, Development Services 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, POS, TE) CH
104.	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 landscape plans including planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Development Services and in accordance with the Town’s Development Charges By-law. Native non-invasive species shall be planted for the Natural Heritage System blocks, including swales and stormwater management facilities, and within Conservation Halton’s regulated area.	OAK (PS, POS, TE) CH

105.	That the Owner agrees at their cost to implement a municipal tree planting program for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, calliper and timing of work shall be undertaken to the satisfaction of the Development Services 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 (TE, POS)
106.	That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Development Services.	OAK (POS, TE)
107.	That the Owner warranty all boulevard street trees and trees planted in open space areas 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 (TE, POS)
108.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK (POS, TE)
109.	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 with 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 (or after significant rainfall equal or greater than 10mm or snowmelt events) sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (TE) CH
110.	That the Owner agrees to post acceptable securities 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 (TE) CH
111.	That the Owner agrees to not store construction materials on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.	OAK (TE, POS)
112.	That the Owner agrees to design and implement cycling and trails plans in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK (POS)
113.	That the Owner provides a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
114.	That the owner agree that any exposed soil within a watercourse block, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream;	CH
115.	That the owner agree that no fill from the site may be dumped on or off-site in an area regulated by Conservation Halton without the prior written permission of Conservation Halton.	CH
116.	That the Owner agrees to provide as-built drawings for all creek realignment works and stormwater outfalls within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in digital format. Digital data should be delivered in one of the following formats: a) ESRI geodatabasev10.x (or newer) feature classes b) ESRI shape file format. c) AutoCAD DWG or DXF Format, version 2019 or earlier	CH
117.	If the Project Consultant utilizes ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data referencing elevations	CH

	(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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards. Questions can be directed to Conservation Halton GIS staff.	
118.	That the Owner agrees, that should it be determined through detailed design that grade changes are required in order to accommodate development of lots/blocks adjacent to the NHS block any grade changes must be accommodated outside of the buffer block and the lot lines must be adjusted accordingly, to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
119.	That the Owner ensures that there are no in-water works undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNR) and Conservation Halton.	CH
120.	That the Owner agrees to not stockpile fill within 30 metres of a watercourse or stormwater management block without prior written approval on Conservation Halton.	CH
121.	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 have non-provide competent full time staff on site during 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.	RMH (LPS) OAK (TE)
122.	That the Owner agrees that occupancy of the units within this proposed subdivision cannot proceed until the proposed trunk sanitary sewer system, local sanitary system and local water systems on the adjacent lands that are located to the west of the subject property are constructed and operational to the satisfaction of Halton Region.	RMH (LPS)
123.	The Owner agrees that Halton Region will provide full collection curb side in front of the individual homes and collection will not begin collection 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.	RMH (LPS)
124.	That the Owner agrees that pre and post development storm water flows from the site to the existing drainage system are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region's Development Project Manager.	RMH (LPS)
125.	That 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 the Region's Development Project Manager.	RMH (LPS)
126.	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 MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
127.	That the Owner acknowledges that development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
128.	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.	RMH (LPS)

129.	The Owner agrees that should the development be phased, the Owner shall submit a phasing plan prior to final approval 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. The phasing shall be to the satisfaction of the Regional Municipality of Halton, Conservation Halton and the Town of Oakville.	RMH (LPS) OAK (TE) CH
130.	That the Owner shall submit a copy of the approved sidewalk plan , prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (TE) HDSB HCDSB
131.	That the Owner provides the Halton District School Board a geo-referenced AutoCAD file of the draft M-plan once all Lot and Block numbering configuration has been finalised. 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
132.	That the Owner agrees to erect and maintain signs at all major entrances into the new development advising prospective purchasers that a permanent school is not available 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.	HDSB HCDSB
133.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations 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
134.	The Owner agrees to provide the location of all Community Mail Boxes on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
135.	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 process to initiate mail delivery for their new home address.	CP
136.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CP
137.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CP
138.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This temporary mail box 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
139.	The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	CP
140.	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 telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC Cogeco Rogers

141.	That the Owner acknowledge its responsibility to up-front the cost of any extension to the electrical distribution system .	OH
142.	<p>That the Owner agrees to place the following notification in all offers of purchase and sale 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"> a) “Purchasers are advised that a fully constructed municipal right-of-way, inclusive of full municipal services and utilities may not be available at the time of purchase.” b) “Purchasers are advised that until such time as the lot/block can be accessed from a fully constructed municipal right-of-way and has been connected to full municipal services and utilities, building permits may not be issued.” c) “Purchasers are advised that the construction of the municipal right-of-way, and installation of municipal services and utilities is the responsibility of the developer, not the municipality.” d) “Purchaser of units abutting Sixth Line are advised that Sixth Line is a town Minor Arterial roadway and increased volumes of traffic will occur.” e) “Purchasers and/or tenants of lots or units in Blocks 117-121 and 130 are advised that they abut a Walkway Block which will allow for public access.” f) “Purchasers are advised that for all lots adjacent to the watercourse block or other feature regulated by Conservation Halton, that the feature is regulated by Conservation Halton and that no encroachment is permitted, and that vegetation shall not be manicured in accordance with Ontario Regulation 162/06. g) “Purchasers and/or tenants of lots or units adjacent to open space are advised that these 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 routine maintenance such as grass and weed cutting.” h) “Purchasers and/or tenants of lots or units adjacent to or near the Village Square, Neighbourhood Park and servicing / walkway block are advised that these open space areas 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.” i) “Purchasers and/or tenants of Blocks 117-121 and 130 are advised that a walkway 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.” j) “Purchasers and/or tenants of Blocks 124 and 125 are advised that the property is regulated by Conservation Halton. Conservation Halton must be contacted prior to any development occurring on the property.” k) “Purchasers and/or tenants for all lots adjacent to the Natural Heritage System, a statement which advises 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.” l) “Purchasers are advised that the Town of Oakville’s current street tree planting standards, 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 	OAK (PS, TE)(POS) CH HDSB HCDSB CP

	<p>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.”</p> <p>m) “Purchasers are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.”</p> <p>n) “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to grading certification.”</p> <p>o) “Purchasers and/or tenants are advised that prior to the placement of any structures in side and rear yards, 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>p) “Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption.”</p> <p>q) “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 swales and rear lot catch basins.”</p> <p>r) “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”</p> <p>s) “Purchasers are advised that the following street(s) in the area may be designated as interim or permanent bus routes, and that bus stops and shelters may be installed along the street(s): Marvin Avenue, Sixth Line and Preserve Drive”</p> <p>t) “Purchasers and/or tenants are advised that home/business mail delivery will be from designated Community Mail Boxes 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>u) “Purchasers are advised that the schools 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>v) “Purchasers are advised that school buses 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>w) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p> <p>x) “Purchasers are advised that driveway entrance widenings 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>y) “Purchasers are advised that Catholic school accommodation 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</p>	
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	<p>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>z) “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 bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>aa) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent public parking along municipal roads 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.</p> <p>bb) “Purchasers are advised that there is the potential for high water pressures within the subdivision”</p> <p>In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements.</p>	
	CLOSING CONDITIONS	
1	Prior to signing the final plan the Director of Planning Services shall be advised that all 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 the Director of Planning Services shall be advised by the Regional Municipality of Halton that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) RMH (LPS)
3	Prior to the signing of the final plan the Director of Planning Services shall be advised by the Conservation Halton that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
4.	Prior to signing the final plan the Director of Planning Services shall be advised by the Halton District School Board that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) HDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by the Halton Catholic District School Board that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
6.	Prior to signing the final plan, the Director of Planning Services shall be advised by the telecommunications provider that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) BC, Cogeco, Rogers
7.	Prior to signing the final plan the Director of Planning Services shall be advised by Canada Post that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
8.	Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH

9.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas/Enbridge Gas that all conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG/Enbridge
	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day __, Month ____, 20xx.	OAK (PS)

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
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (TE)	Town of Oakville – Transportation and Engineering Department (formerly DE)
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
Rogers	Rogers
UG/Enbridge	Union Gas/Enbridge Gas

NOTES:

1. 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.
2. 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.
3. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
4. 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.
5. The Owner should prepare and implement 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

6. 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, stabilisation, grading and seeding of non-development blocks.
7. 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.

8. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
9. 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
10. 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.
11. Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum yield that is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
12. The Owner should prepare and implement 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.