

Appendix D to Staff Report

CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: Z.1333.01 and 24T-11001
Draft Plan dated
December 14, 2022

TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY
bcIMC REALTY CORPORATION c/o QUADREAL PROPERTY GROUP
AT 3269 AND 3271 DUNDAS STREET WEST

This approval applies to the draft plan of subdivision (24T-11001 prepared by WSP dated December 14, 2022) illustrating 27 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.	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)
2.	The Owner is required to comply with Ontario Regulation 153/04 and Halton Region's Protocol for Reviewing Development Applications with respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of Halton Region. Prior to the registration of any portion of draft plan of subdivision and prior to any servicing or grading of the site, the Phase 1 Environmental Site Assessment (ESA) prepared for the subject lands shall be revised to the satisfaction of Halton Region. The Owner is also required to submit all supporting environmental documentation such as a Phase 2 ESA, Record of Site Condition (RSC), and remediation reports, etc. (as necessary) to Halton Region for their review. The ESA(s) must be prepared and certified by a qualified person as defined in Ontario Regulation 153/04 and indicate that the environmental condition of the site is suitable for its proposed land use. The author of the environmental reports and Record of Site Condition (if secured) must also extend third party reliance to Halton Region.	OAK(TE) RMH(LPS)
3.	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)
4.	That the Owner prepares and implements a Tree Inventory/Preservation Plan , for any tree removal required within the boundaries of the Natural Heritage System (NHS), as per Conservation Halton's Landscaping and Tree Preservation Plan Guidelines to the satisfaction of Conservation Halton, Region of Halton and the Town of Oakville. The same inventory/preservation plan shall also include those lands proposed for open space/heritage blocks.	OAK(TE) (POS) CH RMH(LPS)
5.	That the Owner submits grading plans for all lots and blocks that back onto the Natural Heritage System and stormwater management blocks (Blocks 2 – 8, 25, 26, Arterial One, Avenue Three, and Street Four) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH

6.	<p>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.</p> <p>A separate sediment and erosion control plan will be required in conjunction with each phase of the development and at the site plan/block level with each plan addressing every relevant stage of construction (i.e. earthworks, servicing/roadworks and building construction).</p> <p>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.</p>	OAK(TE) CH
7.	<p>That the Owner erects a suitable temporary barrier or work fence prior to engaging in any construction or regrading along the rear of blocks adjacent to the Natural Heritage System and stormwater management blocks. The Owner shall maintain this barrier until the adjoining construction/regrading work is complete.</p>	OAK(TE) CH
8.	<p>That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved Environmental Implementation Report/Functional Servicing Study – 14 Mile Creek West and the Lazy Pat Farm Property (EIR/FSS) to the satisfaction of Conservation Halton and the Town of Oakville prior to any site alteration.</p>	OAK(TE) CH
9.	<p>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.</p>	CH
10.	<p>That the Owner revises/updates the EIR/FSS 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 and commitment letter to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.</p> <p>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.</p>	OAK(TE) CH RMH(LPS)
11.	<p>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.</p>	OAK(TE) CH
12.	<p>That the Owner shall not install any municipal services on the site until the Owner has entered into a Preservicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.</p>	OAK(TE)
13.	<p>That the owner provides the detailed design of infiltration systems in accordance with the approved EIR/FSS and letter of commitment table to the satisfaction of the Town and Conservation Halton prior to pre-servicing.</p> <p>The infiltration systems including accesses to the infiltration systems shall be constructed by the owner through the pre-servicing stage as required in conjunction with each phase of the development.</p> <p>Blanket easements in favour of the Town for access to the infiltration systems will be provided through site plan approval of each block.</p>	OAK(TE) CH
14.	<p>That the owner provides the detailed design for the stormwater system to supplement 14W-12A through Phase 1b and Phase 2, prior to pre-servicing.</p> <p>A servicing block or a town-accepted alternative approach for the stormwater system to supplement 14W-12A shall be provided during the detailed design through Phases 1B and 2, in accordance with the letter of commitment and to the satisfaction of the Town.</p>	OAK(TE) CH

15.	That the Owner consider further opportunities to enhance thermal mitigation through detailed design, prior to pre-servicing.	OAK(TE)
16.	That the Owner update the GAWSER model and Stormwater Management Plan to reflect changes through detailed design of Phase 1a. Updates to the GAWSER model and revisiting of the Stormwater Management Plan are required as needed, through each phase of development.	OAK(TE)
	CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES	
17.	That the Owner finalize and submit for approval a revised Urban Design Brief reflecting the latest draft plan of subdivision design.	OAK(PS)
	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION	
18.	<p>That the Owner shall enter into a Heritage Easement Agreement with the town to ensure the conservation of the cultural heritage landscape, including the historic barn in its new configuration, as approved through a future heritage permit.</p> <p>The Heritage Easement Agreement will include the Conservation Management Plan dated July 2015. The Heritage Easement Agreement will be registered against the entirety of Block 26 until the works are completed the satisfaction of the Director of Planning Services and the Director of Parks and Open Space.</p>	OAK(PS) OAK(POS)
19.	That the Owner agrees that all reasonable efforts will be made to retain the laneway trees. Should any tree(s) be damaged, the owner agrees to replant the affected area with trees following the completion of the work.	OAK(PS)
20.	That the Owner is to provide financial securities in the form of a Letter of Credit, which shall only be released by the town to the owner upon the completion of the work outlined in the Heritage Easement Agreement.	OAK(PS) OAK(POS)
21.	That the Owner provide a Reference Plan for the cultural heritage landscape, to the satisfaction of the Director of Planning Services and the Director of Parks and Open Space, that will be used as the Legal Description for the designation of the cultural heritage landscape under the Ontario Heritage Act.	OAK(PS) OAK(POS)
22.	<p>That the Owner work with Heritage Planning staff to create the Statement of Cultural Heritage Value or Interest and List of Heritage Attributes that will be used for the designation of the cultural heritage landscape under the Ontario Heritage Act.</p> <p>The Owner agrees not object to the Notice of Intention to Designate under the Ontario Heritage Act when it is issued by the Town.</p>	OAK(PS) OAK(POS)
23.	That, following the designation of the cultural heritage landscape under the Ontario Heritage Act, the Owner will prepare a Conservation Plan for a Cultural Heritage Landscape, in accordance with By-law 2018-019, for Council's review and adoption. This Conservation Plan will be used to manage future changes to the cultural heritage landscape, outside of the changes approved in the Conservation Management Plan dated July 2015.	OAK(PS) OAK(POS)
24.	<p>That matters such as the following are to be completed to the satisfaction of Town of Oakville Planning and Parks and Open Space staff.</p> <ul style="list-style-type: none"> • Demolition of two residential buildings with footprints of each building marked, interpreted as a landscape features and with a plaque • Creation of a parks pavilion including the dismantling of the barn complex, timber salvaging • Retention of silo with entry access sealed • Conservation of the summer house in whole or part, as approved through a future heritage permit • Signage on site to utilize, where appropriate, salvaged timbers from barn complex dismantling • Retention of driveway pillars and their temporary relocation. 	OAK(PS) OAK(POS)

25.	That the Owner submit engineering details related to the temporary secondary access to the Phase 1b lands which confirms that the temporary secondary access has been designed to the satisfaction of the town's Fire Prevention Department	OAK(FD)
26.	That Owner shall provide vehicle and pedestrian access to Block 26 from Dundas Street West (through the NHS – Block lands) to the satisfaction of the Planning Services, Parks and Open Space and Transportation and Engineering Departments.	OAK(PS) OAK(POS) OAK(TE)
27.	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)
28.	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, etc.	OAK(PS) OAK(TE)
29.	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)
30.	That the owner provides further design details for 14W-21 at the appropriate phase through detailed design process to the satisfaction of the town.	OAK(TE)
31.	That the Owner demonstrates through detailed design that all town owned blocks for the stormwater major systems have been sized to contain flows for the 100 year storm event within town-owned lands.	OAK(TE)
32.	That the owner design, construct, and have in operation all stormwater management facilities and stormwater outfalls required for each respective phase of the development, or appropriate alternative measures, in accordance with the approved EIR / FSS and stormwater management plan, to the satisfaction of the Transportation and Engineering Department. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration for each respective phase of the development per the approved landscape drawings.	OAK(TE) CH
33.	That the Owner designs, constructs, stabilizes and has in operation all creek realignments and alterations as well as any other alterations to natural hazards at the appropriate phase of the development to the satisfaction of the Conservation Halton and the Town of Oakville.	OAK(TE) CH
34.	That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville.	OAK(TE) CH
35.	That the Owner agrees to provide as-built drawings for creek realignment and wetland construction work. 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.	CH

36.	That the Owner agrees that, should it be determined through detailed design that grade changes are required in order to accommodate development of lots/blocks adjacent to the NHS block, any grade changes must be accommodated outside of the NHS block to the satisfaction of Conservation Halton, Region of Halton and Town of Oakville.	OAK(TE) CH RMH(LPS)
37.	That the Owner agrees that a temporary turnaround located at the end of Arterial One abutting the west side of the NHS, Avenue 3 abutting Block 5 and the end of Avenue 3 abutting the NHS are required until such time that these streets are extended across the adjacent lands to the west and east.	OAK(TE)
38.	That the owner agrees to construct the crossing of tributary of 14 Mile Creek at the end of Avenue 3 (west portion) as part of the Phase 1b creek realignment works.	OAK(PS) OAK(TE)
39.	<p>That the Owner shall dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authorities 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.</p> <p><u>Halton Region</u></p> <p>a. Any lands within <u>25m</u> of the centre line of the <u>original</u> right-of-way of Dundas Street (Regional Road 5) 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>b. Daylight triangles measuring a minimum of 15m along Dundas Street (Regional Road 5) and a minimum of 15m along Street "Avenue Two" shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>c. Any additional lands that are part of the subject property and have been identified as required for the future widening and of Dundas Street (Regional Road 5), as identified in the Dundas Street Corridor Improvements Brant Street (Regional Road 18) to Bronte Road (Regional Road 25) Municipal Class Environmental Assessment Study/Environmental Study Report, shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>d. Any additional lands that are part of the subject property and have been identified as required for the future widening and of Dundas Street (Regional Road 5), as identified in the Dundas Street from Bronte Road (Regional Road 25) to Appleby Line (Regional Road 20) Detailed Design Project, shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements.</p> <p>e. The Owner agrees that any proposed private signage, plantings etc., for the site must be placed outside of the new Regional right-of-way (on private property).</p> <p>f. That the location of the future intersection to Dundas Street be as per the approved North Oakville West Secondary Plan.</p>	OAK(PS) OAK(TE) RMH(LPS) MTO
40.	<p>That the Owner shall provide a construction phasing and sequencing plan to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the EIR/FSS and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:</p> <ul style="list-style-type: none">• a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"• interim and/or permanent transit streets are to be built first• roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases	OAK(TE) OAK((T)

	<ul style="list-style-type: none"> permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations. <p>Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.</p>	
41.	<p>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):</p> <ul style="list-style-type: none"> Transit Facilities Plan Street Signage and Pavement Marking Plan Composite Utility Plan Erosion, Sediment, Dust Mitigation Plan 	OAK(TE) OAK(T) RMH(LPS)
42.	<p>That the Owner shall provide digital discs of the registered plan of subdivision with the following coordinate system UTM NAD 83 Zone 17 to the Regional Municipality of Halton and the Town of Oakville, and approved wetland delineation/stable top of bank delineation/flood plain/meander belt to Conservation Halton, prior to registration of the plan.</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>	OAK(TE) RMH(LPS) CH
43.	<p>That the Owner shall install information signs, not less than 2 metres by 3 metres or alternative, on all Natural Heritage, SWM 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.</p>	OAK(POS) OAK(TE)
44.	<p>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.</p>	OAK(Z)
45.	<p>That all public streets within the subdivision be named to the satisfaction of the Engineering and Construction Department and in accordance with Street Names for Public Roads procedure.</p>	OAK(EC)
46.	<p>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.</p>	OAK(EC)
47.	<p>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.</p>	CH

48.	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
49.	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
50.	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
51.	That prior to final approval, confirmation is provided to the Region indicating that all Conservation Halton comments/conditions (required prior to registration) have been met to their satisfaction, and that there are no concerns with the registration of the plan of subdivision.	RMH(LPS)
52.	The owner agrees they may be required to enter into a Servicing Agreement at the Site Plan stage (through the Development Project Manager) for the completion of required works for all development associated road improvements along Dundas Street and/or at any new intersections (north leg intersection connections, etc.,). 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.	RMH(LPS)
53.	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)
54.	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 lower water pressures within the subdivision.	RMH(LPS)
55.	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 and buildings 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.	RMH(LPS)
56.	That the Owner is required to submit a revised Functional Servicing Study outlining in detail the proposed servicing of this property. The study must address temporary watermain looping, dead-end watermains, watermain sizing, flows, and pressures, and demonstrate how the ultimate watermain system is to be constructed. Updated water system modelling and analysis for the existing, interim and ultimate zone pressure conditions proposed under the Region's zone boundary realignment program must be included. The study must address potential overtopping of Regional roads due to post development storm drainage from the development and be completed to the satisfaction of Halton Region.	RMH(LPS)
57.	That the Owner be required to design and construct a 600mm diameter trunk sanitary sewer external to of this subdivision on Dundas Street (ID #6911) as required by the Area Servicing Plan for the 407 Employment Area 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	RMH(LPS)

	Region will make reimbursement for the cost of designing and constructing the works when the appropriate funding is in place as per the policy.	
58.	That the Owner be required to design and construct a 600mm diameter trunk watermain internal to of this subdivision on Avenue One (ID #5627) as required by the Area Servicing Plan for the 407 Employment Area 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.	RMH(LPS)
59.	That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local watermain on Dundas Street West (Regional Road No. 5) to provide servicing, watermain looping and fire protection to the lands adjacent to Dundas Street West to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
60.	That the Owner is required to decommission, remove and or abandon any temporary watermain installed in this subdivision for the purpose of interim watermain looping to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
61.	That the Owner is required to size and construct the storm water management facility located within this subdivision, including all associated storm sewer works necessary to convey this drainage to this facility, to accommodate storm water drainage from the future reconstruction of Dundas Street (Regional Road No. 5) to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
62.	That the Owner is required to fund and undertake all infrastructure works required for storm water drainage improvements and upgrades to Dundas Street (Regional Road No. 5) that are required to accommodate any post development storm water flows that are generated from this subdivision that exceed predevelopment flow rates. All costs for any drainage improvements, including culvert extensions are to include design, construction and implementation for these upgrades.	RMH(LPS)
63.	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)
64.	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)
65.	That temporary easements be provided for watermain looping that are internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel.	RMH(LPS)
66.	The Owner shall submit to the Planning Services Department six (6) folded copies of the final draft plan of subdivision along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.	RMH(LPS) OAK(PS)
67.	That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mail Boxes as required by Canada Post Corporation, prior to registration of the plan.	CP

68.	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
69.	The Owner shall confirm that sufficient wire-line communication / telecommunication infrastructure is currently available within the proposed development to provide communication / telecommunication service to the proposed development. In the event that such infrastructure is not available, the Developer is hereby advised that the developer may be required to pay for the connection to and/or extension of the existing communication / telecommunication infrastructure. If the Developer elects not to pay for such connection to and/or extension of the communication / telecommunication infrastructure, the Developer shall be required to demonstrate to the municipality that sufficient alternative communication / telecommunication facilities are available within the proposed development to enable, at a minimum, the effective delivery of communication/telecommunication services for emergency management services (i.e. 911 Emergency Services).	BC Cogeco Rogers
70.	That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a stormwater management report indicating the intended treatment of the calculated runoff.	MTO
71.	That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a traffic impact study to assess the impacts on Highway 407 and identify any related highway improvements.	MTO
72.	That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Draft M-Plan that includes a block that represents the land required for the 407 Transitway. Please note that the designation limits of the 407 Transitway are currently being registered, and the description for the M-Plan may need to be changed once the registration process has been completed.	MTO
73.	That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed grading, servicing and internal road construction plans.	MTO
	CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)	
74.	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)
75.	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)
76.	That the owner agrees that Block 26 shall be conveyed to the town and said conveyance shall <u>not</u> be considered all, or any part, of the required parkland contributions.	OAK(PS) OAK(POS)
77.	That the Owner agrees to implement the Conservation Management Plan dated July 2015, subject to: a) The submission of detailed plans and drawings for the adaptive reuse of the historic barn, working with staff from Heritage Planning and Parks and Open Space to ensure that all applicable town requirements are being met. These plans would form part of a submission to the town which would also include additional details on the interpretation of the entire cultural heritage landscape based on the general descriptions in the Conservation Management Plan.	OAK(PS) OAK(POS)
78.	That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge	OAK(F)

	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.	
79.	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)
80.	The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (any community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in any sales office.	OAK(TE)
81.	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)
82.	<p>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.</p> <p>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.</p> <p>The determination of full built out conditions within the pond’s catchment areas, will consider the development of external lands and the potential to use cash in lieu as an alternative to account for future maintenance requirements for undeveloped portions of the area.</p> <p>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.</p>	OAK(TE)
83.	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)
84.	The Owner agrees to pay for electricity supplied to light the streets in the development until first occupancy. This will include the supply of power to the streetlights, 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)
85.	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)
86.	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	OAK(TE)

	maintained throughout the construction phase or until the permanent signage is installed.	
87.	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)
88.	That the Owner shall place public and educational signage within the stormwater management blocks to identify the general operation of the stormwater management facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department.	OAK(TE)
89.	<p>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:</p> <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)
90.	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)
91.	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)
92.	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)
93.	That the Owner shall provide in any sales offices a large coloured map , not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning Services Department.	OAK(TE)
94.	<ul style="list-style-type: none"> 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 	OAK(TE)

	<p>Owner’s Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items, which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town’s discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	
95.	<p>That the owner construct, operate and maintain the infiltration systems in accordance with the approved EIR/FSS and to the satisfaction of the Town and Conservation Halton.</p> <p>Blanket easements in favour of the Town for access to the infiltration systems will be provided through site plan approval of each block.</p>	OAK(TE) CH
96.	<p>That the Owner designs, substantially completes, stabilizes and certifies all necessary flood control structures and stormwater outfall structures for each respective phase prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Transportation and Engineering Department.</p>	OAK(TE) CH
97.	<p>That the owner construct the stormwater system to supplement 14W-12A through Phase 1b and Phase 2.</p> <p>A servicing block or a town-accepted alternative approach for the stormwater system to supplement 14W-12A shall be provided during the detailed design through Phases 1B and 2, in accordance with the letter of commitment and to the satisfaction of the Town.</p>	OAK(TE)
98.	<p>That the Owner install a 1.2 metre high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) and the abutting lots and/or blocks.</p> <p>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, Conservation Halton and Parks and Open Space Department.</p> <p>And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.</p>	OAK(PS) OAK(POS) OAK(TE) CH
99.	<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</p>	OAK(PS) OAK(POS) OAK(TE) CH

	<p>including 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 Department 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 9 – 15, 26), including swales and stormwater management facilities, and within Conservation Halton's regulated area. And further, that the Owner prepare a facility fit plan for any neighbourhood park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.</p>	
100.	That 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
101.	That the Owner ensures that there are no in-water works undertaken during the fisheries window as defined by the Ministry of the Environment, Conservation and Parks and Conservation Halton, unless an exemption from the Ministry is obtained	CH
102.	That the Owner agrees at their cost to implement a municipal tree planting program for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, caliper and timing of work shall be undertaken to the satisfaction of the Transportation and Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable.	OAK(TE)
103.	That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Transportation and Engineering Department.	OAK(TE)
104.	That the Owner warranty all boulevard street trees and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK(TE)
105.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK(POS) OAK(TE)
106.	<p>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.</p> <p>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.</p> <p>Monitoring and maintenance is to be undertaken by the Owner from construction until a minimum of 2 years after SWM pond cleanout and certification of the SWM works. 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 are in accordance with the EIR/FSS Stormwater Management Report, and acceptable engineering practices, the Owner shall take immediate remedial action and the maintenance and monitoring requirements may be extended for a period of 2 years following certification of the remedial action.</p>	OAK (TE) CH
107.	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	OAK(TE) CH

	block or open space areas which may be disturbed during the development of the subdivision.	
108.	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, Parks and Open Space and Conservation Halton in accordance with the Town's stormwater management Landscaping Standards. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK(TE), OAK(POS) CH
109.	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)
110.	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)
111.	That the Owner provides confirmation that all fire prevention matters have been addressed to the satisfaction of the Town of Oakville, where necessary.	OAK(FD)
112.	That the owner agree that any exposed soil within CH regulated area, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 72 hours of exposure and prior to any significant runoff event to minimize the transport of sediment downstream, or as alternatively approved through a CH permit.	CH
113.	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
114.	That the Owner agrees to not stockpile fill within 50 metres of a watercourse without prior written approval by Conservation Halton.	CH
115.	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)
116.	That the Owner agrees that pre and post development storm water flows from the site to the existing drainage system are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
117.	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)
118.	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)
119.	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)
120.	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	RMH(LPS)

	<p>operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:</p> <ul style="list-style-type: none"> • shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and, • shall not seek final approval for registration of such lots or blocks or any part thereof. 	
121.	<p>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.</p>	<p>RMH(LPS) OAK(TE) CH</p>
122.	<p>That the owner agrees that:</p> <ul style="list-style-type: none"> • the timing of the registration of Block 26 shall coincide with the ability to provide appropriate frontage and access to Block 26 from Dundas Street, to the satisfaction of the Town. • that appropriate emergency access as necessary is provided for each phase. 	<p>OAK(PS) OAK(POS) OAK(F)</p>
123.	<p>That the Owner agrees that all Canada Post matters have been satisfactorily addressed.</p>	<p>CP</p>
124.	<p>That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.</p>	<p>BC Cogeco Rogers</p>
125.	<p>The Owner agrees that it will grant Bell Canada any easements that may be required, which may include a blanket easement, for communications/telecommunications infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the owner shall be responsible for the location of such facilities or easements.</p>	<p>BC</p>
126.	<p>That the Owner acknowledge its responsibility to up-front the cost of any extension to the electrical distribution system.</p>	<p>OH</p>
127.	<p>That the Owner agrees to place the following notification in all offers of purchase and sale for all lots and/or units and in the Town's subdivision agreement to be registered on title:</p> <p>a) "Purchasers and/or tenants are advised that Blocks 12 – 15 are advised that these blocks are regulated by Conservation Halton. Conservation Halton must be contacted prior to any development occurring on the property."</p> <p>b) "Purchasers and/or tenants for all blocks/lots adjacent to the Natural Heritage System, a statement which advises that the Town reserves the right to install a public trail connection within these blocks. Further purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited."</p> <p>c) "Purchasers of lot/blocks abutting areas regulated by Conservation Halton are advised that no encroachment is permitted, and that vegetation shall not be manicured in accordance with Ontario Regulation 162/06.</p> <p>d) "Purchasers are advised that the Town of Oakville's current street tree planting standards, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth."</p>	<p>OAK(PS) OAK(TE) OAK(POS) CH</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 prior to the placement of any structures in side and rear yards, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”</p> <p>h) “Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town’s road allowance, parks, or Natural Heritage System area. Any unauthorized encroachments are to be removed by the owner.”</p> <p>i) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some blocks/lots may incorporate the drainage of adjoining lots through the design of swales and rear lot catch basins.”</p> <p>j) “Purchasers are advised that any unauthorized alteration of the established lot grading and drainage patterns may result in negative drainage impacts to their lot and/or adjoining lots.”</p> <p>k) “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): Dundas Street West, Arterial One, Avenue Two, Avenue Three”</p> <p>l) “Purchasers are advised that Town Stormwater Management Ponds will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”</p> <p>m) “Purchasers are advised that driveway entrance widenings or modifications will not be permitted where they impact on the availability of any on-street parking space.”</p> <p>n) “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. Transit infrastructure including bus stops and bus shelters may be located on municipal streets within subdivisions either as temporary and/or permanent features.”</p> <p>o) “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 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.</p> <p>p) “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	OAK(PS) RMH(LPS)

	conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	
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 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 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
5.	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
6.	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
7.	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
8.	Prior to signing the final plan, the Director of Planning Services shall be advised by MTO that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	MTO
	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
- MTO
- Ministry of Transportation, Highway Corridor Management Section – Central Region
- 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
UG/Enbridge	Union Gas/Enbridge Gas

NOTES:

1. That the Owner shall obtain 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, dumping of fill, grading, stormwater outfalls, and watercourse crossings.
2. 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.
3. The Owner should obtain the written approval of the Ministry of the Environment, Conservation and Parks for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
4. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
5. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNR) for any work pursuant to **the Lakes and Rivers Improvement Act**, where necessary.
6. 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.
7. 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.
8. The owner is to enter into satisfactory arrangements with the Town related to the payment of Parkland / Cash in Lieu in accordance Section 42 of the Planning Act and the Town’s By-law 2022-108 and the payment of a Community Benefit Charge (if applicable) in accordance with By-law 2022-069. The owner is to contact the Towns Manager of Realty Services no later than 90 days prior to their intended date to draw the first building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
9. During development activities, should archaeological materials be found on the property, the Archaeology Program Unit of the Ministry of Citizenship and Multiculturalism (MCM) should be notified immediately (archaeology@ontario.ca). In the event that human remains are encountered during construction or development activities, the owner shall immediately notify the police or coroner, the Registrar, the Ontario Ministry of Public and Business Service Delivery (who administers provisions of the Funeral, Burial and Cremation Services Act), and the MCM. All soil disturbance must stop to allow for the authorities to investigate.
10. The Owner will be required to pay all applicable Regional Development Charges in accordance with the Region of Halton Development Charge By-law(s), as amended. Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-ChargesFront-ending-Recovery-Payment> to obtain the most current Development Charge and Front-ending Recovery Payment information, which is subject to change.
11. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
12. 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

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.

Ministry of Transportation General Notes

1.
- Stormwater Management Reports must adhere to accepted Ministry policies/standards and must be signed and stamped by the Drainage Engineer. Stormwater submissions must be provided in electronic form.
2.
- Traffic Impact Studies must adhere to accepted Ministry practices/standards and must encompass the full build-out of the entire development (e.g. all phases if any).
3.
- Any identified highway improvements will require the owner to enter into a legal agreement with Ministry of Transportation whereby the owner agrees to assume financial responsibility for all necessary associated highway improvements.
4.
- The limits of the 407 Transitway, as has been designated, must be shown and labelled on all plans.