



REPORT

Planning and Development Council

Meeting Date: April 4, 2022

FROM: Planning Services Department

DATE: March 22, 2022

SUBJECT: Recommendation Report - Draft Plan of Subdivision and Zoning By-law Amendment by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited & TWKD Developments Inc. – File Nos. 24T-21001/1315 and Z.1315.11, By-law 2022-029

LOCATION: 40, 64, 86 Burnhamthorpe Road East

WARD: Ward 7 . Page 1

RECOMMENDATION:

1. That Draft Plan of Subdivision application and Zoning By-law Amendment application (File Nos. 24T-21001/1315 and Z.1315.11), submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., be approved on the basis that the applications are consistent with the Provincial Policy Statement, conform or do not conflict with all applicable Provincial plans, conform with the Region of Halton Official Plan and the North Oakville East Secondary Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in the report from the Planning Services Department dated March 22, 2022.
2. That By-law 2022-029 an amendment to Zoning By-law 2009-189, be passed.
3. That the Director of Planning Services be authorized to grant draft plan approval to the Draft Plan of Subdivision (24T-21001/1315) submitted by Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc., prepared by J.D Barnes Limited, dated February 4, 2022, subject to the conditions contained in Appendix “A”.
4. That notice of Council’s decision reflects that Council has fully considered all the written and oral submissions relating to this matter and that those comments have been appropriately addressed.

5. That, in accordance with Section 34(17) of the *Planning Act*, no further notice is determined to be necessary.

KEY FACTS:

The following are key points for consideration with respect to this report:

- This report recommends approval of a proposed amended draft plan of subdivision and zoning by-law amendment applications which would have the effect of creating 212 dwelling units, a partial block for a future Park and School. The draft plan of subdivision also provides for the extension of Post Road to Burnhamthorpe Road, and two new municipal roads.
- Draft plan conditions have been recommended to address the conditions of approval based on department and agency comments and are attached as Appendix “A” to this report.
- The subject lands are designated *Neighbourhood Area* by the North Oakville East Secondary Plan and zoned Future Development (FD) in Zoning By-law 2009-189, as amended.
- Staff recommend approval of the zoning by-law amendment and draft plan of subdivision applications as the proposed development is consistent with the Provincial Policy Statement, conforms and does not conflict with the Growth Plan, conforms to the Region of Halton Official Plan and the North Oakville East Secondary Plan. The application conforms to the Town’s Urban Structure as the proposed development aids in the achievement of complete communities.
- The current applications were submitted and deemed complete on January 4, 2021. An appeal could have been filed as of May 4, 2021.

BACKGROUND:

The purpose of this report is to provide a full staff review of the application and a recommendation on a proposed draft plan of subdivision and zoning by-law amendment applications.

The statutory public meeting was hosted by Oakville Town Council on May 10, 2021. No written submissions were received and no members of the public attended

the Public Meeting. No new public comments have been received at the time of writing this report.

Since the public meeting, the applicant has addressed the matters of concern raised by staff and Council, and revised the proposal. The applicant has amended the application to provide additional lands for the abutting Neighbourhood Park and School blocks, resulting in a reduction in units from 232 units to 212 units consisting of 52 street townhouse units, and 160 back-to-back and rear lane townhouse dwellings intended for condominium tenure. The draft plan of subdivision also provides for the extension of Post Road to connect to Burnhamthorpe Road East, and two new municipal roads.

The current applications were submitted and deemed complete on January 4, 2021. The developer initiated a Public Information Meeting/video conference occurred on March 24, 2021, where no members of the public attended.

Proposal

The applicant has submitted a zoning by-law amendment and draft plan of subdivision application to develop a portion of Neighbourhood 9 within the Community Structure Figure NOE1 of North Oakville East Secondary Plan, as shown within Figure 1 below.

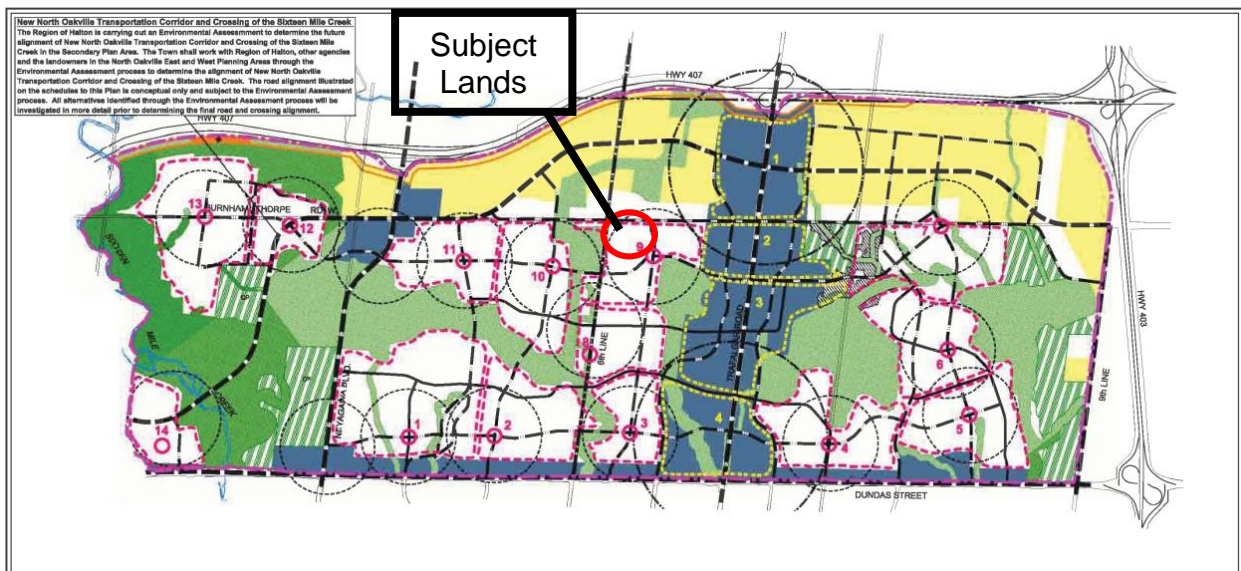


Figure 1 – Figure NOE1 – Community Structure in the NOESP

The amended proposal would create 212 townhouse dwellings having a total density of 55.4 units per hectare, and would consist of traditional street oriented townhouses, together with back-to-back townhouses and rear lane access

townhouse units within a future condominium, a stormwater management pond block having an area of approximately 0.82ha and a partial School block having an area of approximately 0.43ha (increased from the original proposal of 0.19ha), and a partial Park Block having an area of approximately 0.35 ha which was not previously included in the plan. The proposal also provides for the extension of Post Road to connect to Burnhamthorpe Road East as well as two new municipal roads (shown in Figure 2 below).

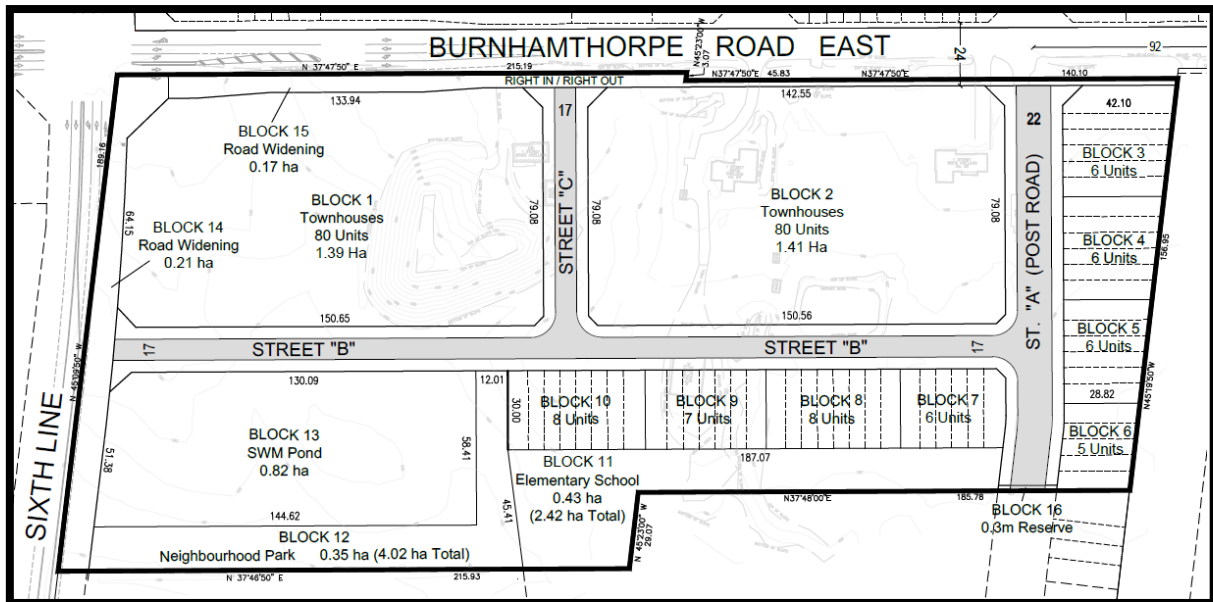


Figure 2 – Proposed Draft Plan

The proposed development provides additional lands for the required school block within Neighbourhood 9. The majority of the school block lands are being accommodated on the development to the south known as EMGO III (24T-20005/1315), which was Draft Approved on November 28, 2021. Further, the amended proposal provides additional lands for the Neighbourhood Park (Block 12) which will be developed together with lands to the south, also within the EMGO III Draft Approved Plan of Subdivision (24T-20005/1315). It is intended through the conditions of draft plan approval included in Appendix “A” that construction of the park will be coordinated between the developers.

The proposed development will include a future site plan and draft plan of condominium applications. The proposed amended site concept is provided in Figure 3 below.

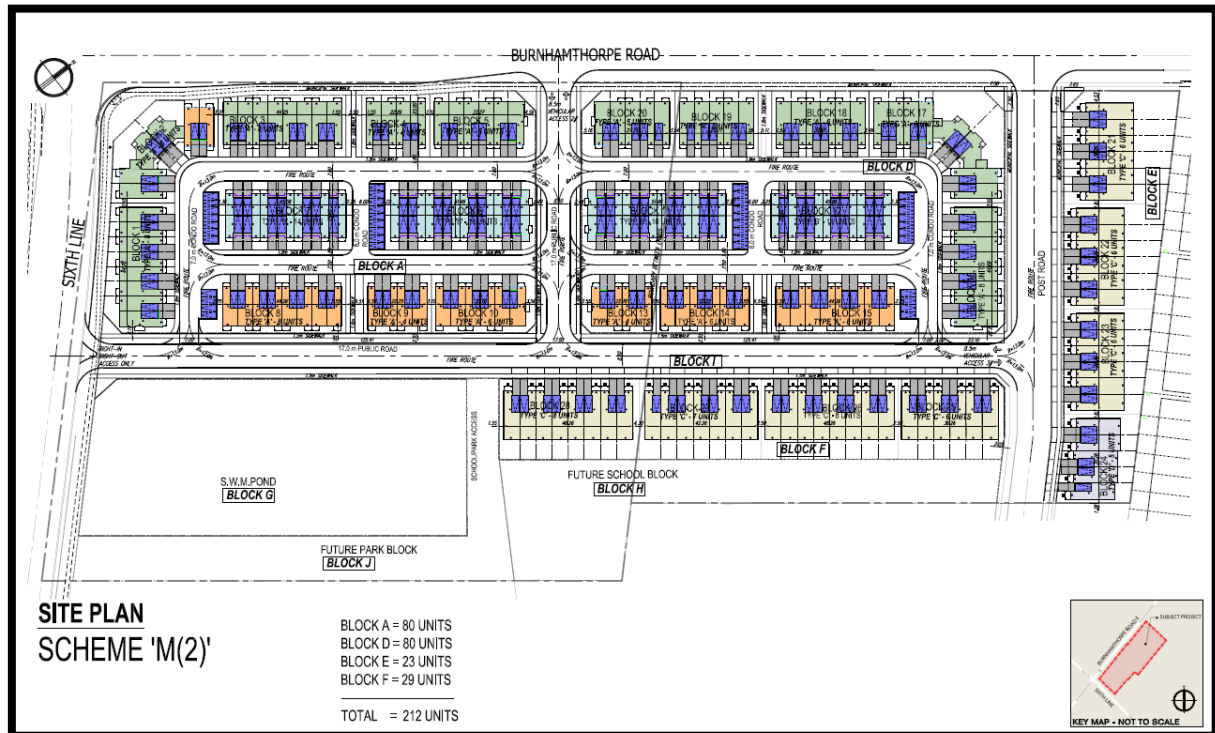


Figure 3 – Proposed Concept

The materials submitted for this application can be found online at <https://www.oakville.ca/business/da-37182.html>

Location & Site Description

The subject lands are located at the southeast corner of Burnhamthorpe Road East and Sixth Line. The subject lands are 6.94ha (17.12 acres) in size with approximately 189m of frontage on Sixth Line and 401m of frontage on Burnhamthorpe Road East. The site is comprised of three lots municipally known as 40, 64 and 86 Burnhamthorpe Road East. Two of the properties contain detached dwellings which will be demolished (Figure 4). The legal description of the lands is Part of Lot 15, Concession 1, N.D.S.

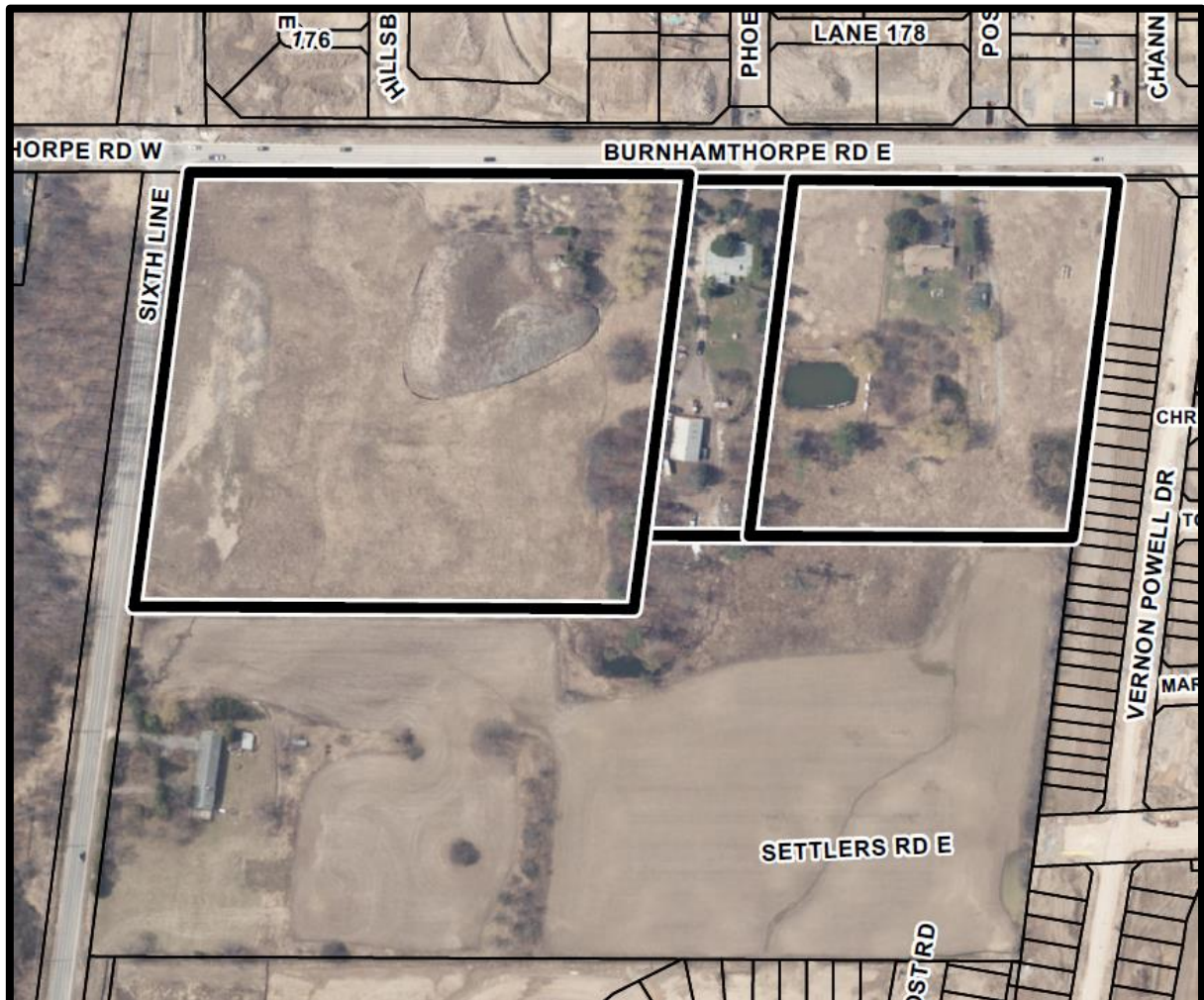


Figure 4 – Aerial Photo

Surrounding Land Uses

The surrounding land uses are as follows:

North – Burnhamthorpe Road East, beyond which are residential uses consisting of two-storey and three-storey townhouse dwelling units, and mixed use buildings.

East – The Petgor Phase 2 Registered Plan of Subdivision (20M-1212) and consists of two-storey townhouses units.

South – The EMGO III draft plan of subdivision (24T-20005/1315), which was Draft Approved on November 28, 2021, and consists of townhouse dwelling units and future school and park lands

West – Sixth Line, beyond which Natural Heritage System is associated with West Morrison Creek and future residential uses not yet approved.

PLANNING POLICY & ANALYSIS:

The property is subject to the following policy and regulatory framework:

- Provincial Policy Statement (2020)
- Growth Plan for the Greater Golden Horseshoe (2020)
- Halton Region Official Plan
- North Oakville East Secondary Plan
- Zoning By-law 2009-189, as amended

Provincial Policy Statement

The Provincial Policy Statement (2020) ('PPS'), which came into effect on May 1, 2020, continues to recognize that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and encourages Planning authorities to permit and facilitate a range of housing options, including new development as well as residential intensification, to respond to current and future needs for a time horizon of up to 25 years.

The PPS (2020) promotes the integration of land use planning, growth management and transit supportive development, intensification and infrastructure planning to achieve cost-effective development patterns, optimization of transit investments and standards to minimize land consumption and servicing costs. On this basis, the proposed development is consistent with the PPS (2020).

Growth Plan for the Greater Golden Horseshoe (2020)

The Growth Plan for the Greater Golden Horseshoe ('Growth Plan') is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The subject lands are located within a "Designated Greenfield Area."

The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores,

services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options. On this basis, the proposed development is consistent with the Growth Plan.

Halton Region Official Plan

The subject lands are designated as ‘Urban Area’, located within the Greenfield Area, as identified within the ROP. The policies of Urban Area designation support the development of vibrant and healthy mixed use communities which afford maximum choices for residence, work and leisure. The Urban Area policies also requires *development* in the *Greenfield Area* to contribute to achieving development density targets established by the Plan, contribute to healthy communities, and provide a range and mix of uses to support vibrant neighbourhoods. Policy 76 notes that the range of permitted uses is to be in accordance with Local Official Plans and Zoning By-laws. All development, however, is subject to the policies of the Regional Plan.

The applicant has secured sufficient allocation through the 2020 allocation program to support the proposed development. The Region has no objection to the proposed draft plan of subdivision and rezoning, and has provided appropriate draft plan conditions included in Appendix “A”. On this basis, the proposal conforms to the Regional Official Plan.

North Oakville East Secondary Plan (NOESP)

Urban Structure

The *Livable Oakville* Plan is currently undergoing a 5-year Official Plan Review to ensure the policies are consistent with the Provincial and Regional policies, support the Town’s strategic goals, and reflect the visions and needs of the community.

Schedule A1, Urban Structure, of the *Livable Oakville Plan* provides the basic structural elements for the Town. The subject lands are identified on *Schedule A1 – Urban Structure* as being within the Town’s “*Residential Areas*”. Residential areas include low, medium and high density residential uses as well as a range of compatible facilities such as schools, places of worship, recreational and commercial uses that serve the residents of the Town. Official Plan Amendment 317 to the *North Oakville East Secondary Plan*, confirms the Town’s existing urban structure and was approved by Halton Region on April 26, 2018, and deemed to conform to the Growth Plan and is consistent with the PPS.

Land Use Policies

The development of the North Oakville community is premised on a sustainable, design-first philosophy that promotes the protection of the natural environment,

mixed-use development, and a modified grid road system that enhances transportation options for transit and pedestrians.

The land use designation which apply to the subject lands consist of *Neighbourhood Area*, on Figure NOE 2 in the NOESP (Figure 5):



Figure 5 – NOESP

Master Plan – Appendix 7.3

The North Oakville Master Plan, identified in Appendix 7.3 of the NOESP, illustrates the conceptual design and land use categories for the North Oakville East planning area. Development applications are reviewed in the context of the Master Plan in order to evaluate consistency. Minor variations from the Master Plan, including road network alterations may be considered, assuming the general intent and direction of the Master Plan is maintained. Policy 7.7.2.1 b) acknowledges that road alignments are diagrammatic, and an amendment to this Plan will not be required for changes in a road alignment provided that the general intent and purpose of this Plan are maintained.

Additional land use designations are further identified as *Neighbourhood Centre Area* (red), *General Urban* (grey), and *Stormwater Management Facility* (green) as shown in the North Oakville Master Plan (Figure 6).

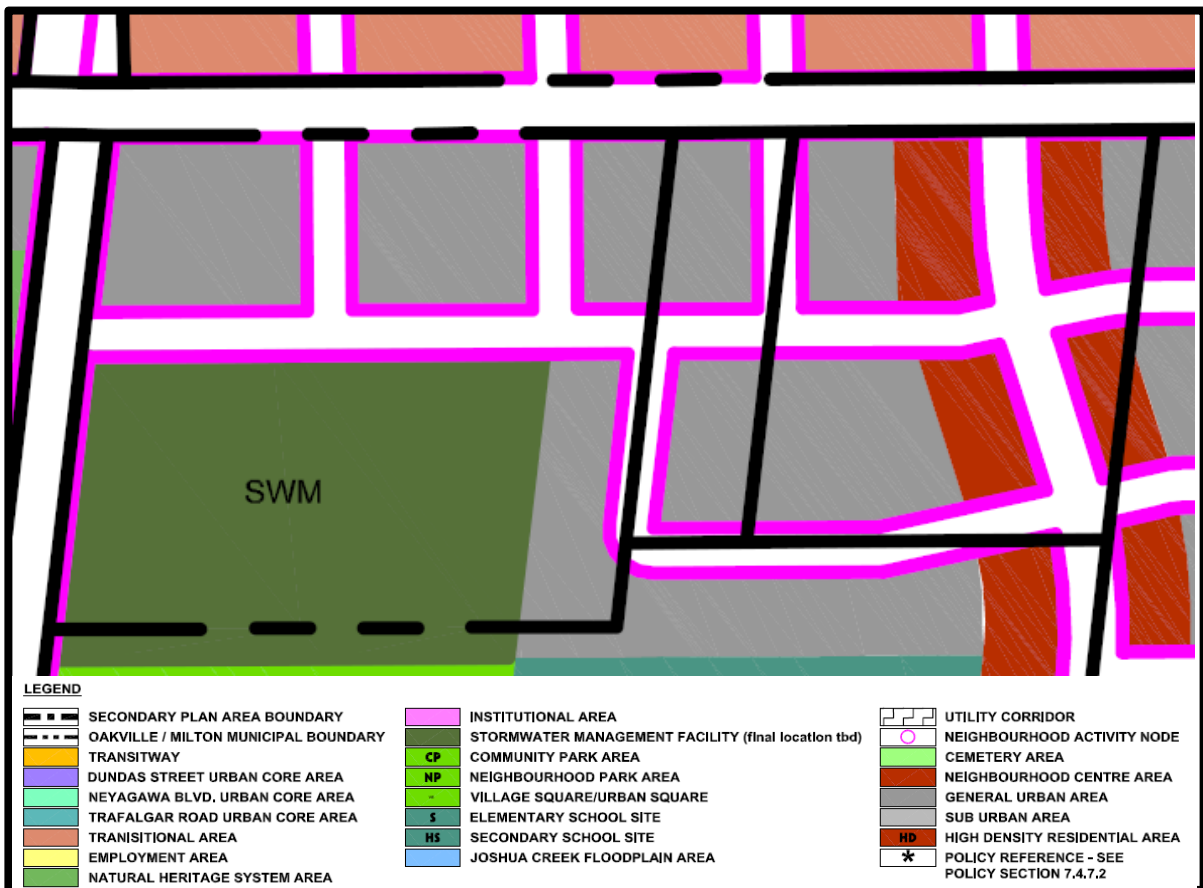


Figure 6 – North Oakville Master Plan Excerpt

While the Secondary Plan does not identify a school or park block for the subject lands, the road network for the developments to the south and east resulted in adjusting the location of the Neighbourhood 9 Park and School. As a result, additional lands from the subject site must be allocated to fulfill the school and park block size requirements, in accordance with the Secondary Plan policies. The applicant has amended the application to provide the required additional lands for the School and Neighbourhood Park Blocks for Neighbourhood 9.

OPA 321

In September 2018, Halton Region approved OPA 321 and was subsequently approved at the LPAT in July 2019, with modifications. The effect of OPA 321 is to implement the policy directions focused on areas of concern to be addressed in the short-term through the North Oakville Secondary Plans Review. As it relates to this proposal, the Neighbourhood Centre Area policies were updated to enhance clarity, provide opportunities to increase the maximum height. Further, the definition for Medium Density Residential Development was updated to remove detached, semi-detached and duplex dwellings as permitted uses.

The application proposes that the site will be developed with townhouse dwelling units, both freehold and condominium tenure. The heights of the proposed townhouse units are anticipated to be two-storey for the freehold units, and three-storey for the condominium units. The proposed density for the entire development is 55.4 units per hectare. The proposed heights and density are consistent with the policies of the NOESP.

The Transit Service concept shown on Figure NOE4 (shown as Figure 7 below) of the North Oakville Secondary Plan, which illustrates a hierarchy of primary, secondary and community level transit service, will be used as a basis for the development of the Transit Plan and the individual transit facilities plans. Sixth Line is defined as a Secondary Transit Corridor Service road and Burnhamthorpe Road and Post Road are Community Service roads on Figure NOE4 of the NOESP, shown in Figure 7 below.

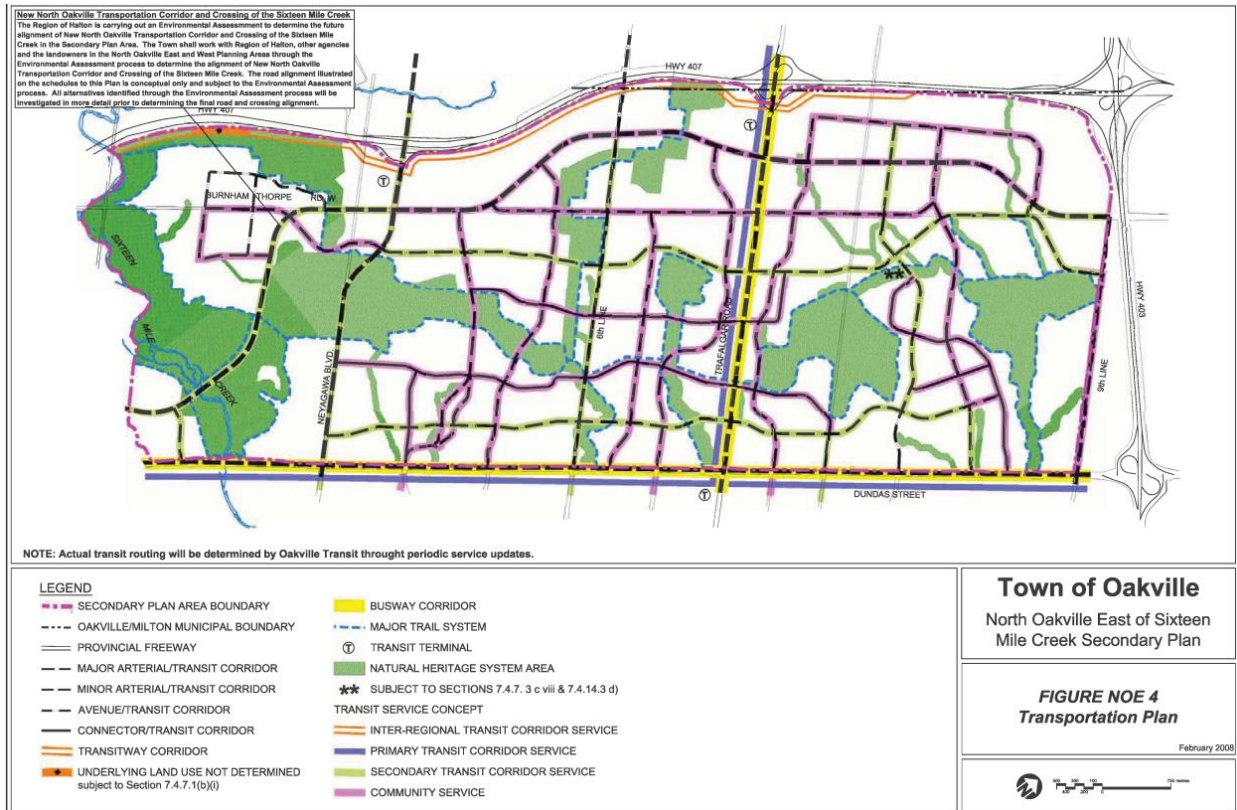


Figure 7 – Figure NOE 4 – Transportation Plan in the NOESP

The proposed density for the development is within the range of density permitted for the site, and would facilitate further transit usage. As development proceeds within the North Oakville Area, transit usage is anticipated to increase and function in accordance with the NOESP and the Transportation Master Plan.

On this basis, it is staff’s opinion that the proposed draft plan of subdivision and zoning by-law amendment conforms to the policies of the North Oakville East Secondary Plan.

Zoning By-law 2009-189

The North Oakville Zoning By-law sets the zoning standards with the establishment of general regulations and zones reflecting the North Oakville East and West Secondary Plans. Town Council approved the North Oakville Zoning By-law (By-law 2009-189) on November 23, 2009. The subject property is zoned Future Development (FD) which allows uses that legally existed on the date the parent by-law came into effect. The purpose of the FD zone is to allow for the future zoning of the land to be considered in the context of a new application and the policies within the NOESP.

Proposed Zoning

The applicant proposes to change the zoning from FD (Future Development) to two different GU (General Urban) SP 111 and SP 112, I-103 (School), NC (Neighbourhood Centre) SP 113, P (Park) and SMF (Stormwater Management Facility), more clearly shown in Figure 8 below. The proposed Zoning By-law is included in Appendix B.

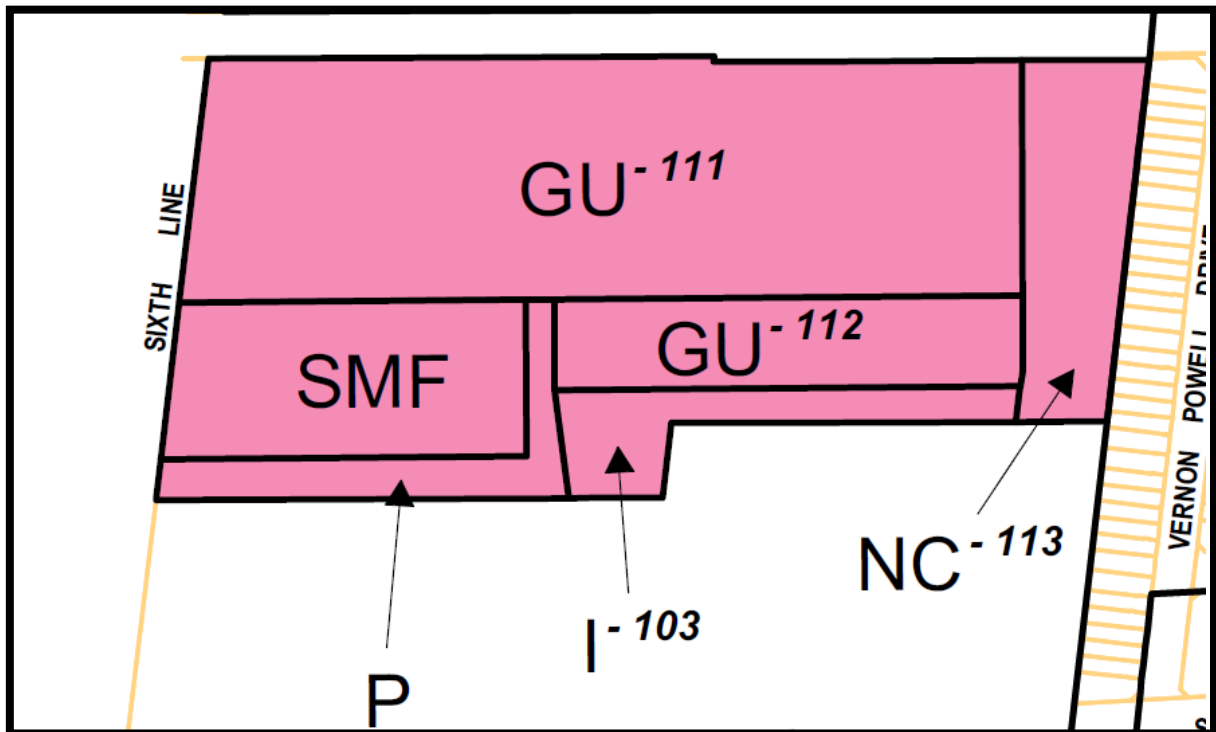


Figure 8 – Proposed Zoning

The special provisions for the proposed development are reflective of the existing development pattern. The applicants proposed zoning for the Park and School block align with the property to the south. Further, the modified GU and NC zones incorporate similar special provisions that are found within the residential developments to the south and east. Table 1 below provides an analysis of the proposed modifications.

Table 1 – Zoning Analysis

Proposed Zone	Special Provision Details	Purpose
NC 113	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths.	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
GU 111	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths, as well as eliminate maximum driveway depth from a lane way on pie shaped lots.	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
GU 112	Permits townhouse units and utilizes existing regulations within the Zoning By-law, which related porch sizes, and bay/box window widths	To provide for regulations that better coordinate with the abutting land uses and to maintain a cohesive zoning scheme for Neighbourhood 9
I 103	Permits schools, and to provide daycare uses with a reduced floor space index.	To provide flexibility in the nature of uses occurring within the school block, and to coordinate with the lands to the south
P	Permits parks and open space uses	To align with the park block to the south to create a new Neighbourhood Park.
SWM	Permits Stormwater Management facilities	To provide appropriate zoning for the use.

It is staff’s opinion that maintaining these special provisions noted in Table 1 above for this development will assist in providing a cohesive neighbourhood look and feel across the different developments in Neighbourhood 9.

The applicant’s original application had requested additional provisions related to reduced outdoor amenity space area and elimination of landscaped area for the future condominium blocks, and elimination of the porch landing requirements. In review of the application, it is staff’s opinion that the further modifications requested do not assist in achieving the complete community policy objectives of the North Oakville East Secondary Plan.

The proposed zoning provisions implement the policies of the North Oakville East Secondary Plan and will result in a development that will facilitate the completion of Neighbourhood Park 9.

TECHNICAL & PUBLIC COMMENTS:

The applicant has provided numerous studies in support of the application which have been circulated to various public agencies and internal town departments. A full circulation and assessment of the application were undertaken to ensure that all technical matters have been satisfactorily addressed.

The following studies and supporting documentation are also accessible on the town's website (<https://www.oakville.ca/business/da-37182.html>)

- Draft Plan of Subdivision
- Archaeological Assessment
- Density Designation Plan
- Draft Zoning By-law Amendment
- Environmental Implementation Report and Functional Servicing Study
- Environmental Site Screening Questionnaire
- Pedestrian Circulation Plan
- Planning Justification Report
- Tree Canopy Coverage Analysis
- Urban Design Brief
- Transportation Impact Study

A statutory public meeting was held on May 10, 2021, and no members of the public attended. No written submissions from the public have been received. The following is an overview of the matters that were identified:

- Confirmation that the applicant is a member in good standing with the North Oakville Developers Landowners Association and is a party to the Cost Sharing Agreement.
- Consistency with the Provincial Policy Statement 2020 and conformity to the 2020 Growth Plan for the Greater Golden Horseshoe.
- Conformity and coordination of the draft plan of subdivision with the NOESP and Master Plan. The changes to the configuration and alignment of the proposed Settlers Road East and Post Road has impacted the location and size of the required Neighbourhood Park and Elementary School Blocks. The applicant would be required to coordinate their proposal with the future development of the lands to the south.
- A suitable outlet location for the stormwater management pond is required.

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- Appropriateness and functionality of the intensity of development on the proposed private roads.
 - Conformity with all applicable urban design policies, on matters such as built form, transitions and compatibility with adjacent properties, interface with public realms and vehicular access.
 - Evaluation of on-street and visitor parking opportunities.
 - Environmental Implementation Report/Functional Servicing Study needs to be updated prior to providing draft plan conditions.
 - Timing of development relative to the Sixth Line and Burnhamthorpe Road upgrades.

In addition to the matters for consideration raised by staff, at the Statutory Public Meeting of May 10, 2021, members of the Planning & Development Council approved a resolution that identified the following matters:

- Confirm the timing of Sixth Line and Burnhamthorpe Road construction and timing of parkland delivery;
- identify the timing of school construction in the area, and identify how new development will affect school capacity;
- identify if the use of private condominium roads in this development is appropriate, along with pedestrian facilities and measuring parking options for private versus public streets; and
- evaluate if a holding provision is appropriate to allow the timing of development to be coordinated with the construction of adjacent transportation infrastructure.

Resolution of Issues:

North Oakville East Developers Group

Parkland dedication requirements shall be in accordance with Section 7.7.4.5 of the North Oakville East Secondary Plan and the North Oakville East Secondary Plan Master Parkland Agreement.

In accordance with Section 7.9.4 of the North Oakville Secondary Plan, documentation was submitted with the application from the Trustee for the North Oakville East Developers Group Cost Sharing Agreement and North Oakville East Master Parkland Agreement confirming that Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, and TWKD Developments Inc. is a party in good standing under both agreements.

Consistency with the PPS and Conformity with the Growth Plan, Regional Official Plan, and North Oakville East Secondary Plan

The proposed development is an extension of the draft approved plans to the east and south and the uses are contemplated by the NOESP. It is staff's opinion that the proposal is consistent with the Provincial Policy Statement 2020 and conforms to the 2019 Growth Plan, the Region of Halton Official Plan, and the NOESP.

Conformity and Coordination with the Master Plan and Park Land delivery

As discussed earlier in this report, minor changes to the road alignment of Settlers Road and Post Road required the landowners of the subject site, and lands to the south to coordinate in a manner that would accommodate an adequately sized Park and School block within Neighbourhood 9. The applicant for the subject lands has revised the plan accordingly to reflect the alignment of the blocks to the south to correspond with the proposed park block on the subject lands as shown in Figure 9 below.

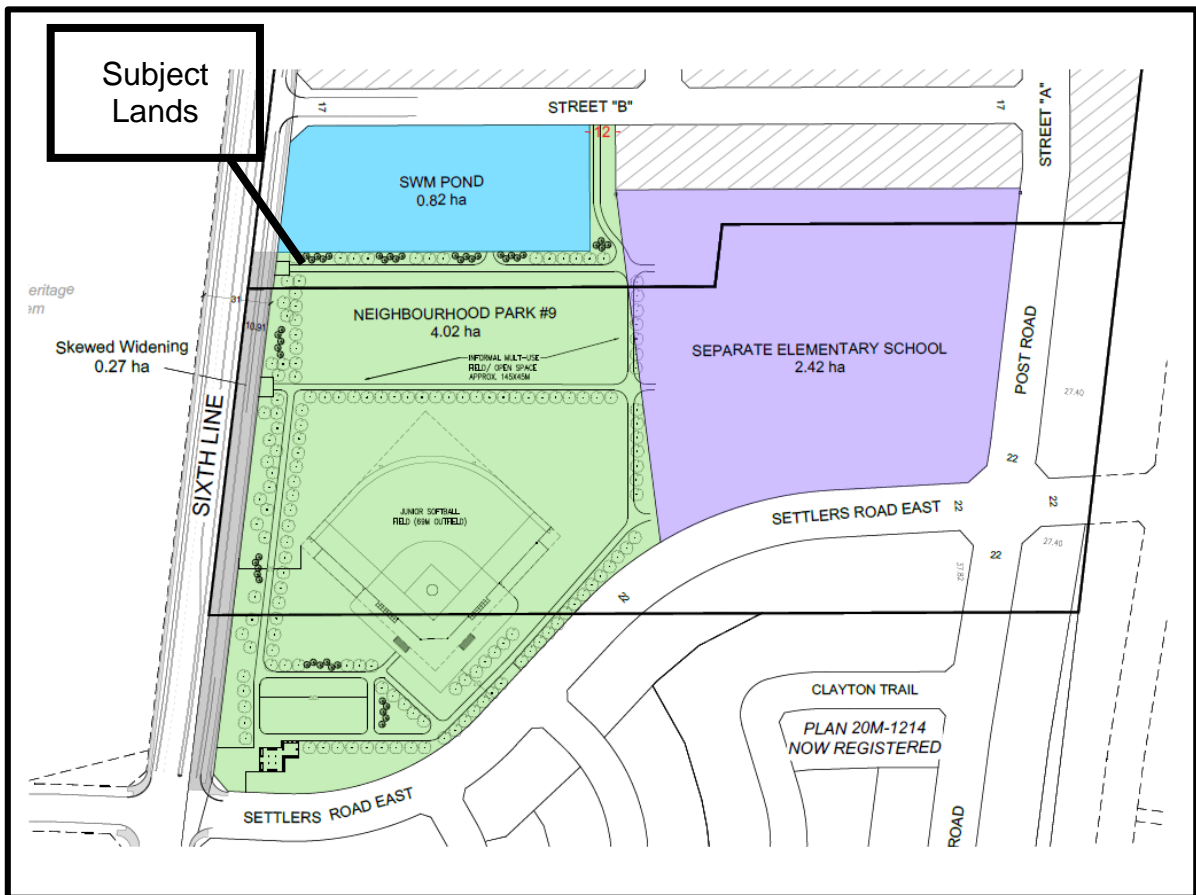


Figure 9 – Proposed Park and School Block sizes (Park concept subject to change)

The North Oakville East Parks Facilities Distribution Plan (November 2009) is a document that is to be used as a guide for the location, configuration, design and development of the parks system for the North Oakville East Secondary Plan, (NOESP). The North Oakville East Parks Facilities Distribution Plan contemplates ten neighbourhood parks, two community parks and 30 village/urban squares based on a population target between 45,000 and 55,000 people.

Consistent with the NOESP Master Parkland Agreement, developers shall provide a total of 64.5 hectares of parkland and these parkland obligations were formalized through the Master Parkland Agreement and is part of the OMB settlement for the NOESP in 2008. The North Oakville East Secondary Plan contemplates a total of ten Neighbourhood Parks. The proposed park is within Neighbourhood 9, and is of a size consistent with Policy 7.6.12.3 b), which requires an area range from 4.0ha to 4.5ha.

As mentioned above, the park block is shared over three different developments. The subject lands (known as Crosstrail/TWKD) and lands to the south (known as EMGO III and EMGO North Oakville I, Phase 2) are owned by the same developer. Between these three developments, three portions of the park will be consolidated to create the entirety of the Neighbourhood 9 Park. The construction of the park is anticipated to be undertaken by the owners of EMGO III and EMGO North Oakville I, Phase 2 as the majority landowner in this case.

Suitable Outlet – Upper West Morrison EIR/FSS and Environmental Implementation Report/Functional Servicing Study

The entirety of the site is within the Upper West Morrison Creek (UWMC) watershed. This area has been studied and the EIR/FSS document has been approved, subject to further minor modifications, such as an updated interim conditions memo required by various land owners within the watershed area, as each development proceeds. Pond 17A within the UWMC catchment area will be constructed on the subject lands.

The applicant has provided revised technical materials to address the outstanding matters related to the development of Pond 17A, and further appropriate draft plan conditions and subdivision agreement conditions have been included in Appendix “A” of this report and are related to the finalization and implementation of the EIR/FSS. On this basis, staff are satisfied that the EIR/FSS as it relates to the subject lands has been adequately addressed through the inclusion of draft plan conditions in Appendix “A” and staff support the issuance of draft plan approval at this time.

Appropriateness and functionality of the intensity of development on the proposed private roads & conformity with Urban Design policies; and Identify if the use of private condominium roads in this development is appropriate, along with pedestrian facilities and measuring parking options for private versus public streets

The applicant has made revisions to the proposal to accommodate the additional lands required for the Park and School blocks. This resulted in a decrease in units and modifications to the future condominium blocks and private road configuration. The applicant’s revisions have also resulted in fewer private roads from the original application to support a more efficient use of land and resources. The use of private roads provides greater densities than would otherwise be accommodated on public roads. It is staff’s opinion that the range of housing types within the future condominium block provides opportunities to optimize infrastructure and increase density in relation to future improved Sixth Line, and the Burnhamthorpe Road character features, which includes wide boulevards, on-street parking, and bike

lanes. To further ensure the proposed density will be accommodated on the proposed private road configuration, townhouses are the only permitted use as provided in the GU SP 111 zone for the future condominium block, whereas the GU Zone permits also detached and semi-detached dwellings. On this basis, it is staff's opinion that the use and orientation of private roads in this development is appropriate, and parking opportunities will be further evaluated through the engineering review, and subsequent site plan application. Further information on parking opportunities is provided below.

In addition, the applicant also prepared a revised Urban Design Brief which will direct the development on matters such as built form, transitions and compatibility with adjacent properties, as well as the interface with the public realm and vehicular access. The Urban Design Brief has been evaluated and approved by staff, and appropriate draft plan conditions have been included in Appendix "A" to ensure the development proceeds in accordance with the design document.

Evaluation of on-street and visitor parking opportunities

The applicant has provided a parking plan that demonstrates the potential on-street parking locations together with the driveway and garage parking for each lot. The plan is provided as Figure 10 below and shows approximately 49 on-street parking spaces identified as the orange blocks, together with 40 visitor parking spaces for the future condominium blocks, identified as the grey blocks, and two parking spaces per dwelling unit. Further, the required visitor parking spaces complies with the Zoning regulations for the future condominium block, and will be further secured through the site plan and condominium applications.

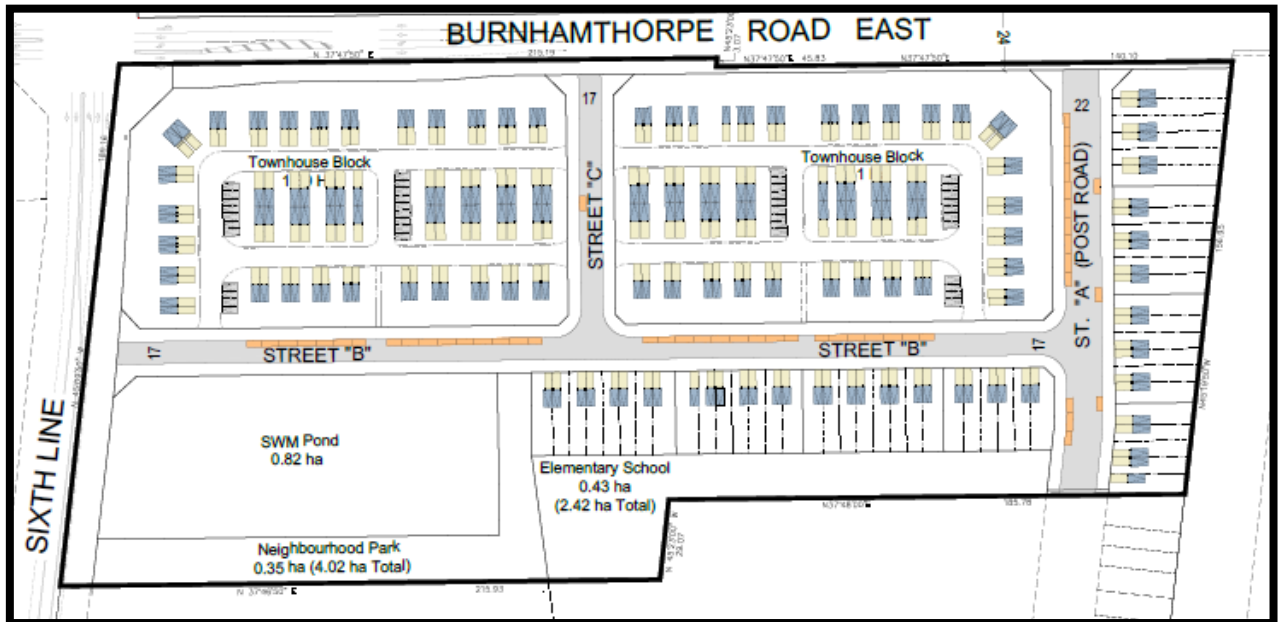


Figure 10 – Potential Parking Plan

Both Sixth Line and Burnhamthorpe Road are intended to be upgraded and urbanized. Environmental Assessments for both rights-of-way have been completed and the projects are at various stages of design. A road widening conveyance for both the Sixth Line and Burnhamthorpe Road East rights-of-way is required from the subject lands in order to proceed with the upgrades, and have been identified on the draft plan of subdivision as Blocks 14 and 15.

Timing of development relative to the Sixth Line and Burnhamthorpe Road upgrades

The Sixth Line improvements remain ongoing, and the town is near completion for the design work. The reconstruction phase is tentatively scheduled for Fall 2022. The landowner is required to convey lands for road widening purposes on Sixth Line, noted as Blocks 14 and 15 of the draft plan. As the Sixth Line Upgrades are anticipated to begin prior to the draft plan of subdivision being registered, staff have contemplated opportunities to support the progression of the Sixth Line works in the interim. Through the approval of the EMGO III subdivision, Council passed a resolution which included:

“That staff be authorized to enter into construction access agreements or easements with this owner and any other owners within the Sixth Line corridor which are necessary to complete the Sixth Line Road Widening project in respect of the future road widening lands not yet conveyed to the Town, or acquire such road widening lands prior to subdivision registration,

provided such agreements, easements or transfers are at a nominal cost to the Town and on terms satisfactory to the Town Solicitor.”

This resolution will allow staff to engage the landowner for the required road widening in advance of registration of the subdivision and assist in the delivery of the Sixth Line upgrades in a timely manner.

In July of 2021, the Region of Halton conveyed Burnhamthorpe Road East, east of Sixth Line to the Town. The town had previously carried out a Character Study and Environmental Assessment for Burnhamthorpe Road. The applicant is required to convey lands for the widening of Burnhamthorpe Road, consistent with the Character Study and EA.

Identify the timing of school construction in the area, and detail how new development will affect school capacity

The school block is to be conveyed to the Halton Catholic District School Board, and is anticipated to be online for the 2024/2025 school year to support the needs of the North Oakville residents. The Board has identified that discussions are on-going with both the owners of the subject lands and landowners to the south for the conveyance of the entire Block. The Board will be required to submit a site plan application to the town for the development of the school.

The delivery of new schools is dependent on funding from the provincial government and the intended timeframes are provided as a best estimate from the Board.

Evaluate if a holding provision is appropriate to allow the timing of development to be coordinated with the construction of transportation facilities adjacent.

As noted above, Council passed a resolution that supports entering into agreements with land owners regarding the Sixth Line works. On this basis, it is staff's opinion that a holding provision is not appropriate nor necessary to facilitate the completion of the Sixth Line upgrades in a timely manner. The developers along Sixth Line meet regularly with staff and some have begun discussions to enter into the requisite agreements in advance of registration of these subdivisions. The progress of Sixth Line is well coordinated with the developers and construction is anticipated to begin in Fall 2022.

CONSIDERATIONS:

(A) PUBLIC

A Public meeting was held on May 10, 2021. No written correspondence from the public has been received at the time of the writing of this report.

(B) FINANCIAL

Development Charges would apply to this development. Parkland dedication is applicable and may be satisfied following confirmation that the developer is in good standing with the North Oakville East Developers Group and party to the Cost Sharing Agreement.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

The application was circulated to internal and external departments and agencies for review. Draft plan conditions have been provided as Appendix A to this report.

(D) CORPORATE STRATEGIC GOALS

This report addresses the corporate strategic goal(s) to:

- be the most liveable town in Canada

(E) CLIMATE CHANGE/ACTION

The proposed subdivision provides opportunities for various mobility options including cycling, transit usage, and sidewalks which, may limit motor vehicle usage to and from neighbourhood amenities and employment beyond the surrounding area. Further opportunities to improve or mitigate the effects of climate change remain with the developer, and cannot be enforced by the municipality at this time.

CONCLUSION:

Staff recommends approval of draft plan of subdivision and zoning by-law amendment which would have the effect of creating 212 new residential lots for townhouse dwellings, a partial Park and School block, a new stormwater management facility, the extension of Post Road and the creation of two new public roads. The lot configuration is appropriate and compatible with the adjacent land

uses and in keeping with the intent of the land use policies of the North Oakville East Secondary Plan.

The proposal is a complementary extension of the surrounding development in the area and facilitates the creation of complete communities.

The subject subdivision was reviewed in relation to Section 51(24) of the *Planning Act* and has been deemed to satisfy the requirements of this section.

Staff is satisfied that the proposed development is consistent with the Provincial Policy Statement (2020) and conforms to the Growth Plan (2019) and the Halton Region Official Plan, has regard for matters of Provincial interest and represents good planning. Further, the application is consistent with the principles and overall policy direction of the North Oakville East Secondary Plan. On this basis, staff recommend approval of the draft plan of subdivision subject to the conditions in Appendix “A” as the following requirements have been satisfied:

- The proposed development does not conflict with the Provincial Policy Statement and Growth Plan and conforms to the Region of Halton Official Plan.
- The proposed development would assist in achieving healthy, liveable and safe community objectives of the PPS and is consistent with the policies of the PPS.
- The proposed draft plan of subdivision and zoning by-law amendment facilitates the logical extension of the abutting registered plans of subdivision to the east, and the draft approved plan of subdivision to the south.
- The Park and School blocks have been adequately sized to meet the objectives of the North Oakville East Secondary Plan and the Parks Master Plan, and can accommodate the required facilities.
- The development provides sufficient parking on each lot, as well as provide opportunities for up to 42 additional parking spaces within the right-of-way.
- Comments from Council have been appropriately addressed.

By-law 2022-029 is attached as Appendix “B”.

APPENDICES:

Appendix “A” – Draft Plan of Subdivision and Subdivision Agreement Conditions

Appendix “B” – By-law 2022-029

Appendix “C” – Draft Plan

Appendix “D” – Applicable Policies

Prepared by:

Kate Cockburn, MCIP, RPP

Senior Planner, Current Planning

Recommended by:

Leigh Musson, MCIP, RPP

Manager, Current Planning

Submitted by:

Gabe Charles, MCIP, RPP

Director of Planning

APPENDIX A

CONDITIONS OF DRAFT PLAN APPROVAL

**Town File No.'s: 24T-21001/1315
Draft Plan Dated
on February 4, 2022**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY
CROSSTRAIL ESTATES INC., TRAFALGAR ROAD (OAKVILLE) DEVELOPMENTS
LIMITED, & TWKD DEVELOPMENTS INC.**

This approval applies to the draft plan of subdivision (24T-21001/1315) prepared by J.D. Barnes Ltd. dated February 4, 2022 illustrating 16 blocks. 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	CLEARANCE AGENCY
1.	Prior to pre-grading 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 consider all external drainage areas through the subject site 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
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 15 (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 carry out a heritage resource assessment (archaeological survey) of the subject property and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport. No grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport, being submitted to the Town of Oakville and the Regional Municipality of Halton.	MTCS RMH (LPS)
4.	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) RMH (LPS)
5.	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)
6.	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
7.	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.	OAK (TE) CH
8.	That the Owner submits grading plans for all blocks that back onto the stormwater management block (Block 13) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (TE) CH

9.	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, c) home construction.	OAK (TE) CH
10.	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 stormwater management block (Block 13).	OAK (TE) CH
11.	That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved Environmental Implementation Report and Functional Servicing Study Addendum – Upper West Morrison Creek Subcatchment UWM1 to the satisfaction of Conservation Halton and the Town of Oakville prior to any site alteration.	OAK (TE) CH
12.	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
13.	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 downstream municipal infrastructure to the satisfaction of the Town of Oakville and Conservation Halton prior to pre-grading.	OAK (TE) CH
14.	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)
15.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with the Transportation and Engineering Department and the contractor to review and discuss mitigation measures for all construction related impacts, including mud tracking, dust suppression, truck routes and contractor/trades parking, material storage, stockpile location, working hours, noise mitigation, etc, prior to the commencement of topsoil stripping and earthworks. Prior to the Earthworks Pre-construction Meeting, a Site Alteration Permit from the Town must be secured by the Owner and perimeter erosion and sediment control measures must be installed. A second pre-construction meeting is also required prior to the commencement of any servicing works. Prior to the Servicing Pre-construction Meeting, a complete set of approved Engineering Plans is required, including the Traffic Management Plan and Composite Utility Plan.	OAK(TE)(PS)
16.	That owner submit a functional design plan for the urbanization of Burnhamthorpe Road that should be based on upon the cross-section provided as part of the approved Burnhamthorpe Road Character Study and Environmental Assessment to the satisfaction of Development Services Department. The owner agrees to be financially responsible for such improvements, to which will be outlined as part of the subdivision agreement with the Town	OAK (TE)
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		
17.	That the Owner finalize and submit for approval a revised Urban Design Brief .	OAK (PS)
18.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) 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)

<p>19.</p>	<p>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:</p> <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. 	<p>OAK (PS)</p>
<p>CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME</p> <p>NEIGHBOURHOOD INFORMATION MAPPING</p>		
<p>20.</p>	<p>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:</p> <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 permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review, 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, 	<p>OAK (PS)</p>

	<p>l) The anticipated Transit routes through the subdivision,</p> <p>m) The following standard notes:</p> <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 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 ” 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.” 11. “Community mailboxes will be directly beside some lots.” 12. “Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.” 13. “School sites in this subdivision may eventually be converted to residential uses.” 14. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.” 15. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.” 	
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	<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. “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>22. “Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca”</p> <p>23. “For further general information on proposed and existing land use, please call the Town’s Planning Department 905.845.6601.”</p> <p>24. “For detailed grading and berming information, please call the Town’s Development Services Department 905.845.6601”</p> <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <p>a) 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>	
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION		
21.	That the Owner shall revise/update the Upper West Morrison Creek Environmental Impact Report / Functional Servicing Study (EIR/FSS) 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 EIR / FSS including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian trails and cycling) to the satisfaction of the Town and Conservation Halton. The final EIR/FSS shall be provided to the satisfaction of the Town of Oakville and Conservation Halton prior to registration.	OAK (PS)(TE) CH RMH (LPS)
22.	That the Owner prepares and submits a Stormwater Management Report and Stormwater Management Plan in accordance with the approved Upper West Morrison Creek (UWM1) EIR/FSS Addendum to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (TE) CH
23.	That the Owner designs, constructs, stabilizes, and has in operation all stormwater management facilities and stormwater outfalls, or appropriate	OAK (TE, POS)

	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.	CH
24.	The Owner will design and construct SWM Pond 17A in accordance with the most current Town-approved stormwater strategy.	OAK (TE) CH
25.	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)
26.	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)
27.	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, urbanization of Burnhamthorpe Road, etc.	OAK(PS) (TE)
28.	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)
29.	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)
30.	That the Owner agrees that a temporary turnaround located at the southerly end of Street 'A', is required until such time that these streets are continued when the adjacent lands to the south are developed. This will require Block 6 to be frozen from development unless other suitable arrangements are made with the Director of Development Services.	OAK (TE)
31.	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, including but not limited to Blocks 12-16. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.	OAK (PS, TE) RMH (LPS)
32.	That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (TE) CH
33.	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. 	OAK (TE)(T)

	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.	
34.	That the Owner prepares and agrees to implement, 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
35.	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"> • Traffic Impact Study including any required updates • Traffic and Parking Management Plan • Transit Facilities Plan • Street Signage and Pavement Marking Plan • Functional Design Study • Composite Utility Plan • Noise Impact Study • Erosion, Sediment, Dust Mitigation Plan • Community Communication Plan 	OAK (TE)(T) RMH(LPS)
36.	That the Owner shall provide digital discs 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) CH
37.	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
38.	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
39.	That the Owner shall install information signs , at a size and location to the satisfaction of Parks and Open Space Department, 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)
40.	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)
41.	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)
42.	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)

43.	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
44.	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
45.	That the Owner submits the final clearance fee to Conservation Halton, pursuant to the Halton Region's Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee. This request for clearance is to be accompanied by a fully executed copy of the Subdivision Agreement and a detailed response as to how each Conservation Halton condition has been fulfilled.	CH
46.	That the Owner shall enter into a 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.	RMH (LPS)
47.	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.	RMH (LPS)
48.	That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that: <ul style="list-style-type: none"> 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)
49.	The Owner shall submit to the Planning Services Department six (6) folded 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)
50.	That in accordance with Plan of Subdivision 24T-21001/1315, Part of Lot 15, Concession 1, North of Dundas Street, Town of Oakville, the Halton Catholic District School Board requires a Catholic Elementary School site identified as Block 11 in the respective plan of subdivision, and that prior to final approval, satisfactory arrangements have been made with the Halton Catholic District School Board to transfer title of the subject lands, identified as Block 11, to the Halton Catholic District School Board for the purpose of an elementary school. In addition to this: <ul style="list-style-type: none"> • The owner shall undertake and submit to the satisfaction of the HCDSB appropriate soil and environmental investigations, site grading plans, storm water management plans, and archaeological assessment for Block 11. In the event of an identified concern, the HCDSB may commission its own studies at the cost of the landowner. • If there are any concerns from the investigations, all necessary measures, to the Board's satisfaction, must be addressed. • No fill shall be placed on Block 11. • All site work respecting Block 11 must be completed in accordance to the site grading plans, storm water management plans and any other relevant plans/reports relating to these lands. 	HCDSB

51.	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
52.	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
53.	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
54.	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		
55.	<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:</p> <ul style="list-style-type: none"> a) 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. 	OAK(PS)
CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)		
56.	The Owner agrees to design and install decorative metal fences that do not exceed 1.2m in height for all “Type A” (dual-frontage) units to Town of Oakville Planning Services and Department’s satisfaction.	OAK (PS)

57.	The Owner acknowledges that the Town may require line 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)
58.	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)
59.	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 to abide by the Town's requirements for matters dealing with Development Charge credits.	OAK (F)
60.	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)
61.	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)
62.	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)
63.	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)
64.	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)
65.	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)
66.	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	OAK (TE)

	administration fees, details of which will be outlined in the subdivision agreement.	
67.	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)
68.	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)
69.	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)
70.	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)
71.	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: <ul style="list-style-type: none"> 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)
72.	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)
73.	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)
74.	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)
75.	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)

<p>76.</p>	<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>	<p>OAK (TE)</p>
<p>77.</p>	<p>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.</p>	<p>OAK (TE, POS) CH</p>
<p>78.</p>	<p>That the Owner install a 1.2 metre high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) block 13 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 / parkland / stormwater management facility (where applicable) Block 13 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.</p>	<p>OAK (PS, POS, TE) CH</p>
<p>79.</p>	<p>That the Owner retain or coordinate with the property owner to the south to obtain 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 parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Development Services and in accordance with the Town’s Development Charges By-law. Native non-invasive species shall be planted for lands adjacent to swales and stormwater management facilities, and within Conservation Halton’s regulated area. And further, that the Owner prepare a facility fit plan for any neighbourhood park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.</p>	<p>OAK (PS, POS, TE) CH</p>

80.	That the Owner agrees to or coordinate with the property owner to the south to rough grade the park block or part of the park block to meet the grades of the adjacent residential lots or blocks as required by the Parks and Open Space Department	OAK (TE, POS)
81.	That the Owner agrees to post securities for their appropriate share of costs related to the design, implementation and administration of the neighbourhood park block. As the Owner's portion of the park is approximately 8.7% (0.35 of 4.02ha total), the same percentage of costs will be secured until the park is complete and assumed by the Town. It will be up to the Owner to make specific payment arrangements with the adjacent land owner to the south.	OAK (TE, POS)
82.	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)
83.	That the Owner agrees that native non-invasive species shall be planted in accordance Conservation Halton Landscaping Guidelines for lands adjacent to all natural heritage system, watercourses, and stormwater management facilities blocks and for all lands within Conservation Halton's regulated area.	CH
84.	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)
85.	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)
86.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK (POS, TE)
87.	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
88.	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
89.	That the Owner agrees to not stockpile fill or materials on any park or open space block without the approval of the Director of Parks and Open Space.	OAK (POS)
90.	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
91.	That the Owner shall implement at no cost to the Town, a landscape, restoration and enhancement plan for the stormwater management facility within 12 months of registration to the satisfaction of the Development Services Department, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (TE, POS) CH

92.	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)
93.	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)
94.	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
95.	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
96.	That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time staff on site during 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)
97.	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)
98.	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)
99.	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)
100.	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)
101.	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)
102.	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
103.	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

104.	<p>The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town’s subdivision agreement, to be registered on title:</p> <ul style="list-style-type: none"> • Prospective purchasers are advised 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 existing facilities outside the area. • Prospective purchasers are advised that the HCDSB 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, and that you are notified that school busses will not enter cul-de-sacs and private roads. • Prospective purchasers of lots/units abutting, fronting and adjacent to the school site designated for the HCDSB are advised that temporary facilities/portables will be sited on the school site in order to accommodate pupils in excess of the school building capacity. • The owner of lots adjoining the HCDSB school site are prohibited to install or use, for any purposes, a gate in any boundary line fence on such school property. In the event a gate is installed, the Board will remove it at the owner’s expense. 	HCDSB
105.	In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements.	HCDSB
106.	That the Owner agrees to submit to the satisfaction of the Halton Catholic and Halton District School Boards appropriate soil and environmental investigations for all school sites, site grading plans, storm water management plans, site servicing plans (sanitary, water and utilities) and an archaeological assessment. In the event of an identified concern, the Board may commission its own studies at the cost of the landowner.	HCDSB HDSB
107.	That the Owner agrees in the Subdivision Agreement to the satisfaction of the Halton Catholic District School Board and the Halton District School Board to erect a chain link fence , in accordance with the Board’s standards. The fence shall be located along the school block boundaries as determined by the Board(s) and shall be erected at such time as the adjacent development proceeds. Privacy fencing may be required where adjacent to residential units and parking.	HDSB HCDSB
108.	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
109.	That the Owner agrees to rough grade the school block or part of the school block to meet the grades of the adjacent residential lots or blocks as required by the Halton Catholic District School Board.	HCDSB
110.	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
111.	That the Owner agrees to obtain written permission from the Halton District School Board and Halton Catholic District School Board prior to placing any fill on the school Block 11.	HDSB HCDSB
112.	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.	CP

	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.	
113.	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
114.	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
115.	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
116.	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
117.	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
118.	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
119.	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
120.	That the Owner acknowledge its responsibility to up-front the cost of any extension to the electrical distribution system .	OH
121.	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: a) "Purchasers of Block 6 are advised that their properties abut lands which may be developed for future residential, commercial or mixed commercial / residential uses ." b) "Purchasers and/or tenants of lots or units in Block 10 are advised that they abut a Walkway Block which will allow for public access." c) "Purchasers and/or tenants of lots or units adjacent to or near the Village Square, Neighbourhood Park or any other parkland and open space are advised that these parks, 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." d) "Purchasers and/or tenants of lots or units adjacent to or near the Village Square, Neighbourhood Park and servicing / walkway block abutting Block 12 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." e) "Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a school."	OAK (PS, TE)(POS) CH HDSB HCDSB CP

	<p>f) “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 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>g) “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>h) “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 assumption.”</p> <p>i) “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>j) “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>k) “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>l) “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>m) “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): Post Road, Burnhamthorpe Road East and Sixth Line”</p> <p>n) “Purchasers and/or tenants of units within Blocks 1-3 are advised that despite the inclusion of any noise control features in the development and within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks.”</p> <p>o) “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>p) “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>q) “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>	
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	<p>r) “Purchasers are advised that Village Squares will contain children’s play equipment that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Village Squares may also contain community mail boxes. Community Parks may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to community parks.”</p> <p>s) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p> <p>t) “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>u) “Purchasers of lots/units abutting, fronting and adjacent to the school site (Blocks 6-10) designated for the Halton District School Board are advised that temporary facilities/portables may be sited on the school site in order to accommodate pupils in excess of the school building capacity.”</p> <p>v) “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 existing facilities outside the area. Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board.”</p> <p>w) “Purchasers are advised that North Oakville is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>x) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent 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>y) “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 conditions 3-5, 21, 31, 35-36, 49-49, and 96-102, 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 conditions 1, 6-13, 21-24, 32, 34, 36-38, 43-45, 63, 77-79, 83, 87-88, 90-91, 94-95, 102, and 121 inclusive have been	OAK (PS) CH

	carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	
4.	Prior to signing the final plan the Director of Planning Services shall be advised by the Halton District School Board that conditions 51, 103, 106-108, 110-111, and 121 inclusive 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 conditions 50-51, 103-107, 109-111, and 121 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 conditions 54 and 119 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 conditions 52, 112-118, and 121 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 the Ministry of Tourism, Culture and Sport that condition 3 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) MTCS RMH (LPS)
9.	Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that condition 120 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH
10.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas/Enbridge Gas that condition 53 has 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 the written approval of the Ministry of Natural Resources and Forestry (MNR) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
2. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
3. 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.
4. 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.
5. The required payments and contributions for water, wastewater and roads are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the Single-Detached Equivalents are being reserved for the Owner.
6. The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

7. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
8. 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
9. 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.

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2022-029

A by-law to amend the North Oakville Zoning By-law 2009-189, as amended, to permit the use of lands described as Part of Lot 15, Concession 1, North of Dundas Street (Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.) – Z.1315.11

COUNCIL ENACTS AS FOLLOWS:

1. Map 12(5) of By-law 2009-189, as amended, is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.111, as follows:

111	Part of Lot 15, Concession 1, NDS (Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.)	Parent Zone: GU
Map 12(5)		(2022-029)
8.111.1 Only Permitted Building Types		
The following <i>building</i> types are the only <i>building</i> types permitted:		
a)	<i>Townhouse dwelling unit street access private garage</i>	
b)	<i>Townhouse dwelling unit with lane access</i>	
c)	<i>Townhouse dwelling unit back-to-back</i>	
8.111.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		

a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m
b)	For <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach a maximum of 0.3 metres into the required depth.	
c)	Porches shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	

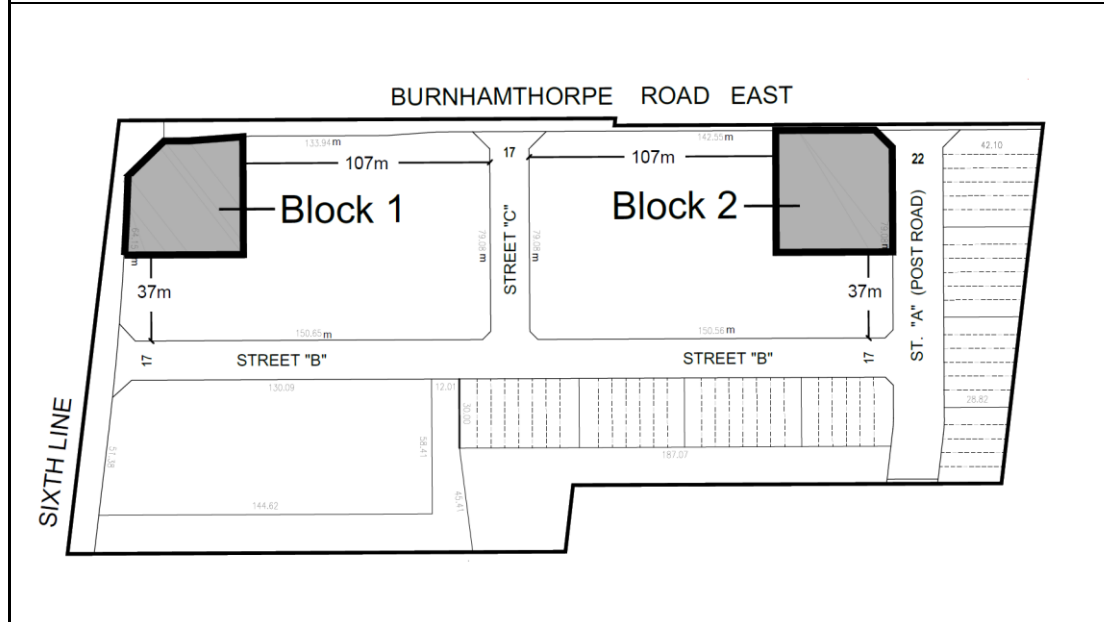
8.111.3 Additional Zone Provisions for Blocks 1 and 2

The following additional regulations apply to lands identified as Blocks 1 and 2 on Figure 8.111.1:

- a) Section 4.17.1 i) shall not apply.

8.111.4 Special Site Figure

Figure 8.111.1



3. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.112, as follows:

112	Part of Lot 15, Concession 1, NDS (Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.)	Parent Zone: GU
Map 12(5)		(2022-029)
8.112.1 Only Permitted Building Types		
The following <i>building</i> types are the only <i>building</i> types permitted:		
a)	<i>Townhouse dwelling unit street access private garage</i>	
b)	<i>Townhouse dwelling unit with lane access</i>	
c)	<i>Townhouse dwelling unit back-to-back</i>	
8.112.2 Zone Provisions		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door.	4.0 m
b)	For <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach a maximum of 0.3 metres into the required depth.	
c)	Porches shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	

4. Section 8, Special Provisions, of By-law 2009-189, as amended, is further amended by adding a new Section 8.113, as follows:

113	Part of Lot 15, Concession 1, NDS (Crosstrail Estates Inc., Trafalgar Road (Oakville) Developments Limited, TWKD Developments Inc.)	Parent Zone: NC
Map 12(5)		(2022-029)
8.113.1 Zone Provisions		

The following regulations apply to all lands identified as subject to this Special Provision:		
a)	Notwithstanding the maximum width in Table 4.21(g), the maximum width of Bay, Box Out and Bow Windows with or without foundations which may be a maximum of three <i>storeys</i> in height and which may include a door.	4.0 m
b)	For <i>corner lots</i> , a <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 40% of the <i>porch</i> . However, steps and columns may encroach a maximum of 0.3 metres into the required depth.	
c)	Porches shall have walls that are open and unenclosed for at least 40% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	

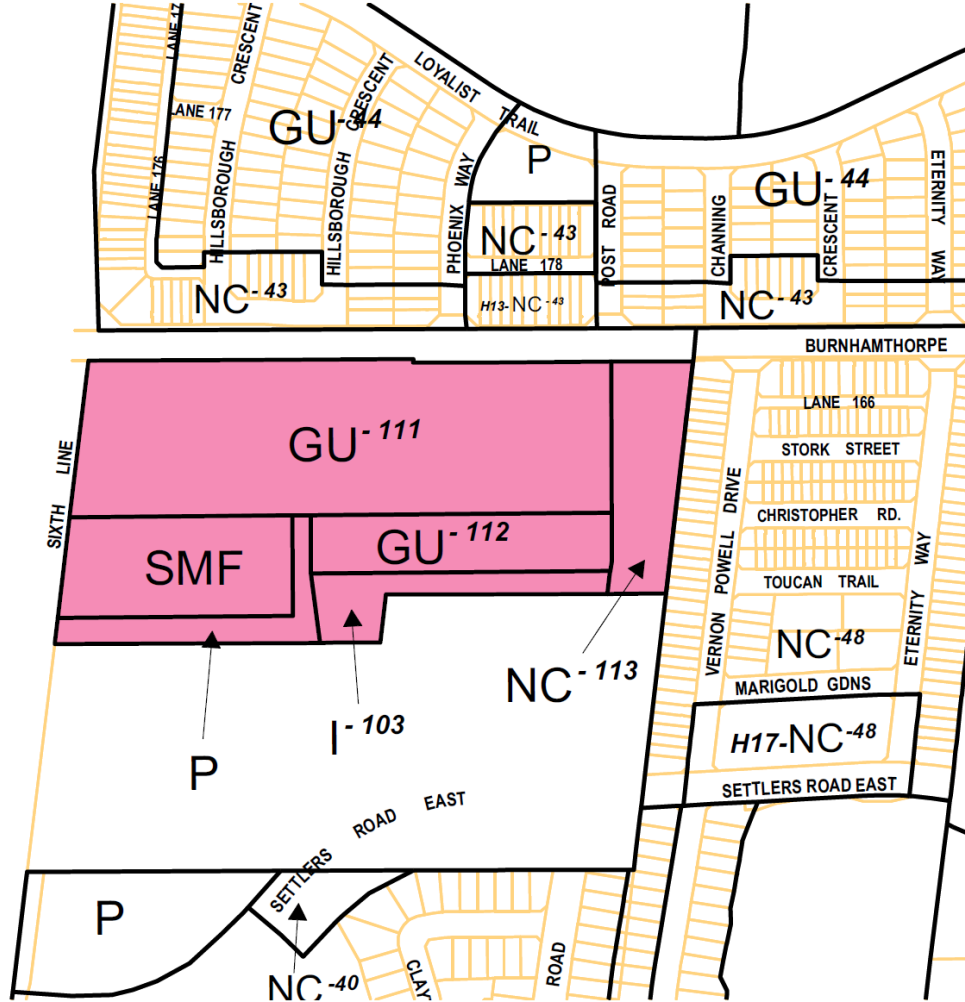
5. This By-law comes into force in accordance with Section 34 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

PASSED this 4th day of April, 2022

MAYOR

CLERK

SCHEDULE "A"
To By-law 2022-029



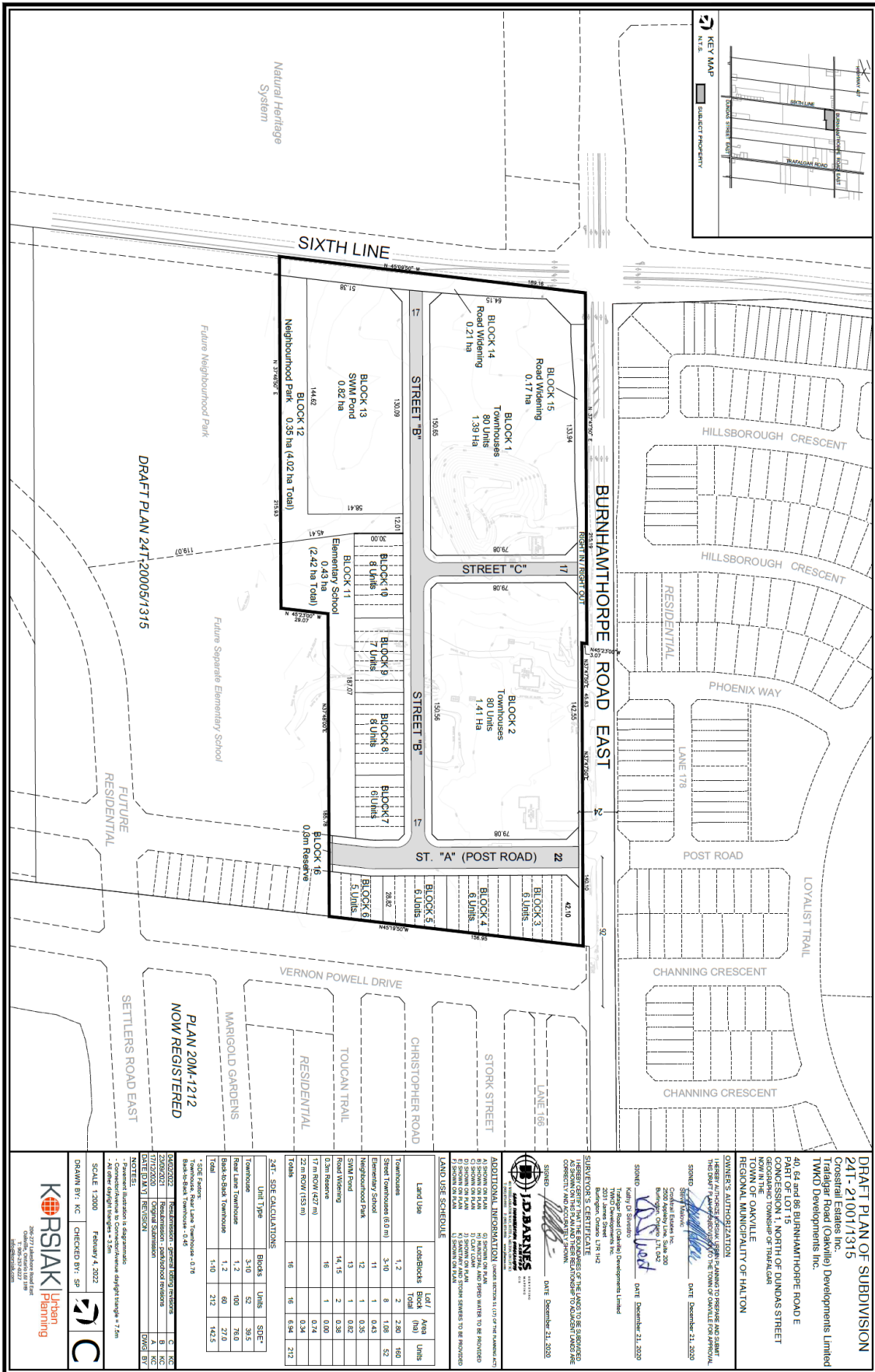
AMENDMENT TO BY-LAW 2009-189

Re-zoned From: Future Development (FD) to
 Neighbourhood Centre (NC sp: 113);
 General Urban (GU sp: 111);
 General Urban (GU sp: 112);
 Institutional (I sp: 103);
 Park (P); and
 Storm Water Management Facility (SMF)

EXCERPT FROM MAP
 12 (5)



SCALE: 1:4000



Appendix “D” – Applicable Policies

Provincial Policy Statement - 2020

The Provincial Policy Statement (2020) (‘PPS’) is intended to promote a policy led system, which recognizes that there are complex relationships among environmental, economic and social factors in land use planning. The PPS encourages the wise management of land to achieve efficient development and land use patterns by directing growth to settlement areas and by promoting a compact development form.

The subject lands are located within a settlement area, which are to be the focus of growth and development (policy 1.1.3.1). The land use patterns within the settlement area based on densities and a mix of land uses that, among other matters, efficiently use land and resources, appropriately use the infrastructure and public service facilities that are planned or available and are transit supportive.

Part V: Policies

1.1 Managing and Directing Land Use to Achieve Efficient and Resilient Development and Land Use Patterns

1.1.1 – Healthy, liveable and safe communities are sustained by:

- a) promoting efficient development and land use patterns which sustain the financial well-being of the Province and municipalities over the long term;
- b) accommodating an appropriate affordable and market-based range and mix of residential types (including single-detached, additional residential units, multi-unit housing, affordable housing and housing for older persons), employment (including industrial and commercial), institutional (including places of worship, cemeteries and long-term care homes), recreation, park and open space, and other uses to meet long-term needs;
- c) avoiding development and land use patterns which may cause environmental or public health and safety concerns;
- d) avoiding development and land use patterns that would prevent the efficient expansion of *settlement areas* in those areas which are adjacent or close to *settlement areas*;
- e) promoting the integration of land use planning, growth management, *transit-supportive* development, *intensification* and *infrastructure* planning to achieve cost-effective development patterns, optimization of transit investments, and standards to minimize land consumption and servicing costs;
- f) improving accessibility for persons with disabilities and older persons by addressing land use barriers which restrict their full participation in society;
- g) ensuring that necessary *infrastructure* and *public service facilities* are or will be available to meet current and projected needs;
- h) promoting development and land use patterns that conserve biodiversity; and
- i) preparing for the regional and local impacts of a changing climate.

1.1.2 Sufficient land shall be made available to accommodate an appropriate range and mix of land uses to meet projected needs for a time horizon of up to 25 years, informed by provincial guidelines. However, where an alternate time period has been established for

specific areas of the Province as a result of a provincial planning exercise or a *provincial plan*, that time frame may be used for municipalities within the area.

Within *settlement areas*, sufficient land shall be made available through *intensification* and *redevelopment* and, if necessary, *designated growth areas*.

Nothing in policy 1.1.2 limits the planning for *infrastructure*, *public service facilities* and *employment areas* beyond a 25-year time horizon.

1.1.3 Settlement Areas

Settlement areas are urban areas and rural settlement areas, and include cities, towns, villages and hamlets. Ontario's settlement areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available.

The vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities. Development pressures and land use change will vary across Ontario. It is in the interest of all communities to use land and resources wisely, to promote efficient development patterns, protect resources, promote green spaces, ensure effective use of infrastructure and public service facilities and minimize unnecessary public expenditures.

1.1.3.1 *Settlement areas* shall be the focus of growth and development.

1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:

- a) efficiently use land and resources;
- b) are appropriate for, and efficiently use, the infrastructure and public service facilities which are planned or available, and avoid the need for unjustified and/or uneconomical expansion;
- c) minimize negative impacts to air quality and climate change, and promote energy efficiency;
- d) prepare for the *impacts of a changing climate*;
- e) support active transportation;
- f) are transit-supportive, where transit is planned, exists or may be developed; and
- g) are freight-supportive.

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated

1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for *transit-supportive* development, accommodating a significant supply and range of *housing options* through *intensification* and *redevelopment* where this can be accommodated taking into account existing building stock or areas, including *brownfield sites*, and the availability of suitable existing or planned *infrastructure* and *public service facilities* required to accommodate projected needs.

1.1.3.4 Appropriate development standards should be promoted which facilitate *intensification*, *redevelopment* and compact form, while avoiding or mitigating risks to public health and safety.

1.1.3.5 Planning authorities shall establish and implement minimum targets for *intensification* and *redevelopment* within built-up areas, based on local conditions. However, where provincial targets are established through *provincial plans*, the provincial target shall represent the minimum target for affected areas.

1.1.3.6 New development taking place in *designated growth areas* should occur adjacent to the existing built-up area and should have a compact form, mix of uses and densities that allow for the efficient use of land, *infrastructure* and *public service facilities*.

1.2 Coordination

1.2.1 A coordinated, integrated and comprehensive approach should be used when dealing with planning matters within municipalities, across lower, single and/or upper-tier municipal boundaries, and with other orders of government, agencies and boards including:

- a) managing and/or promoting growth and development that is integrated with *infrastructure* planning;
- b) economic development strategies;
- c) managing natural heritage, water, agricultural, mineral, and cultural heritage and archaeological resources;
- d) *infrastructure, multimodal transportation systems, public service facilities and waste management systems*;
- e) ecosystem, shoreline, watershed, and Great Lakes related issues;
- f) natural and human-made hazards;
- g) population, housing and employment projections, based on *regional market areas*; and
- h) addressing housing needs in accordance with provincial policy statements such as the Policy Statement: Service Manager Housing and Homelessness Plans.

1.4 Housing

1.4.1 To provide for an appropriate range and mix of *housing options* and densities required to meet projected requirements of current and future residents of the *regional market area*, planning authorities shall:

- a) maintain at all times the ability to accommodate residential growth for a minimum of 15 years through *residential intensification* and *redevelopment* and, if necessary, lands which are *designated and available* for residential development; and
- b) maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and *redevelopment*, and land in draft approved and registered plans.

Upper-tier and single-tier municipalities may choose to maintain land with servicing capacity sufficient to provide at least a five-year supply of residential units available through lands suitably zoned to facilitate *residential intensification* and

redevelopment, and land in draft approved and registered plans.

1.4.3 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected market-based and affordable housing needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing which is *affordable* to *low and moderate income households* and which aligns with applicable housing and homelessness plans. However, where planning is conducted by an upper-tier municipality, the upper-tier municipality in consultation with the lower-tier municipalities may identify a higher target(s) which shall represent the minimum target(s) for these lower-tier municipalities;
- b) permitting and facilitating:
 1. all *housing options* required to meet the social, health, economic and well-being requirements of current and future residents, including *special needs* requirements and needs arising from demographic changes and employment opportunities; and
 2. all types of *residential intensification*, including additional residential units, and *redevelopment* in accordance with policy 1.1.3.3;
- c) directing the development of new housing towards locations where appropriate levels of *infrastructure* and *public service facilities* are or will be available to support current and projected needs;
- d) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation* and transit in areas where it exists or is to be developed;
- e) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations; and
- f) establishing development standards for *residential intensification*, *redevelopment* and new residential development which minimize the cost of housing and facilitate compact form, while maintaining appropriate levels of public health and safety.

1.6 Infrastructure and Public Service Facilities

1.6.1 *Infrastructure and public service facilities* shall be provided in an efficient manner that prepares for the *impacts of a changing climate* while accommodating projected needs.

Planning for *infrastructure* and *public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

- a) financially viable over their life cycle, which may be demonstrated through asset management planning; and
- b) available to meet current and projected needs.

- 1.6.3 Before consideration is given to developing new *infrastructure* and *public service facilities*:
- a) the use of existing *infrastructure* and *public service facilities* should be optimized; and
 - b) opportunities for adaptive re-use should be considered, wherever feasible.
- 1.6.4 *Infrastructure* and *public service facilities* should be strategically located to support the effective and efficient delivery of emergency management services, and to ensure the protection of public health and safety in accordance with the policies in Section 3.0: Protecting Public Health and Safety.
- 1.6.5 *Public service facilities* should be co-located in community hubs, where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and *active transportation*.

1.6.7 Transportation Systems

- 1.6.7.1 *Transportation systems* should be provided which are safe, energy efficient, facilitate the movement of people and goods, and are appropriate to address projected needs.
- 1.6.7.2 Efficient use shall be made of existing and planned *infrastructure*, including through the use of *transportation demand management* strategies, where feasible.
- 1.6.7.3 As part of a *multimodal transportation system*, connectivity with and among *transportation systems* and modes should be maintained and, where possible, improved including connections which cross jurisdictional boundaries.
- 1.6.7.4 A land use pattern, density and mix of uses should be promoted that minimize the length and number of vehicle trips and support current and future uses of transit and *active transportation*.

1.6.8 Transportation and Infrastructure Corridors

- 1.6.8.1 Planning authorities shall plan for and protect corridors and rights-of-way for *infrastructure*, including transportation, transit and electricity generation facilities and transmission systems to meet current and projected needs.
- 1.6.8.2 *Major goods movement facilities and corridors* shall be protected for the long term.
- 1.6.8.3 Planning authorities shall not permit *development* in *planned corridors* that could preclude or negatively affect the use of the corridor for the purpose(s) for which it was identified.

New *development* proposed on *adjacent lands* to existing or *planned corridors* and transportation facilities should be compatible with, and supportive of, the long-term purposes of the corridor and should be designed to avoid, mitigate or minimize negative impacts on and from the corridor and transportation facilities.

- 1.6.8.4 The preservation and reuse of abandoned corridors for purposes that maintain the corridor's integrity and continuous linear characteristics should be encouraged, wherever feasible.
- 1.6.8.5 The co-location of linear *infrastructure* should be promoted, where appropriate.
- 1.6.8.6 When planning for corridors and rights-of-way for significant transportation, electricity transmission, and *infrastructure* facilities, consideration will be given to the significant resources in Section 2: Wise Use and Management of Resources.

Growth Plan (2020)

The Growth Plan is a long-term plan that intends to manage growth, build complete communities, curb sprawl and protect cultural heritage resources and the natural environment.

The Growth Plan provides policies for where and how to grow, directing population and employment growth to urban areas and rural settlement areas with delineated built boundaries on full municipal services (policy 2.2.1). The policies of the Growth Plan are to be applied to support complete communities that feature a diverse mix of land uses with convenient access to local stores, services, and public service facilities, provide a diverse range and mix of housing options, expand convenient access to transportation options.

Section 1.2.1 – Guiding Principles

- *Support the achievement of complete communities that are designed to support healthy and active living and meet people's needs for daily living throughout an entire lifetime.*
- *Prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.*
- *Provide flexibility to capitalize on new economic and employment opportunities as they emerge, while providing certainty for traditional industries, including resource-based sectors.*
- *Support a range and mix of housing options, including second units and affordable housing, to serve all sizes, incomes, and ages of households.*
- *Improve the integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.*
- *Integrate climate change considerations into planning and managing growth such as planning for more resilient communities and infrastructure – that are adaptive to the impacts of a changing climate – and moving towards environmentally sustainable communities by incorporating approaches to reduce greenhouse gas emissions.*

Section 2.2 – Policies for Where and How to Grow

2.2.1 – Managing Growth

2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a. the vast majority of growth will be directed to settlement areas that:
 - i. have a *delineated* built boundary;

- ii. have existing or planned *municipal water and wastewater systems*; and
 - iii. can support the achievement of *complete communities*;
- c. within *settlement areas*, growth will be focused in:
- i. *delineated built-up areas*;
 - ii. *strategic growth areas*;
 - iii. locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and
 - iv. areas with existing or planned *public service facilities*;

2.2.1.4 Applying the policies of this plan will support the achievement of *complete communities* that:

- a) feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*;
- b) improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes;
- c) provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes
- d) expand convenient access to:
 - i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
 - ii. public service facilities, co-located and integrated in community hubs;
 - iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
 - iv. healthy, local, and affordable food options, including through urban agriculture;
- e) ensure the development of high quality compact built form, an attractive and vibrant public realm, including public open spaces, through site design and urban design standards;
- f) mitigate and adapt to climate change impacts, build resilience, reduce greenhouse gas emissions, and contribute towards the achievement of low-carbon communities; and
- g) integrate green infrastructure and low impact development.

2.2.2.3 – Delineated Built-up Areas

All municipalities will develop a strategy to achieve the minimum intensification target and *intensification* throughout *delineated built-up areas*, which will:

- a) encourage *intensification* generally to achieve the desired urban structure;
- b) identify the appropriate type and scale of development and transition of built form to adjacent areas;
- c) identify *strategic growth areas* to support achievement of the intensification target and recognize them as a key focus for development;
- d) ensure lands are zoned and development is designed in a manner that supports the achievement of *complete communities*;
- e) prioritize planning and investment in *infrastructure* and *public service facilities* that will support *intensification*; and

- f) be implemented through official plan policies and designations, updated zoning and other supporting documents.

2.2.6.3 – Housing

To support the achievement of complete communities, municipalities will consider the use of available tools to require that multi-unit residential developments incorporate a mix of unit sizes to accommodate a diverse range of household sizes and incomes.

Section 3 – Policies for Infrastructure to Support Growth

3.2.1 – Integrated Planning

1. *Infrastructure* planning, land use planning and *infrastructure* investment will be co-ordinated to implement this Plan.
2. Planning for new or expanded *infrastructure* will occur in an integrated manner, including evaluations of long-range scenario-based land use planning, environmental and financial planning, and will be supported by relevant studies and should involve:
 - a) leveraging *infrastructure* investment to direct growth and development in accordance with the policies and schedules of this Plan, including the achievement of the minimum intensification and density targets in this Plan;
 - b) providing sufficient *infrastructure* capacity in *strategic growth areas*;
 - c) identifying the full life cycle of *infrastructure* and developing options to pay for these costs over the long-term; and
 - d) considering the impacts of a changing climate.
3. *Infrastructure* investment and other implementation tools and mechanisms will be used to facilitate *intensification* and higher density development in *strategic growth areas*. Priority will be given to *infrastructure* investments made by the Province that support the policies and schedules of this Plan.
4. Municipalities will assess *infrastructure* risks and vulnerabilities, including those caused by the impacts of a changing climate, and identify actions and investments to address these challenges, which could be identified as part of municipal asset management planning.
5. The Province will work with public sector partners, including Metrolinx, to identify strategic infrastructure needs to support the implementation of this Plan through multi-year infrastructure planning for the transportation system and public service facilities.

3.2.2 – Transportation General

1. *Transportation system* planning, land use planning, and transportation investment will be co-ordinated to implement this Plan.
2. The *transportation system* within the *GGH* will be planned and managed to:
 - a. provide connectivity among transportation modes for moving people and for moving goods;
 - b. offer a balance of transportation choices that reduces reliance upon the automobile and promotes transit and *active transportation*;

- c. be sustainable and reduce greenhouse gas emissions by encouraging the most financially and environmentally appropriate mode for trip-making and supporting the use of zero- and low-emission vehicles;
 - d. offer *multimodal* access to jobs, housing, schools, cultural, and recreational opportunities, and goods and services;
 - e. accommodate agricultural vehicles and equipment, as appropriate; and
 - f. provide for the safety of system users.
4. Municipalities will develop and implement *transportation demand management* policies in official plans or other planning documents or programs to:
- a. reduce trip distance and time;
 - b. increase the *modal share* of alternatives to the automobile, which may include setting *modal share* targets;
 - c. prioritize *active transportation*, transit, and goods movement over single-occupant automobiles;
 - d. expand *infrastructure* to support *active transportation*; and
 - e. consider the needs of *major trip generators*.

North Oakville East Secondary Plan

7.3 COMMUNITY STRUCTURE

7.3.3 RESIDENTIAL NEIGHBOURHOODS

Residential neighbourhoods as designated on Figure NOE1 (Community Structure lan) are comprised of a range of residential densities including significant areas appropriate for ground related housing and live/work opportunities:

- a) Neighbourhood Centre Neighbourhood Centres are located in the centre of each neighbourhood, within walking distance of most residents. While predominately residential in character, Neighbourhood Centres will permit a range of uses. These uses will be permitted throughout the area but will be focused at a central activity node for the neighbourhood. Neighbourhood Centres have denser development than other parts of the neighbourhood but are predominantly ground related, and, in addition to residential development, will include a range of convenience and service commercial, civic, institutional and live-work functions in buildings at a scale and with a design appropriate to the area.
- b) General Urban General Urban areas, while predominately residential, also provide for live-work functions. Development will be at lower densities than those found in the Neighbourhood Centre.

7.5.2 MASTER PLAN

- a) The North Oakville East Master Plan in Appendix 7.3 to the Official Plan is intended to illustrate graphically the design of the North Oakville East Planning Area and how the policies and Figures of the North Oakville East Secondary Plan are to be implemented. The spacing, function and design of intersections of Local Roads with Major Arterial/Transit Corridors (i.e. Regional arterials) shown on

Appendix 7.3 have not been approved by the Region, and such intersections shown on Appendix 7.3 and on any subsequent area design plan, plan of subdivision, or other development plan, are subject to Regional approval.

7.5.12 NEIGHBOURHOODS

Figure NOE1 identifies the neighbourhood structure for North Oakville East. Each neighbourhood will have distinctive characteristics, but with the following common features:

- a) Each neighbourhood will include at its centre, approximately a five minute walk from most areas of the neighbourhood, a neighbourhood activity node which would include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes or mail pickup facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate at the neighbourhood activity node.
- b) Neighbourhoods shall be primarily residential in character, but will include mixed use development including commercial, institutional, live-work and civic facilities;
- c) Within neighbourhoods, a range of lot sizes, building types, architectural styles and price levels shall be provided to accommodate diverse ages and incomes;

7.6.7 NEIGHBOURHOOD AREA

- a) Purpose

The Neighbourhood Area designation on Figure NOE2 is applicable to areas intended for the development of residential neighbourhoods. Each neighbourhood is identified on Figure NOE1. The neighbourhoods will each include a neighbourhood central activity node, a five minute walk from most residences, which will include public facilities that serve the neighbourhood. Live/work units and limited commercial uses will also be encouraged to locate in this area.

- b) Land Use Policies

Each neighbourhood will be developed with a mix of development based on the following land use categories. The land use categories, Neighbourhood Centre, General Urban and Sub-urban, shall be represented in each neighbourhood, with the exception of Neighbourhood 14, generally in accordance with the percentages in Table 1 to this Secondary Plan.

The land use categories, High Density Residential, Neighbourhood Centre and General Urban, shall be represented in Neighbourhood 14 such that development results in a total number of units and population equal to or greater than 800 units and a population of approximately 2,000.

Notwithstanding the foregoing, development utilizing a land use category distribution which results in densities less than those required by Table 1 will generally not be permitted, but development which utilizes a land use category

distribution resulting in increased densities may be permitted subject to conformity with the policies of this Plan.

7.6.7.1 Neighbourhood Centre Area

a) Purpose

The Neighbourhood Centre Area land use category on Appendix 7.3 will generally be used for areas located central to each neighbourhood. It is intended to accommodate a range of medium density residential development including, mixed use, live/work units and limited commercial and civic uses focused at a central neighbourhood activity node to serve neighbourhood residents.

b) Permitted Uses, Buildings and Structures

- The permitted uses shall be medium density residential uses, mixed use and small scale convenience retail, personal service, restaurants and business activity, as well as public and institutional uses including village squares. Business activity may include a range of small scale uses including offices, medical clinics, workshops for artisans and artists studios.
- Permitted uses shall be primarily located in live/work, mixed use or medium density residential buildings. Both mixed use and single use buildings shall be permitted and this may include convenience commercial buildings in accordance with the provisions in Subsection c) below.
- Notwithstanding the above, a minimum of one mixed use or non-residential building in accordance with the provisions in Section 7.6.7.1.c) is required at the intersection of each neighbourhood activity node identified on Figure NOE 1.

c) Land Use Policies

- Mixed-use development will be focused at neighbourhood activity nodes, identified on Figure NOE 1, which will include a transit stop and other public facilities which serve the neighbourhood such as central mail boxes, or mail pickup facilities. In addition, convenience commercial facilities or similar uses will be encouraged to locate in these areas.
- A mix of uses shall be permitted at the following heights and densities:
 - Minimum density - FSI of 0.5 for mixed use;
 - Maximum density - FSI of 2 for mixed use;
 - Minimum density - 35 units per net hectare for residential;
 - Maximum density - 150 units per net hectare for residential;
 - Minimum height - 2 storeys; and,
 - Maximum height - 6 storeys.
- The zoning by-law shall establish minimum and maximum setbacks and implement densities and other standards to ensure that development achieves the minimum standards required as a basis for the creation of this centre area. In particular, on-street parking will be permitted and may be utilized to meet parking standards for commercial and other

- nonresidential development, and in such circumstances, live/work buildings may require no additional parking for the “work” component.
- The Town will require that a variety of building types be developed throughout the Neighbourhood Centre Area land use category in each neighbourhood. The location of building types shall be controlled through the zoning by-law. In this context, notwithstanding the permitted uses and maximum permitted density and height, consideration may be given by the Town to limited areas of housing, which may include public, convenience commercial or similar uses on the ground floor, with a minimum density of 150 units per net hectare and a maximum density of 250 units per net hectare located in proximity to the Core Preserve Area. However, the Town shall be satisfied that the development is appropriate to the context and may require the submission of studies, models and/or plans which address that consideration. In addition, the Town shall be satisfied that the total number of units and population for the plan of subdivision is the same as, or greater than, that which would be required by land use category distribution in Table 1.

7.6.7.2 General Urban Area

a) Purpose

- The General Urban Area land use category on Appendix 7.3 is intended to
- accommodate a range of low and medium density residential development.

b) Permitted Uses, Buildings and Structures

- The permitted uses shall be low and medium density residential uses and home occupation and home business uses.
- Permitted uses shall be located in low or medium density residential buildings.

c) Land Use Policies

- A mix of housing types shall be permitted at the following heights and densities:
 - Minimum density - 25 units per net hectare;
 - Maximum density - 75 units per net hectare; and,
 - Maximum height - 3 storeys.
- The Town will require that a variety of residential building types be developed throughout the General Urban Area designation in each neighbourhood. The location of building types shall be controlled through the zoning by-law. In this context, notwithstanding the minimum density, consideration may be given by the Town to limited areas of housing at a minimum density of 20 units per net hectare in areas abutting the Core Preserve Area designation or other significant open space features. In this addition, notwithstanding the permitted uses and maximum permitted density and height, the Town may also give consideration to limited areas

of housing with a minimum density of 75 units per net hectare and a maximum density of 250 units per net hectare located in proximity to the Core Preserve Area and to the Neighbourhood Centre Area. However, the Town shall be satisfied that the development is appropriate to the context and may require the submission of studies, models and/or plans which address that consideration. In addition, with respect to any development which results in a density exception, the Town shall be satisfied that the total number of units and population for the plan of subdivision is the same as, or greater than, that which would be required by land use category distribution in Table 1.

- Home occupations and home businesses shall be permitted in dwellings and accessory buildings in accordance with the regulations of the zoning by-law.
- The zoning by-law shall establish minimum and maximum setbacks, and implement densities and other standards to ensure that development achieves the minimum standards required as a basis for the creation of this residential area.
- Village squares may also be permitted within the General Urban Area designations subject to the provisions of Section 7.6.13.

7.6.14 ELEMENTARY AND SECONDARY SCHOOL SITES

7.6.14.1 Purpose

- The Elementary and Secondary School Site designation on Figure NOE2 is a conceptual designation intended to recognize general potential locations for publicly funded elementary and secondary schools.

7.6.14.2 Permitted Uses, Buildings and Structures

- The main permitted uses shall be schools, and other public and institutional uses including day care centres, as well as community and neighbourhood parks.

7.6.14.3 Land Use Policies

- a) The School Area designation denotes general potential locations for publicly funded elementary and secondary schools. The exact number, location and configuration of school sites will be established during the preparation of plans of subdivision in consultation with the Boards of Education, and without further amendment to this Plan.
- b) The number of schools and the size and configuration of each school shall be consistent with the policies and requirements of the respective School Board and the policies of this Plan.
- c) Whenever possible, schools shall be located adjacent to Community or Neighbourhood Park sites. Schools, particularly secondary schools, will also be located so that they will be well served by transit. The Town shall

continue to pursue, and shall work with the School Boards to achieve, multiple public use facilities as part of the subdivision design process as well as innovative urban design and building design approaches for schools, community facilities and other institutional uses with the objectives of maximizing the utility of the land while ensuring that the needs of those uses are met.

- d) Where a school is not developed on all or a portion of a particular site, uses permitted in the underlying land use designation on Figure NOE2 shall be permitted. Other uses which are compatible in scale and provide a service to the surrounding community may also be permitted, subject to the approval of the Town, including:
- Open space uses particularly parks or linkages which contribute to the creation of the Natural Heritage and Open Space System where deemed to be required, appropriate for such uses and financially feasible by the Town; and,
 - Institutional uses such as private schools, places of worship, day care centres, and community service or cultural buildings.