

**Appendix A to the Staff Report
Regional Comments**

May 19, 2022

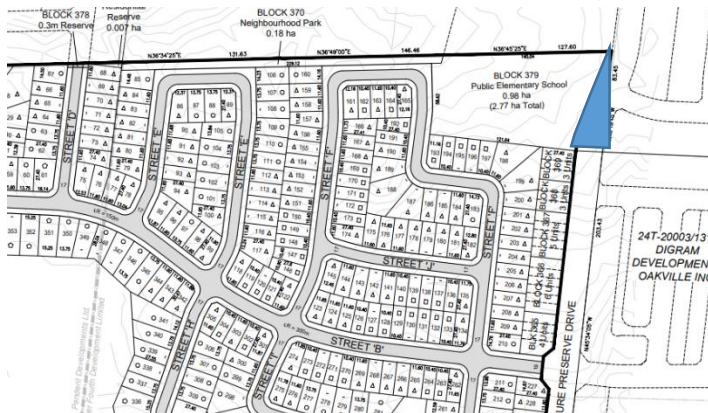
Mr. Robert Thun
Senior Planner, Current Planning
Planning Services Department
Town of Oakville
1225 Trafalgar Road
Oakville ON L6J 0H3

Dear Mr. Thun:

**RE: Region of Halton Comments –4th Submission.
Draft Plan of Subdivision and Application to Amend the Zoning By-law
24T-19004/1317 and Z.1317.05
Preserve North Phase 4 (Lower Fourth Development Limited and Pendent
Development Ltd.)
Part of Lots 17, 18, 19, Concession 1, NDS**

Regional staff forwarded updated comments on the 3rd submission circulation for these applications in a letter dated April 8, 2022. That letter provided an update in regard to comments on allocation, environmental site contamination and the Regional Natural Heritage System. It also provided conditions of draft approval.

A further revision of the plan of subdivision was circulated on April 26, 2022. This plan removed Preserve Drive from the subdivision (to be included in the adjacent Digram and Argo West Morrison Creek plans). Subsequent to this, we were informed that a portion of Preserve Drive by the school site was to remain in the plan (see diagram below). The Region has not yet received this version of the plan. Nonetheless, our comments also consider this further change.



Our comments remain unchanged with the exception of the servicing comments and conditions. For ease, the changes are indicated in italics. Please also note we are requesting a Holding be placed on the residential lots/blocks and the school block.

We understand the unit count remains unchanged. Details of the current proposal are:

- 364 single detached dwelling units;
- 21 townhouse units in five townhouse blocks;
- Four residential reserve blocks;
- One partial school block;
- One partial park block;
- Two open space blocks; and,
- Two natural heritage system blocks.

The Zoning By-law amendment proposes to change the zoning of the lands from “Existing Development (ED)” to “Sub-Urban” (S-*)”, “General Urban (GU-*)”, “Neighbourhood Centre (NC-*)”, “Institutional (I-*)”, “Open Space (O1)” and “Natural Heritage System (NHS)”.

Provincial Policy Statement/Growth Plan:

In this letter we provide comments in relation to matters of specific Regional interest related to:

- growth management (allocation)
- impacts on the Region’s Natural Heritage System
- archaeology
- soil contamination
- servicing
- transportation
- waste management
- finance

Subject to addressing the Region’s conditions of draft approval as set out in Schedule ‘A’ we consider the applications to be consistent with the 2020 Provincial Policy Statement and in conformity with the 2020 Growth Plan in terms of specific matters of Regional interest.

Region of Halton Official Plan 2009 (based on Pre-ROPA 48 policies):

The Region’s Official Plan provides goals, objectives and policies to direct physical development and change in Halton. The subject lands are designated as “Urban Area” and “Regional Natural Heritage System” on Map 1: Regional Structure of the Plan.

The following comments are provided in relation to Growth Management (Allocation Program), Regional Natural Heritage System, Environmental Site Contamination and Archaeology.

*Part III: Land Stewardship Policies:
Managing Growth-Allocation Program:*

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

Currently the application proposes 385 residential units, comprised of:

- 364 single detached dwelling units; and,
- 21 street townhouse units;

Based on the residential units noted above, the proposed development would require 380 Single Detached Equivalents (SDE) to fully service the development. The Region does allow for draft approval with a minimum of 40% allocation which would require a minimum of 154 SDE's. The Region's records indicate that 376 SDE's of servicing allocation have been reserved for the subject lands through the 2020 Allocation Program (Law Files 2020-135 (284 SDEs) and 2020-136 (92 SDEs)). Therefore, sufficient allocation has been reserved to support the proposed development.

As there is sufficient allocation for the subdivision as a whole, the Region is in a position to support draft approval of the plan from an allocation perspective (subject to conditions).

Multi-pin Agreement:

We note that the Allocation Agreements are tied to PINS and thus to the applicable parcels in the agreement (and the corresponding SDEs are therefore also tied to specific parcels). Some lots/blocks/units on the draft plan may straddle the two agreements. Further, the distribution of lots/blocks/units may not correlate to the SDEs

set out in the agreements. In order to allow the SDEs under both agreements to be used across the entire plan, a multi-pin agreement would be required. The Owner is to advise if they wish to pursue a multi-pin agreement.

Residential Reserve Blocks:

Four Residential Reserve Blocks are shown on the draft plan of subdivision.

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

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

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

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

In their resubmission response, the applicant indicated that the intent is that one reserve block (275) with the need for 2 SDEs, is currently identified to be allocated via this subdivision. The remainder will be addressed at a later stage in the process.

Unallocated Lots/Blocks (Holding Provision):

There are 5 unallocated units (townhouses) within the plan equating to 4 SDEs.

It is the Owner's responsibility to determine how they wish to address these unallocated units either through a top-up request, transfer (in accordance with the allocation agreements) or through the use of a holding provision.

The Owner has confirmed that they will address the unallocated units by way of a top-up request. A condition of draft approval is included to address matters related to allocation.

Regional Natural Heritage System:

Policy 118 (3.1) of the ROP requires the submission of an EIA for development and site alterations including public works, that are located wholly or partially inside or within 120 metres of the Regional Natural Heritage System. The purpose of such an EIA is to demonstrate that the proposed *development or site alteration* will result in no *negative impacts* to that portion of the Regional Natural Heritage System or unmapped Key Features of the Regional Natural Heritage System.

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

Conservation Halton (CH) provides environmental advisory and technical review services to the Region in relation to the protection of certain natural heritage features and areas and natural hazard management. We are in receipt of comments from CH dated March 24, 2022 indicating that they do not have concerns with the applications and are in a position to provide conditions of draft approval.

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

Part IV: Healthy Community Policies
Environmental Quality-Land:

Section 58 (1) of the ROP provides that uses may be permitted within the various land use designations provided that a site is not considered hazardous to life or property due to conditions such as soil contamination.

Section 147(17) of the ROP and Implementing Guidelines require the Region and Local Municipalities, when considering any development proposal, to undertake appropriate assessment of the lands and undertake the steps necessary to bring the lands into a condition suitable for the intended use. Regional staff has also reviewed this application within the context of the Halton Region's "Protocol for Reviewing Development Applications with Respect to Contaminated Sites".

Two RSCs and supporting documentation (Phase 1 and 2 ESAs) were provided to the Region in May of 2021. The Region requested a Letter of Update be provided given this documentation was from 2011. A Letter of Update dated August 26, 2021 (prepared by Shad & Associates Inc.) was included with this 3rd submission. A condition of draft approval is included to confirm that this material is satisfactory.

Part IV: Healthy Community Policies
Cultural Heritage Policies-Archaeological Resources:

The ROP also contains policies with respect to archaeological potential, and the preservation and mitigation and documentation of artifacts. Section 167.6 requires the submission of an Archeological Assessment where development is proposed in an area having archaeological potential.

Subsequent to our March letter, the applicant provided a number of Archaeological Assessments that were undertaken in relation to the previous subdivisions (24T-05012 and 24T-05013) and confirmed that those studies covered the subject property. Provincial clearance letters were also provided.

Given the above, we advise that our concerns in relation to archeological resources have been addressed.

Note:

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

Summary:

Subject to the fulfilment of the conditions of draft approval as set out in Schedule 'A', we consider the applications to be in conformity with the Region's Official Plan.

Other Regional Comments:

Water/Wastewater Servicing:

Regional Staff note the proposed use is to connect to the Regional water and wastewater system in accordance with section 89(3) of the ROP. Section 58-1.1 (Part 3: Land Stewardship Policies –Development Criteria) states that uses are permitted as specified for each land use designation provided that an adequate supply of water and treatment of wastewater for the proposed use has been secured to the satisfaction of the Region.

Existing Services:

Water:

There are no existing watermains located adjacent to the property.

Sanitary Sewer:

There are no existing sanitary sewers located adjacent to the property.

Water and Wastewater Servicing:

Please note that a Functional Servicing Study (FSS) was submitted with the original application as part of the Environmental Implementation Report (EIR) prepared by multiple consultants in support of the application. The EIR/FSS was submitted in support of the Phase 4 lands of this subdivision titled: "Preserve North Environmental Implementation Report and Functional Servicing Study (Shannon's and Munn's Creek Subcatchments) and is dated March 2019.

Subsequent to the above, a revised EIR/FSS, dated December 2020, was submitted with the second submission of this draft plan of subdivision. A further revised EIR/FSS, dated October 2021 was submitted with the third submission of this draft plan of subdivision.

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

Wastewater Servicing:

The FSS notes that the wastewater servicing for this phase of this development will be by a local gravity sewer system that will drain to a proposed trunk sewer that is located on an external street (Preserve Drive) on the adjacent subdivision to the east. This proposed trunk sewer then drains to the existing 525mm trunk sewer that on Preserve Drive that is located south of the proposed development and was constructed as part of Phase 1 of this development. Preserve Drive will be extended northward across the NHS and the trunk sewer will also have to be extended northward across this feature.

450mm Dia. Trunk Sewer on Street K (Preserve Drive):

Please note that in the revised draft plan of subdivision a small portion of Preserve Drive is include in the northeast corner of the property. This section of Preserve Drive will require a trunk sanitary sewer. The FSS indicates that the proposed trunk wastewater main on Street K to be sized as a 450mm diameter sewer to service other

development lands to the north. This is in accordance with the Area Servicing Plan for the North Oakville East Secondary Plan.

Please note that this trunk sewer is considered a development charge trunk sewer. The Region's Master Servicing Plan (2011) originally identified this trunk sewer as ID #5063. In the Region's 2017 Development Charges study, this sewer was split into two sections with the north section that is located through and north of the NHS being now identified as ID #7522. The section noted as ID #7522 is being funded through the Region's 2020 Allocation Program.

525mm Dia. Trunk Sewer in NHS (Preserve Drive):

Please note that the FSS recommends that the proposed trunk wastewater main on Preserve Drive be sized as a 525mm diameter sewer to service other development lands to the north. This trunk sewer will have to be extended across the NHS lands to the south. It is unclear at this stage which developer will be constructing the section of this trunk sewer across the NHS lands.

Please note that this trunk sewer is considered a development charge trunk sewer. The Region's Master Servicing Plan (2011) originally identified this trunk sewer as ID #5063. In the Region's 2017 Development Charges study, this sewer was split into two sections with the north section that is located through and north of the NHS being now identified as ID #7522. The section noted as ID #7522 is being funded through the Region's 2020 Allocation Program.

Water Servicing:

The FSS indicates that the Phase 4 subdivision lands will be serviced from the existing watermains that were previously constructed in the adjacent subdivisions located to the south. The FSS proposes to have two watermain feeds to the subdivision by extending the existing watermains on Carding Mill Trail and Preserve Drive northward across the NHS to the subject lands. Future connections to the adjacent subdivisions to the north and the east will eventually provide additional watermain feeds to the subdivision.

Since this subdivision will be located in the middle of the existing Zone 4 pressure zone, the water pressure will tend to be on the higher end of the pressure range. Appropriate clauses will be included in the Regional subdivision agreement that address this issue.

Water Pressure Zone Realignment:

The Region is currently undergoing a program to realign the water pressure zones in the Region. As part of this program, it is proposed to implement both an interim zone condition and an ultimate zone condition within the Region's water distribution system. The timing of implementing the new pressure zone boundaries may take several years

to complete. It is possible that the proposed development may be impacted by the changes to the pressure zones in both the interim and ultimate conditions depending on the timing of the implementation of these changes. Please note that minimum service levels for both water pressure and flow will be maintained throughout the Region during this process. Residents may notice changes to their water pressure when the zones are changed over from the existing zone to the interim zone and also when the interim zone is changed to the ultimate zone.

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

The FSS did not include any modelling of the proposed water system in the subdivision. The FSS notes that this will be completed at the detailed design stage. The FSS should be revised to include the modelling of the proposed water system in this subdivision.

See also Appendix 'A' for further details.

Summary:

Since the site is currently not serviced and will require the extensions of both a watermain and a sanitary sewer through the adjoining developments the servicing of the development is an issue.

We request that a holding provision be included in the implementing zoning by-law for the residential and school block lands to accommodate the Region's concerns in regards to the lack of servicing for this site. The holding provision could be lifted at such a time that the servicing extensions have actually been constructed or possibly should an alternate arrangement be made with the Region to secure these servicing extensions to the satisfaction of the Region.

The following wording is recommended:

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

Conditions of draft approval in relation to the above are set out in Schedule 'A'.

Transportation:

Section 173(8) of the ROP states that the Region and the Local municipalities will work together to control access to Arterial Roads in accordance with Council adopted access management policies. In considering development applications, the ROP further requires that the proponent for any development considered to have a transportation impact to carry out a detailed transportation study to assess the impact of the proposal and to recommend necessary improvements.

The following comments were provided in our October 31, 2020 letter and are reiterated here for convenience.

ROW Requirements:

There are no land dedication requirements for the subject lands as the property has frontage along two local roadways.

Noise Mitigation:

The subject lands are approximately 1000 metres from Dundas Street, 500 metres from Bunhamthorpe Road East, and 800 metres from Neyagawa Boulevard. As such, the proposal will not warrant noise mitigation from these Regional roads. 4

Transportation Impact Study:

A Transportation Impact Study "Neighbourhood 9/10/11" was completed by CGH Transportation dated April 2019 and was in support of several proposed developments in North Oakville.

These proposed developments include a total of 788 single detached homes, 1003 townhouses, and 175 mid-rise units. The development is anticipated to build out over the next 5 to 10 years. As a conservative estimate, it has been assumed that the development could be complete by 2024. Therefore, the analysis horizons include 2019 existing conditions, 2024 full build out and future background conditions, and 2030 full build out and future background conditions. The phasing and timing of each phase is not known at this time, but each landowner will build out their properties individually.

The Preserve Phase 4 lands and development form a portion of the overall Neighbourhood 9/10/11 lands and consists of 46% of the single detached units, but only 2% of the townhouse units and none of the mid-rise units that are proposed for the area.

The Phase 4 lands trip generation will use a large variety of trip routes in and out of the vast study area. There will not be a significant amount of traffic impact to any one

Regional intersection. The trip generation and distribution from the Phase 4 lands is acceptable.

Waste Management:

The Region of Halton will service the residential units within this subdivision for full waste collection services.

Finance:

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

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

Disclaimer: It is the Owner's responsibility to ensure that all applicable payments and development charges for the single detached equivalents units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

Conclusion:

In consideration of the above noted Draft Plan of Subdivision and Zoning By-law Amendment applications, Regional Staff offers no objection to the proposal subject to the Conditions of Draft Approval as set out in 'Schedule A'.

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

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

watermain and sanitary sewer extensions to the satisfaction of the Region of Halton.”

I trust these comments are of assistance. Should you have any questions or require additional information, please do not hesitate to contact me directly at (905) 825-6057, extension 7060.

Please send notice of the Town's decision on these applications.

Sincerely,

Bernie Steiger, MCIP RPP
Acting Manager-South

c: Ron MacKenzie, Development Project Manager, Halton Region (via email)
Alicia Jakaitis, Senior Project Manager, Halton Region (via email)
Braden Fleming, Conservation Halton (via email)
Matt Krusto, Halton Region (via email)

Attachments

SCHEDULE 'A'
CONDITIONS OF DRAFT APPROVAL: 24T-19004/1317 (Z.1317.05)
(Preserve North Phase 4)

The following Regional Conditions must be satisfied and/or included in any registration of draft plan/subdivision agreement.

Owner: Lower Fourth Development Limited and Pendent Development Ltd.

Growth Management/Allocation

1. That the Owner has addressed all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments and the issuance of a Region of Halton Public Works Commissioner's Notice (PWCN), to the satisfaction of the Region of Halton.

Note: For more information on how to obtain a PWCN, please contact:
Bernie Steiger, Acting-Manager South, Community Planning.

2. The Owner agrees that until notice from Halton Region's Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region's Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:
 - shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and,
 - shall not seek final approval for registration of such lots or blocks or any part thereof.

Environmental Site Contamination

3. Prior to final approval or any site alteration or servicing, the Owner is required to submit to Halton Region a Ministry Environment Conservation and Parks of the Environment (MECP) acknowledged Record of Site Condition for the entire limits of the plan of subdivision which indicates that the environmental condition of the site is suitable for the proposed land use. All supporting environmental documentation (including, but not limited to Environmental Site Assessment - ESA Phases One & Two) shall also be submitted to the Region of Halton for review. The Owner is required to comply with Ontario Regulation 153/04 and Halton's Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites. The authors of the ESA studies must extend third party reliance to the Region of Halton. All environmental reports and letters of reliance must be current (within 18 months) of submission.

General Planning

4. That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton.
5. The Owner agrees that a phasing plan shall be submitted prior to registration of the subdivision. The phasing plan shall 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
6. That prior to final approval, the Owner shall submit a digital copy of the final draft plan of subdivision along with the applicable Land Registry Office Appendix D form for review and sign off. Prior to submission to the Region the draft final plan shall be submitted and reviewed by the Town for acceptance.

Region Natural Heritage System

7. That in regard to the implementation of Region policy for the protection and enhancement of the Region's Natural Heritage System, confirmation be received from Conservation Halton that their conditions have been addressed and that they have no further concerns with the registration of the plan of subdivision.

Regional Servicing

8. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement.
9. That the owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that sufficient water capacity exists to accommodate this development.
10. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.
11. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's

Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.

12. All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.
13. Upon draft approval Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities.
14. 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.
15. The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
16. 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.
17. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.
18. 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.

19. The Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager.
20. That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high water pressures within the subdivision.
21. That the Owner is required to submit a revised Functional Servicing Study outlining in detail the proposed servicing of this property that includes water modelling and that addresses secondary watermain connections, flows, pressures and dead-end watermains to Halton Region's Development Project Manager, Regional Planning and Public Works Department for review and approval.
22. That the Owner is required to submit a revised Functional Servicing Study that includes water modelling for both the interim and ultimate water pressure conditions for the Region's zone realignment that demonstrates the impact these changes will have on the development.
23. That the Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.
24. *That the Owner be required to design and construct a 450 diameter trunk sanitary sewer internal to of this subdivision on Street K (Preserve Drive) and (ID #7522) as required by the Area Servicing Plan for the North Oakville East Secondary Plan and as also required as per the Region of Halton's policy for the Design and Construction of Development Charges Projects by the Development Industry. The Owner will be responsible for paying all costs associated with these works. The Region will make reimbursement for the cost of designing and constructing the works when the appropriate funding is in place as per the policy.*
25. *That the Owner be required to design and construct a 525 diameter trunk sanitary sewer external (ID #7522) to this subdivision on the future Preserve Drive over Block 178, Plan 20M-1143, as required by the Area Servicing Plan for the North Oakville East Secondary Plan and as also required as per the Region of Halton's policy for the Design and Construction of Development Charges Projects by the Development Industry. The applicant will be responsible for paying all costs associated with these works. The Region will make*

reimbursement for the cost of designing and constructing the works when the appropriate funding is in place as per the policy.

26. *That the Owner be required to design and construct a local watermain external to this subdivision on the future Preserve Drive right-of-way over Block 178, Plan 20M-1143, at their sole expense as per the design standards of the Region of Halton and to the satisfaction of Halton's Development Project Manager.*
27. *That a minimum 8.0m wide temporary Regional easement be provided on the future Preserve Drive right-of-way that is located over Block 178, Plan 20M-1143 in favour of the Regional Municipality of Halton for the purpose of sanitary sewer and watermain protection. The easement shall be transferred by the Owner free and clear of any and all encumbrances and a Certificate of Title shall be provided in a form satisfactory to the Regional Director of Legal Services and Corporate Counsel.*

Waste Management:

28. The Owner agrees that Halton Region will provide full collection curb side in front of the individual homes and collection will not begin until development is 90% occupied or Regional waste collection trucks can safely access the site. Until Regional collection commences it is the responsibility of the Owner/Developer to provide appropriate private collection to occupied units.

Closing Condition

29. Prior to signing the final plan, the Town of Oakville shall be advised by Halton Region that all Regional conditions have been carried out to the Region's satisfaction with a brief but complete statement detailing how each condition has been satisfied.

Notes:

- A. In order to obtain a Public Works Commissioner's Notice (PWCN), please provide a formal request in an email or letter along with the following information to the Regional Planner on file containing the following:
 - The number of single detached equivalents (SDEs) that the PWCN is being requested for, the respective law file number and corresponding allocation program, including a copy of the draft plan drawing.
 - A Functional Servicing Report (FSR) OR a Design Brief rationalizing the most current FSR that was approved for the proposed development.
 - Confirmation that the Zone 3/4/5 Boundary Realignment Assessment in relation to your proposed development is deemed satisfactory by the Region's Development Project Manager (Please contact Ron MacKenzie,

Development Project Manager for more details:
Ronald.Mackenzie@halton.ca)

A PWCN cannot be issued until all projects listed in the respective group as set out in Schedule G (Engineering and Construction projects) of the applicable Allocation Agreement(s) have been completed.

- B. This development requires Regional Allocation for the single detached equivalents units (SDEs) proposed. The payments and contributions are payable in accordance with the terms and conditions set out in the applicable allocation program agreement in which the SDEs are being reserved for the Owner.
- C. The Owner is also required to pay all other applicable Regional Development Charges (DCs) and Front-ending Recovery Payments prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case a portion of the DC's and Front-ending Recovery Payment may be payable upon execution of the agreement. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change.

Disclaimer: It is the Owner's responsibility to ensure that all applicable payments and development charges for the single detached equivalents units (SDEs) being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

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

Zone 3/4/5 Boundary Assessment:

The Region of Halton's Infrastructure Planning team provides this general guidance to complete the assessment for the Zone 3/4/5 Boundary Realignment. Please note that the Region will not prescribe the exact method for the assessment, as the complexity, built form and size of the development may impact the approach. Regional staff would be happy to discuss and assist as needed to support your consultant in this assessment. General guidance and requirements are outlined below:

Modeling:

The Zone 3/4/5 Boundary Re-alignment assessment can include the use of the Region's Hydraulic Model, which the Region will make available, but it is not a requirement for approval and may be overly complex in some instances. Any modeling exercise or theoretical calculation which can demonstrate adequate servicing under all pressure scenarios is considered suitable. In general, it is expected that the pressure boundary assessment will build on the servicing assessment done as part of the Functional Servicing Study.

Required Information for Regional Approval:

The Zone 3/4/5 Boundary Re-alignment assessment must demonstrate the following at a minimum:

- That fire flow/pressure will be suitable for all residents/buildings within the development under existing, interim and future pressure scenarios.
- That residential/employment water flow/pressure within the development (i.e., general servicing) will adhere to both Regional guidelines and Building Code guidelines under existing interim and pressure scenarios.
- If any requirement will not be met under one or more pressure scenarios, the developer must outline what provisions or mitigating measures will be put in place to address the deficiency.
- It is required that the assessment is carried out by a reputable consultant. The submission must include a covering letter with a summary of the assessment as well as results and mitigating measures (as required). The letter will be signed and stamped by a qualified professional.