

APPENDIX D

CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T-22002/1216
Draft Plan Dated
February 24, 2023

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY

This approval applies to the draft plan of subdivision (24T-22002/1216 prepared by KLM Planning Partners dated February 24, 2023) illustrating 8 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 final approval or any site alteration or servicing for Block 2 (Secondary School), the Owner is required to provide a letter of update indicating that no potentially contaminating activities have occurred on the property subsequent to the preparation of the environmental reports. Further a letter of reliance is required that extends third party reliance to Halton Region for all the submitted material.	RMH(LPS)
2.	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)
3.	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 Blocks 7 and 8 (Road Widening) for the purposes of undertaking right-of-way alterations on Sixth Line and Burnhamthorpe Road in advance of conveying lands for road widening purposes.	OAK(TE)
4.	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)
5.	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
6.	That the Owner provide written permission from the landowners of the private property regarding agreement with the interim condition with respect to the location of proposed outfall and headwalls as part of clean water pipe that conveys external flows from Core 6 lands.	OAK(TE)
7.	That the Owner work through detailed design to finalize the alignment and depth of cover of the proposed clean water pipe associated with the Core 6 lands to the satisfaction of the Town of Oakville, noting the infrastructure is to be physically located on town lands with an easement, if needed, on the school block for access and maintenance in favour of the town.	OAK(TE)

8.	That the Owner provide an interim and future grading and servicing design for external flows intercepted within Blocks 3 and 6 to the satisfaction of Town of Oakville and Conservation Halton prior to site-alteration.	OAK(TE)
9.	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) OAK(PS)
10.	That the Owner submits grading plans for all blocks that back onto the Natural Heritage System and stormwater management blocks to the satisfaction of Conservation Halton, Region of Halton and the Town of Oakville.	OAK(TE) CH
11.	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) construction. The owner agrees to implement in accordance with the approved plans and demonstrate permission to implement ESC measures on lands not owned by the proponent as needed.	OAK(TE) CH
12.	That the Owner revises/updates the Upper West Morrison Creek EM1 EIR/FSS Addendum 2 to reflect all comments from the Town of Oakville, Conservation Halton and the Regional Municipality of Halton and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton. The final EIR/FSS shall be provided to the satisfaction of the Town of Oakville and Conservation Halton prior to making the first engineering submission.	OAK(TE) CH
13.	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 demonstrate no downstream impacts, in support of any temporary location either contemplated or not contemplated by the EIR/FSS to the satisfaction of the Town of Oakville and Conservation Halton prior to site alteration.	OAK(TE) CH
14.	Prior to pre-grading the Owner shall demonstrate through detailed design, the interim and ultimate design for the clean water pipe storm sewers on Burnhamthorpe Road, including the maintenance of access to existing properties, to the satisfaction of the town.	OAK(TE)
15.	That the Owner provide a phasing plan and necessary supporting documentation/analysis that considers interim conditions and impacts to the Natural Heritage System (NHS) and municipal infrastructure in the Star Oak Development lands to the satisfaction of the Town of Oakville and Conservation Halton prior to pre-grading of Phase 1. This phasing plan shall contain details of an implementation strategy for all interim and/or ultimate works required to be in place prior to site alteration, including any land takings or procurement to facilitate the construction of the proposed municipal infrastructure.	OAK(TE) CH
16.	That the Owner shall not install any municipal services on the site until the Owner has entered into a Pre-servicing Agreement or Subdivision Agreement, including any easements, with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK(TE)
17.	That the Owner erects a suitable temporary barrier to work fence prior to engaging in any construction or regrading along the rear of blocks adjacent to the	OAK(TE) CH

	Natural Heritage System and stormwater management blocks. The Owner shall maintain this barrier until the adjoining construction/regrading work is complete.	
18.	That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved Environmental Implementation Report/Functional Servicing Study – Sixth Oak Inc. Upper West Morrison Creek UWM1 EIR FSS Addendum #2 (EIR/FSS) to the satisfaction of Conservation Halton and the Town of Oakville prior to any site alteration.	OAK(TE) CH
19.	That the Owner obtains a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06 , for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
20.	That the Owner prepares and submits a Stormwater Management Plan in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
21.	That the wetland water balance for PSW 15 be updated based on results of wetland monitoring, and opportunities for additional clean water drainage conveyed to PSW 15 be explored, to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) CH
22.	That detailed design drawings be provided for the clean water drainage system conveying roof runoff from the school (minor flows) to PSW15, with major flows directed to Pond 17, to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) CH
23.	That details regarding site alteration and temporary drainage to PSW's be provided to the satisfaction of Conservation Halton and the Town of Oakville	OAK(TE) CH
	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION	
24.	That the owner demolish/remove all structures and remove all debris/vehicles, etc. from the lower portion of Block 4 and Block 6 of the draft plan. All disturbed areas are to be rehabilitated to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) OAK(POS) OAK(PS) CH
25.	That the Owner finalize and submit for approval a revised Urban Design Brief .	OAK(PS)
26.	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)
27.	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)
28.	That the Burnhamthorpe Road West and Sixth Line Road works associated with the clean water pipe storm sewer is, constructed, certified, stabilized, operational and in accordance with Town approved engineering drawings, MOECC Environmental Compliance Approval (ECA and Conservation Halton permits) to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.	OAK(TE) CH
29.	That the channel realignment works associated with the downstream developments (NHS Blocks within Star Oak Development-Block 93, Argo West Morison Development – Blocks 124 & 125, and Timsin Development – Blocks 37 & 38) is, constructed, certified, stabilized, and operational in accordance with Town approved engineering drawings, MOECC Environmental Compliance Approval (ECA and Conservation Halton permits) to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.	OAK(TE) CH RMH(LPS)
30.	That the clean water pipe that conveys external flows from Core 6 lands and portions of Blocks 4, and 5 to provincially significant wetland (PSW 15) south of Burnhamthorpe Road West, be constructed prior to any pre-servicing. The Core 6	OAK(TE) CH RMH(LPS)

	clean water pipe is to be designed to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.	
31.	That owner submit a functional design plan for the urbanization of Burnhamthorpe Road that should be based on the cross-section provided as part of the approved Burnhamthorpe Road Character Study and Environmental Assessment to the satisfaction of Transportation and Engineering 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)
32.	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, requirements, warning clauses, etc.	OAK(PS) (TE)
33.	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)
34.	That the Owner designs, constructs, stabilizes, and has in operation all stormwater management facilities and stormwater outfalls, or appropriate alternative measures, in accordance with Town-approved engineering drawings, approved Stormwater Management Plan, MECP Environmental Compliance Approval (ECA), and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings.	OAK(TE) CH
35.	The Owner will design and construct SWM Pond 17 in accordance with the most current Town-approved stormwater strategy.	OAK(TE)
36.	That the Owner shall dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority.	OAK(PS) OAK(TE) RMH (LPS)
37.	That the Owner shall revise/update the Upper West Morrison Creek EM1 Environmental Implementation Report/Functional Servicing Study (EIR/FSS) Addendum 2 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 and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK(PS) OAK(TE) CH RMH (LPS)
38.	That the Owner prepares and submits a Stormwater Management Report and Stormwater Management Plan in accordance with the approved Sixth Oak Inc. Upper West Morrison Creek UWM1 EIR/FSS Addendum #2 to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
39.	That the owner prepare and agree to implement the following studies to the satisfaction of the Town (and the Regional Municipality of Halton, where applicable): <ul style="list-style-type: none"> • Composite Utility Plan 	OAK (TE) OAK(T) RMH(LPS)
40.	That the Owner shall provide digital discs of the registered plan of subdivision in AutoCad 2012 or later version 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)

41.	<p>That the Owner provides digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 Zone 17 to the Regional Municipality of Halton and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan.</p> <p>Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.</p> <p>Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.</p>	CH
42.	That the owner obtains a permit from Conservation Halton, pursuant to Ontario Regulation 162/06 , for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alterations or realignments, and watercourse crossings.	CH
43.	That clean water pipes outletting Pond 17 and Core 6 must be in place prior to servicing, to the satisfaction of the Town of Oakville and Conservation Halton.	OAK(TE) CH
44.	That the Owner shall install information signs , not less than 2 metres by 3 metres or alternative, 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) OAK(TE)
45.	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)
46.	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)
47.	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
48.	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
49.	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

50.	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)
51.	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)
52.	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)
53.	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.	RMH(LPS)
54.	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)
55.	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.	RMH(LPS)
56.	That prior to registration Owner shall submit to the Town of Oakville Planning Services Department digital copies of the final draft plan of subdivision along with applicable Land Registry Office Appendix D 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)
57.	That the Owner agrees that the Halton District School Board requires an secondary school site as identified as Block 2 of the draft plan of subdivision. Prior to final approval, satisfactory arrangements have been made with the Halton District School Board to transfer title to the subject lands, identified as Block 2 for secondary school purposes in a condition acceptable to the respective Board.	HDSB
58.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation as required by Canada Post Corporation, prior to registration of the plan.	CP
59.	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
60.	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	BC Cogeco

	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).	
	CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)	
61.	The Owner acknowledges that the Town may require redline revisions to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.	OAK(PS)
62.	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)
63.	That the Owner acknowledges that any eligible 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)
64.	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) OAK(F)
65.	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 Transportation and Engineering Department prior to building permit issuance.	OAK(TE)
66.	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) OAK(POS) OAK(TE) OAK(F) CH
67.	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, Transportation and Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.	OAK(TE) CH
68.	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 Transportation and Engineering Department, in accordance with the Transportation and Engineering Procedures and Guidelines Manual.	OAK(TE)

69.	The Owner agrees to pay for electricity supplied to light the streets, where applicable , in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK(TE)
70.	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)
71.	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)
72.	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)
73.	That the Owner shall place public and educational signage within the stormwater management (Block 3) 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)
74.	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)
75.	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 Transportation and Engineering.	OAK(TE)
76.	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)
77.	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)
78.	That the Owner agrees, that should it be determined through detailed design that grade changes are required for blocks adjacent to the NHS block, any grade	OAK(TE) CH RMH(LPS)

	changes must be consistent with the NOCSS recommendation and to the satisfaction of Conservation Halton, Region of Halton and Town of Oakville.	
79.	<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 stormwater management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town's discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	OAK(TE)
80.	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 Transportation and Engineering Department and Parks and Open Space Department.	OAK(TE) CH
81.	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) and the abutting 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) to the satisfaction of the Planning Services Department, Transportation and Engineering Department and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.	OAK(PS) OAK(POS) OAK(TE)
82.	<p>That the Owner retain the services of a landscape architect in good standing with the OALA 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 Transportation and Engineering and in accordance with the Town's Development Charges By-law.</p> <p>Native non-invasive species shall be planted for lands adjacent to Natural Heritage System (Blocks 4, 5, 6), including swales and stormwater management facilities, and within Conservation Halton's regulated area.</p>	OAK(PS) OAK(POS) OAK(TE) CH

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.	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
85.	That the Owner agrees to not stockpile fill within 50 metres of a watercourse without prior written approval by Conservation Halton.	CH
86.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK(POS) OAK(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. That the Owner agrees to 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 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
89.	That the Owner shall prepare and implement at no cost to the Town, a landscape restoration and enhancement plan for the stormwater management facility to the satisfaction of the Transportation and Engineering Department and Parks and Open Space 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) OAK(POS)
90.	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) OAK(POS)
91.	That the Owner agrees to implement cycling and trails plans in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK(POS)
92.	That the Owner provides confirmation that all fire prevention matters have been addressed to the satisfaction of the Town of Oakville.	OAK(FD)
93.	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
94.	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
95.	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)

96.	The Owner shall agree that pre and post development storm water flows from the site to the existing drainage system on Burnhamthorpe Road are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system on this roadway, to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
97.	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)
98.	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)
99.	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)
100.	The Owner agrees to provide and install individual pressure reducing valves (PRV) at each building and/or unit within the subdivision as required by the Ontario Building Code to the satisfaction of the Region's Development Project Manager.	RMH(LPS)
101.	<p>i) 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 blocks, buildings and/or units within this development and, registered on title regarding potential high water pressures within the subdivision.</p> <p>ii) 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 blocks 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.</p>	RMH(LPS)
102.	That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local watermain on Burnhamthorpe Road West and William Halton Parkway to provide servicing and fire protection to the lands adjacent to Burnhamthorpe Road West and William Halton Parkway to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
103.	That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local sanitary sewer on William Halton Parkway to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
104.	<p>Any lands within 17.5m of the centre line of the original 66ft right-of-way of William Halton Parkway (Regional Road 40) that are part of the subject property shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>In addition to the above lands, any additional lands that have been identified as required for the future widening and/or realignment of William Halton Parkway, as identified in the William Halton Parkway Detail Design/Construction Phase, shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening, realignment and future road improvements.</p> <p>Note:</p> <p>Halton's Engineering & Construction Capital Works Project Manager for the William Halton Parkway construction (Trafalgar to Neyagawa) is John Williamson john.williamson@halton.ca</p>	RMH(LPS)
105.	Should the Owner seek, through the Engineering works and approvals, for this subdivision to construct any approved access/intersection for Block 1 (Employment Lands), the Owner will be required to enter into a Servicing Agreement (through the Development Project Manager) with Halton Region for	RMH(LPS)

	<p>the completion of the required Works (road improvements). The owner is responsible for all costs associated with the improvements detailed as part of the works and must submit for approval detail design drawings and cost estimates.</p> <p>Note: For the future Block 1 Employment lands, any proposed future full movement intersection/access to William Halton Parkway must comply with the <u>minimum</u> intersection spacing requirements from Sixth Line, that being 300m (<u>minimum</u>). Any such proposed future full movement intersection/access to William Halton Parkway (Block 1 Employment lands), should it be able to meet the above requirement, would also require traffic signalization, left and right turn lanes and a Servicing Agreement. Any connection to William Halton Parkway will only be approved after the full completion of Halton's William Halton Parkway capital works project (start of construction Q1 2022, completion Q3 2023 (new 4 lane road). This schedule is subject to change.</p>	
106.	Where the Owner per the Condition above is seeking to construct any approved access/intersection for Block 1 (Employment Lands) the Owner will be required to submit detailed design drawings for the works for review and approval. A design based on the specifications outlined in the TAC Geometric Design Guide for Canadian Roads manual (and approved by Engineering & Construction) must be shown. The detailed design drawings should include the road improvements and all associated design details, including grading & cross-sections, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings as per Halton Region's design specifications.	RMH(LPS)
107.	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
108.	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.	OAK(TE) HDSB
109.	That the Owner agrees to submit appropriate soil and environmental investigations for the school site, site grading plans, storm water management plans, site servicing plans (sanitary, water and utilities) and an archaeological assessment.	HDSB
110.	That the Owner agrees in the Subdivision Agreement to the satisfaction of 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 and shall be erected at such time as the adjacent development proceeds.	HDSB
111.	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
112.	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
113.	That the Owner agrees to obtain written permission from the Halton District School Board prior to placing any fill on the school Block 2.	HDSB
114.	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	BC Cogeco Rogers

	facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.	
115.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Oakville Hydro, prior to registration of the plan.	OH
116.	<p>That the Owner agrees to place the following notification in all offers of purchase and sale for Blocks 1 and 2 and in the Town’s subdivision agreement to be registered on title:</p> <p>a) “Purchasers are advised that they abut Natural Heritage System Blocks which will allow for public access.”</p> <p>b) “Purchasers are advised that a walkway may abut the subject property consistent with the North Oakville East Trails Plan. During normal use of, and activity on, the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property.”</p> <p>c) “Purchasers for all blocks adjacent to the Natural Heritage System and SWM Pond, a statement which advises that the Town reserves the right to install a public trail connection within these blocks. Further purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited.”</p> <p>d) “Purchasers are advised that gates are not permitted to be installed along any boundary fence adjacent to the NHS or SWM Pond.”</p> <p>e) “Purchasers are advised that winter maintenance and snow plowing from public streets will be done in accordance with the Council approved protocol and policies for snow removal.”</p> <p>f) “Purchasers and/or tenants are advised that the builder is responsible for the timing and coordination of rectifying lot grading matters which occur prior to assumption.”</p> <p>g) “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 unauthorized encroachments are to be removed by the homeowner prior to Assumption.”</p> <p>h) “Purchasers 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>i) “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns may result in negative drainage impacts to their block and/or adjoining blocks.”</p> <p>j) “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): Sixth Line, Burnhamthorpe Rod West and William Halton Parkway”</p> <p>k) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p> <p>l) “Purchasers are advised that driveway entrance widenings or modifications will not be permitted where they impact on the availability of on-street parking space.”</p> <p>m) “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</p>	OAK(PS) OAK(TE) OAK(POS) CH HDSB

	<p>bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>n) “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>o) “Purchasers are advised that there is the potential for high water pressures within the subdivision”</p> <p>In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements.</p>	
	CLOSING CONDITIONS	
1	Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK(PS)
2	Prior to signing the final plan the Director of Planning Services shall be advised by the Regional Municipality of Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK(PS) RMH(LPS)
3	Prior to the signing of the final plan the Director of Planning Services shall be advised by the Conservation Halton that all applicable conditions inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK(PS) CH
4.	Prior to signing the final plan the Director of Planning Services shall be advised by the Halton District School Board that all applicable conditions 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 telecommunications provider that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK(PS) BC COGECO, ROGERS
6.	Prior to signing the final plan the Director of Planning Services shall be advised by Canada Post that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
7.	Prior to signing the final plan, the Director of Planning Services shall be advised by Oakville Hydro that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH
8.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas/Enbridge Gas that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG/ ENBRIDGE
	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being _____, _____, 2023.	OAK (PS)

LEGEND – CLEARANCE AGENCIES

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

NOTES:

1. The Owner should obtain authorization from the Department of Fisheries and Oceans (DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
2. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
3. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
4. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work pursuant to **the Lakes and Rivers Improvement Act**, where a dam or blockage of the watercourse is proposed, where necessary.
5. The Owner should prepare and implement a **Soil Management Plan** (to be used for sites generating soil/fill material) and/or a **Fill Management Plan** (to be used for sites receiving fill material) in accordance with the document ‘*Management of Excess Soil – A Guide for Best Management Practices*’ as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan
6. That the Owner shall obtain a site alteration permit under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilisation, grading and seeding of non-development blocks.

7. The owner/applicant is to pay cash-in-lieu of parkland dedication, pursuant to Section 42 of the Planning Act and in accordance with the Towns By-law 2008-105. The owner / applicant is to contact the Town's Manager of Realty Services approximately 120 days and no later than 60 days prior to their intended date to draw the first above grade building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
8. 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.
9. 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.

10. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
11. 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
12. During any development activities, should deeply buried archaeological remains be found on the subject lands during construction activities, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism should be notified immediately. 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, Ontario Ministry of Public and Business Service Delivery, who administers provisions of that Act related to burial sites, to be consulted.
13. 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.