

APPENDIX A –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.: File 24T-22007/1617
Draft Plan Dated July 20, 2022

TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF DRAFT PLAN OF SUBDIVISION 24T-22007/1617

This approval applies to the draft plan of subdivision (24T-22007/1617) prepared by J.D. Barnes Limited dated July 20, 2022 illustrating one development block. The conditions applying to the approval of the final plan for registration are as follows:

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
1. GENERAL That the Owner provides 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(A)
2. That the Owner provides confirmation to the satisfaction of the Town's Finance Department that all outstanding property taxes have been paid prior to plan registration.	OAK(F)
3. CANADA POST The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.	CP
4. Halton District School Board That the Owner agrees to place the following notification in all offers to purchase and sale for all units: a) Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.	HDSB
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.	

5.	That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the final approval.	HDSB
6.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board.	HDSB
7.	Halton Catholic District School Board	HCDSB
That the owner agrees to place the following notification in all offers to purchase and sale for all units:		
a) Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or be bussed to existing facilities outside of the area.		
b) Prospective purchasers are advised that HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and you are notified that school busses will not enter cul-de-sacs and private roads.		
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.		
8.	The owner agrees to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to final approval.	HCDSB
9.	Halton Region	RMH (LPS)
The Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.		
10.	That the 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)
11.	Development Engineering That the Owner provide an updated Utility Plans that reflect the Road Widening obtained by the Town to the satisfaction of Development Engineering.	OAK (DE)
12.	That the Owner provide as built drawings for the work completed in the Town Right of Way to support the development to the satisfaction of Development Engineering.	OAK (DE)

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(A)
2.	Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 3 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	CP
3.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board that conditions 4, 5 & 6 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HDSB
4.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Catholic District School Board that conditions 7 & 8 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HCDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Region that conditions 9 & 10 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	RMH (LPS)
6.	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being [Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received].	OAK(A)

Director of Planning Services
(Authority by By-law 1998-272)

NOTES – The owner/agent, their successors and assigns are hereby notified:

1. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
2. 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 M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form

LEGEND – CLEARANCE AGENCIES

BC Bell Canada

CP	Canada Post
OAK (PS)	Town of Oakville – Planning Services
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (EC)	Town of Oakville – Engineering and Construction Department
RMH (LPS)	Regional Municipality of Halton – Planning and Public Works Department
UG	Union Gas
OH	Oakville Hydro
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board