

**APPENDIX H –
CONDITIONS OF DRAFT PLAN APPROVAL**

**Town File No.'s: 24T-25002/1323
Draft Plan Dated March 3, 2026
Signed on December 17, 2024 and July 7, 2025**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY
Argo Lions Valley Limited**

This approval applies to the draft plan of subdivision (24T-25002/1323) prepared by Glen Schnarr & Associates Inc. dated March 3, 2026 illustrating 23 blocks and 35 lots. 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 agrees to redline revise/update the draft plan, as necessary, to address the conditions to the satisfaction of Conservation Halton, Region of Halton, and the Town of Oakville.	OAK (PS, EP,DS,POS) CH RMH (LPS)
2.	That the Owner shall carry out at minimum, a stage 1 archaeological assessment of the subject property, as well as any subsequent assessments as recommended, to be prepared by a qualified archaeology professional. If recommended, the owner must mitigate/salvage/excavate any significant resources to the satisfaction of the Ministry of Citizenship and Multiculturalism and the Town of Oakville. No grading or other soil disturbance shall take place on the subject property prior to the receipt of the archaeological assessments and their associated letters of acknowledgement from the Ministry of Citizenship and Multiculturalism to the Town of Oakville. Study areas cleared of archaeological potential through archaeological assessments may proceed with grading and/or soil disturbance once the archaeological assessments and associated Letters of Acknowledgement from the Ministry of Citizenship and Multiculturalism have been reviewed and approved by Town staff. Maps indicating areas of cleared study areas are to be provided through the archaeological assessment(s) and areas under continued archaeological assessment need to be fenced off from the rest of the property if work is undertaken on cleared study areas.	MCM OAK (PS)
3.	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. 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 (DS)(PS)
4.	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)
5.	The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The owner further agrees to decommission any existing wells in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
6.	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)

7.	That the owner shall prepare and implement a tree preservation plan , prior to site alteration, to the satisfaction of Parks and Open Space Department. Further, the owner shall not disturb or remove trees without written permission from the Town.	OAK (EP, POS)
8.	That the Owner shall not install any municipal services on the site until the Owner has received all relevant ECAs issued under CLI ECA # 314-S701 and entered into a Pre-Servicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing process.	OAK (DS, EP, POS)
9.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with Development Services 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 (DS, TE, PS, EP)
10.	That the Owner implements the approved Addendum #1 to the Final Graydon Banning and Martillac Estates EIR/FSS, to the satisfaction of Conservation Halton and Town of Oakville.	OAK (EP) CH
11.	That the Owner submits grading plans for all lots and blocks that back onto the natural heritage system (including CH regulated area), watercourse, stormwater management block to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, DS) CH
12.	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 (for regulated areas) and Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.	OAK (EP, DS) CH
13.	That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the (<i>natural heritage system / watercourse block and associated buffer blocks, including Conservation Halton regulated areas</i>) stormwater management block and associated buffer blocks.	OAK (EP) CH
14.	That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved Addendum #1 to the Final Graydon Banning and Martillac Estates EIR/FSS to the satisfaction of Conservation Halton and Town of Oakville prior to any site alteration.	OAK (EP) CH
15.	That the Owner obtains a Permit from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 , for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
16.	That the Owner agrees to design the trails plan in accordance with the North Oakville Trails Plan and the EIR/FSS to the satisfaction of the Town.	OAK (DS, POS, EP) CH
17.	That the Owner obtain consent from adjacent landowners that grading and transitional works will be permitted on adjacent land owner's properties prior to pre-grading. This includes Region owned lands.	OAK (DS) RMH(LPS)

18.	That the Owner acknowledges that Blocks 51 and 42, and Lot 1 shall be subject to a Zoning Hold until the ultimate extension of the north leg of Street A to Harasym Trail has been: i. constructed to a minimum base coarse asphalt; ii. conveyed to the Town of Oakville; and, iii. either dedicated as a public highway on a plan of subdivision or subject to a by-law dedicating the lands as a public highway.	OAK (DS, PS)
19.	Grading and servicing design of Street A and the extension of Harasym Trail is to be coordinated with the Martillac and Graydon Banning subdivision developments. These designs should be consistent prior to the commencement of pre-grading.	OAK (DS)
20.	The Owner acknowledges water balance through the use of treatment train (including source controls) and best management practices is to be achieved as per the Town of Oakville’s CLI-ECA agreement with the province. All opportunities shall be explored through detailed design.	OAK (DS)
21.	The Owner shall complete the final design for Harasym Trail and acknowledges the responsibility for the construction of final Harasym Trail including municipal services.	OAK (DS)
22.	That the Owner prepares a Clean Water Outfall Monitoring Plan to the satisfaction of the Town and CH, including post-construction monitoring of erosion within the valley.	OAK (DS, EP)
23.	That if the north leg of Steet A is not extended to Harasym Trail, the owner construct and maintain a temporary access through Block 42, to the satisfaction of the Town of Oakville.	OAK (PS, DS)
24.	The final geometric design of Storm Water Management Pond 5A is to completed at detailed design and prior to pregrading and preservicing. This includes design of the maintenance access road around the pond.	OAK (DS)
25.	The final design of the clean water outfall is to be completed prior to pre-servicing. This design is to be coordinated with Town staff to ensure maintenance suitability.	OAK (DS)
26.	The Owner is to ensure that the final drainage design of the subdivision directs runoff from the rears of lots 1 – 21 to Pond 5A to the maximum extent possible and to the satisfaction of the Town.	OAK (DS)
27.	That, prior to pre-grading or pre-servicing, and prior to first engineering submission, the Owner submits an updated substantially complete Environmental Implementation Report and Functional Servicing Study (EIR/FSS) to address all comments from the Town of Oakville and Conservation Halton to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DS) CH
28.	That the Owner design services for Martillac Block 25 and 28 as well as the residential reserve Block 51 on the subject lands prior to pre-servicing.	OAK (DS)
29.	The Owner shall convey to the Town, or as otherwise directed by the Town, a dedicated block within the Plan of Subdivision for the purpose of accommodating an Oakville Hydro switchgear and associated utility easement that supports the subdivision if necessary. The location and size of the block shall be to the satisfaction of the Town and Oakville Hydro. The required block may be located adjacent to a neighbourhood park; however, the block shall not be included as part of, nor counted toward, the required parkland dedication. The Owner shall under take a Plan of Subdivision redline revision if necessary to accommodate the block for the Oakville Hydro switchgear.	OAK (DS, PS, POS, UD)
30.	That the Owner acknowledges no conflict with existing pole mounted or above-grade Hydro infrastructure and proposed future buildings.	OH
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		

31.	That the Owner finalize and submit for approval a revised Urban Design Brief . That the Owner agrees to implement the Town approved Urban Design Brief to the satisfaction of the Town.	OAK (PS)
32.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) including garage floor plan showing vehicle space and storage areas and typical lotting plans for all models on lots not subject to Site Plan Approval to Planning and Development Urban Design staff for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units.	OAK (PS)
33.	<p>That the Owner shall select a control architect who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following:</p> <ul style="list-style-type: none"> i. a control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties; ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same; iii. the control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction; iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review; and, v. the control architect will discuss with Town staff any identified issues; and vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. 	OAK (PS)
<p>CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME</p> <p>NEIGHBOURHOOD INFORMATION MAPPING</p>		
34.	<p>The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town's Director of Planning and Development. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold <u>and included within the individual purchase and sale agreements</u>. The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information:</p> <ul style="list-style-type: none"> a) All approved street names, b) The proposed land uses within the subdivision based on the draft approved plan, c) The immediately surrounding existing and proposed land uses and potential building heights, d) For any DUC or mixed use blocks include the min/max heights permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review, e) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement, f) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map, 	OAK (PS)

	<ul style="list-style-type: none"> g) The approximate locations of noise attenuation walls and berms, h) The approximate locations and types of other fencing within the subdivision, i) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located, j) The types and locations of village squares, parks, valley lands and other open space (i.e., passive or active) and a general description of their proposed facilities and anticipated level of maintenance, k) The locations of all anticipated Canada Post Community Mailboxes, l) The anticipated Transit routes through the subdivision, m) Garage Floor Plan for each unit type offered showing typical vehicle type accommodation, waste and yard care storage, and bicycle storage. n) The following standard notes: <ol style="list-style-type: none"> 1. "This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday." 2. "Please Note: this map is based on information available on _____ (month/year) and may be revised without notice to purchasers." 3. "The map shows that there will be several types of proposed and potential housing and building heights in the subdivision." 4. "Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage." 5. "Some streets in this subdivision will be extended in the future and temporary access roads may be closed." 6. "There may be catch basins or utilities easements located on some lots in this subdivision." 7. "Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers." 8. "Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise." 9. "Village Square (Parkette) Block(s) ___ will be developed as passive park(s) and may contain play equipment, walkways, lighting, landscaping and free-play areas. Residents close to Block(s) ___ may be disturbed by noise and lighting from the park. For detailed information pertaining to the park or open space issues, please contact 	
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	<p>the Town's Parks and Open Space Department 905.845.6601”</p> <ol style="list-style-type: none">10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS, and to not remove or replace vegetation in the NHS or stormwater management ponds.”11. “Community mailboxes will be directly beside some lots.”12. “Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.”13. “School sites in this subdivision may eventually be converted to residential uses.”14. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.”15. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”16. “There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage.”17. “Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”18. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.”19. “Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.”20. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”21. “Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”22. “Driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the garage and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”	
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	<p>23. "This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase."</p> <p>24. "Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca"</p> <p>25. "For further general information on proposed and existing land use, please call the Town's Planning and Development Department 905.845.6601."</p> <p>26. "For detailed grading and berming information, please call the Town's Transportation and Engineering Department 905.845.6601"</p> <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <p>a) provides prospective purchasers with a "Notice to New Home Purchasers" from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.</p>	
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION		
35.	That the Owner obtains a Permit from Conservation Halton pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 , for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, and watercourse alterations or realignments.	CH
36.	That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville if necessary.	OAK (PS, EP,DS,POS) CH
37.	That the Owner revises/updates the Addendum #1, Final Graydon Banning and Martillac Estates EIR/FSS to reflect all comments from the Town of Oakville, Conservation Halton and Regional Municipality of Halton and agrees to implement all final recommendations contained within the approved Addendum #1 to the Final Graydon Banning and Martillac Estates EIR/FSS to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton.	OAK (PS, EP,DS,POS) CH RMH (LPS)
38.	That the Owner shall coordinate with the adjacent Land Owners to construct the intersection and road connection for the north leg of Street A to Harasym Trail or the Owner shall provide a temporary access over Block 42 and a dead end barricade at the west limit of the north leg of Street A and Street B intersection until such time that Street A is connected to Harasym Trail.	OAK (DS, PS)
39.	The Owner constructs and certifies the Low Impact Development (LID) measures in accordance with the Town approved LIDs locations, type and detailed designs to the satisfaction of the Town of Oakville prior to registration. Certification must include inspection by a qualified person and as-constructed drawings. Certification may occur before the LID catchment is stabilized and before LID is on-line. Any adjustments to LIDs completed post-certification must be completed to the satisfaction of the Town.	OAK (DS)
40.	The Owner prepares a Low Impact Development (LID) Monitoring Plan to the satisfaction of the Town including the evaluation of the functional performance.	OAK (DS)

41.	That the Owner prepares and submits a Final Functional Servicing Report and Stormwater Management Plan in accordance with the approved Environmental Implementation Report and Functional Servicing Study (EIR/FSS) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS, EP, DS) CH
42.	That the Owner ensures that the stormwater management pond and stormwater outfall to service the subject lands are designed, constructed, stabilized, operational in accordance with Town-approved engineering drawings, approved EIR / FSS, 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 is responsible for planting all required vegetation within 12 months of draft plan registration.	OAK (POS, EP, DS) CH
43.	That the Owner agrees to design the cycling and trails plans in accordance with the North Oakville Trails Plan and the EIR/FSS and are to be approved by Parks and Open Space.	OAK (POS, EP, DS, T)
44.	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)
45.	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)
46.	That the Owner enter into a standard form subdivision agreement to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, homeowner warning clauses, etc.	OAK (PS, DS, EP)
47.	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 (PS,DS)
48.	That the Owner prepares and submits a Functional Servicing Report and Stormwater Management Plan prior to pre-servicing in accordance with the approved Addendum #1 to the Final Graydon Banning and Martillac Estates EIR/FSS to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS, EP,DS) CH
49.	That the owner provide the required analysis to demonstrate that the hydraulic grade line has been appropriately considered in the design of any units with reverse slope driveways, to the satisfaction of the Town.	OAK (DS)
50.	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, Stormwater Management Plan, Functional Servicing Report, and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that: <ul style="list-style-type: none"> • a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging" • interim and/or permanent transit streets are to be built first • the Owner is encouraged to construct housing on transit streets first, where practicable • roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases 	OAK (DS, TE, EP, T) RMH (LPS)

	<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>	
51.	<p>That the owner shall submit a roadway plan for the subdivision showing the following information to the satisfaction of the Town's Transportation and Engineering Department:</p> <ul style="list-style-type: none"> Right-of-way widths and on-street parking spaces with respect to the location of the driveways. A summary table to provide total number of parking spaces provided in the subdivision. Active Transportation Plan of the subdivision showing trails, sidewalks, and pedestrian crossing locations in accordance with Active Transportation Master Plan for Transportation Planning staff review and approval. Transit Plan of the subdivision showing transit services and facilities such as bus stops, shelters, pads and associated amenities on municipal right-of-way for Oakville Transit staff review and approval. A Traffic Management Plan showing temporary signage and pavement marking plan during construction period for vehicular traffic, pedestrian, parking, municipal services and emergency services for staff review and approval 	OAK (TE)
52.	<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"> Traffic Impact Study including any required updates Traffic and Parking Management Plan Transit Facilities Plan Street Signage and Pavement Marking Plan Functional Design Study Composite Utility Plan Construction Management Plan Noise Impact Study Erosion, Sediment, Dust Mitigation Plan 	OAK (DS,TE, T) RMH(LPS)
53.	<p>That prior to registration the Owner is required to provide digital copies of the registered plan of subdivision in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville.</p>	OAK (DS) RMH (LPS)
54.	<p>That prior to registration the Owner shall submit to the Town of Oakville Planning and Development Department digital copies of the final draft plan of subdivision along with the applicable Land Registry Office PX Number (or form) for sign-off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign-off.</p>	OAK (DS) RMH (LPS)
55.	<p>That the Owner provides digital copies of the registered plan of subdivision including 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. Digital data should be delivered in one of the following formats:</p> <ol style="list-style-type: none"> ESRI geodatabasev10.x (or newer) feature classes ESRI shape file format. AutoCAD DWG or DXF Format, version 2019 or earlier <p>If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data 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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be</p>	CH

	provided to Conservation Halton and referenced to the above mapping standards.	
56.	That the Owner designs, constructs, stabilizes and has in operation all stormwater management facilities and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan to the satisfaction of the Conservation Halton and the Town of Oakville.	OAK (EP, DS) CH
57.	That the Owner shall install information signs , not less than 2 metres by 3 metres, on all Natural Heritage blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage 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, DS)
58.	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)
59.	That all public streets within the subdivision be named to the satisfaction of the Transportation and Engineering Department and in accordance with Street Names for Public Roads procedure.	OAK (TE)
60.	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 Planning and Development Department.	OAK (DS)
61.	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
62.	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
63.	That the Owner submits the final clearance fee to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
64.	The Owner shall enter into a development agreement associated with 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, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works.	RMH (LPS)
65.	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 development agreement associated with a subdivision agreement.	RMH (LPS)
66.	That the owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that sufficient water capacity exists to accommodate this development.	RMH (LPS)
67.	The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development.	RMH (LPS)
68.	That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by the Region's Development Project Manager that sufficient storage and pumping	RMH (LPS)

	facilities and associated infrastructure relating to both water and wastewater are in place.	
69.	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)
70.	The Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
71.	That the owner agrees that warning clauses shall be included in a registered portion of the Regional Development Agreement associated with a subdivision agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high water pressures within the subdivision.	RMH (LPS)
72.	That the Owner is required to submit a revised Functional Servicing Study outlining in detail the proposed servicing of this property that includes water modelling and that addresses secondary watermain connections, flows, pressures and dead-end watermains to Halton Region's Development Project Manager, Regional Planning and Public Works Department for review and approval.	RMH (LPS)
73.	That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.	RMH (LPS)
74.	That the Owner is required to submit a revised Functional Servicing Study that includes water modelling for both the interim and ultimate water pressure conditions for the Region's zone realignment that demonstrates the impact these changes will have on the development.	RMH (LPS)
75.	The Owner shall agree that pre and post development storm water flows from the site to the existing drainage system on Dundas Street West 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)
76.	That the Owner acknowledges, in writing, that the developer will be fully responsible for collection and disposal of all waste until the developer is able to confirm that the development has reached 90% occupancy and demonstrate that a waste collection truck is able to safely and consistently perform collection services without obstruction or delay, to the satisfaction of the Region.	RMH (LPS)
77.	The Owner acknowledges, in writing, they will provide a letter to all tenants/owners within the development which clearly communicates the details of the Waste management system that will be provided by the Developer and when Region collection will begin, to the satisfaction of Halton Region. This includes that waste collection for the proposed development will not commence until the proposed development is 90% occupied and that a Waste collection truck is able to safely and consistently perform collection services without obstruction or delay. The owner shall provide a copy of the letter, which clearly communicates the details of the Waste management system, addressed to all tenant/owners within the development, to the satisfaction of Halton Region.	RMH (LPS)
78.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along Dundas Street (Regional road and 15m along the future Harasym Trail roadway, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
79.	The owner/applicant shall provide a legal survey (detailing land dedication to verify that the adequate property requirements are met), to the satisfaction of Halton Region.	RMH (LPS)

80.	Prior to registration, all lands to be dedicated to Halton Region shall be dedicated with clear title (free and clear of encumbrances) and a Certificate of title shall be provided, in a form satisfactory to the Director of Legal Services or his/her designate.	RMH (LPS)
81.	That the owner/applicant agrees to implement the recommendations of the final, approved Noise Impact Study required to support the subdivision to the satisfaction of Halton Region. The applicant is responsible for all costs associated with the improvements identified.	RMH (LPS)
82.	An updated detailed Noise Assessment Study should be conducted if any proposed grading information has significantly changed to refine the noise assessment and warning clauses.	RMH (LPS)
83.	The owner/applicant acknowledges and agrees to enter into a Servicing and/or Subdivision Agreement (through the Development Project Manager, Halton Region) prior to registration for the implementation of the required noise mitigation measures and Warning Clauses as identified in the latest approved Noise Feasibility Study.	RMH (LPS)
84.	The owner/applicant shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the approved Noise Feasibility Study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)
85.	All updated/amended Warning Clauses must be reviewed and approved by Halton Region and the Town of Oakville. All applicable warning clauses shall be listed in the Town of Oakville Subdivision Agreement and also be inserted in the Agreements of Purchase and Sale or Lease.	OAK (PS) RMH (LPS)
86.	The owner/applicant acknowledges and agrees to implement all road improvements identified in the approved Transportation Impact Study (prepared by CGH dated July 2025) required to support the subdivision to the satisfaction of Halton Region. The applicant is responsible for all costs associated with the improvements identified.	RMH (LPS)
87.	That the owner/applicant agrees that the design of any required Active Transportation connection to Dundas Street (Regional Road 5) will be designed and constructed to the satisfaction of the Region.	RMH (LPS)
88.	The owner/applicant acknowledges and agrees to enter into a Development Agreement associated with a subdivision agreement (through the Development Project Manager, Halton Region) prior to registration for the completion of the works required as identified in the latest approved Transportation Impact Study. Detailed design drawings of the works must be completed to the Region's satisfaction and submitted to Halton Region's Development Project Manager for review and approval. A design based on the specifications outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) and approved by Road Operations and/or Engineering & Construction must be shown. The detailed design drawings should include the road improvements and all associated design details, including but not limited to: grading & cross-sections, Traffic Signal drawings, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings.	RMH (LPS)
89.	Any proposed private signage, landscaping, etc., for the site must be placed outside of the ultimate Regional right-of-way and daylight triangle (on private property). Per Halton Region's Regional Road Landscaping Guidelines & Specifications (2018), only grasses and/or low lying shrubs are to be planted within the Regional ROW daylight triangles. All plantings must have a mature height that does not exceed 1 metre. Species that deviate from this rule can impact the safety of roadway and sidewalk users at intersections by obstructing sightlines.	RMH (LPS)
90.	That the Owner agrees that should the development be phased , a copy of the phasing plan shall be submitted prior to final approval to the Halton District School Board and the Halton Catholic District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.	HDSB HCDSB
91.	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

92.	Prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.	Enbridge Gas
93.	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)
94.	Prior to final approval, the Owner shall address all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments, and the issuance of a Region of Halton Public Works Commissioner’s Notice (PWCN), to the satisfaction of the Region of Halton.	RMH (LPS)
95.	The Owner agrees that until notice from Halton Region’s Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region’s Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and: <ul style="list-style-type: none"> a. 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, b. Shall not seek final approval for registration of such lots or blocks or any part thereof. 	RMH (LPS)
96.	For the portion of the plan subject to IDUs under the Allocation Program, the Owner agrees that the Region will not execute a subdivision agreement until the following conditions are met, to the satisfaction of the Region: <ul style="list-style-type: none"> a. The equivalent or sufficient number of Infrastructure Dependent Units (IDUs) are converted to Single Detached Equivalents (SDEs) or has been provided written confirmation that all of the W/WW infrastructure, as referenced in Schedule “G2” will be operational within twelve (12) months of the giving of such Notice and if applicable; and, b. The Region’s Commissioner of Public Works has given a written Notice to the Owner that all of the Projects referenced in Schedule “G-1” of the 2023 Allocation Agreement are to be built as part of a plan of subdivision or a servicing agreement with respect to the Owner’s lands within twelve (12) months of the giving of such Notice. <p>Note: Consideration will be given at the time of the subdivision agreement execution, should directions be given from the lower-tier municipality.</p>	RMH (LPS)
<p>CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION</p> <p>NEIGHBOURHOOD INFORMATION MAPPING</p>		

<p>97.</p>	<p>The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town’s Director of Planning and Development, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information:</p> <ul style="list-style-type: none"> a) all of the information required on the preliminary map, b) the locations of all sidewalks and walkways, c) the locations of all rear yard catch basins and utilities easements on private property where applicable, d) the proposed locations of all above ground utilities, where known, e) the proposed locations of all bus stops, f) The proposed locations of all temporary mailboxes. <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <ul style="list-style-type: none"> a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement. 	<p>OAK(PS)</p>
<p>CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENT</p>		
<p>98.</p>	<p>The Owner acknowledges that the Town may require minor 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.</p>	<p>OAK (PS)</p>
<p>99.</p>	<p>That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning and Development based upon the registration of M-Plans.</p>	<p>OAK (PS)</p>
<p>100.</p>	<p>That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge credits or other means, in a form satisfactory to the Town’s Finance Department. The Owner further agrees to abide by the Town’s requirements for matters dealing with Development Charge credits.</p>	<p>OAK (F)</p>
<p>101.</p>	<p>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.</p>	<p>OAK (DS, F)</p>
<p>102.</p>	<p>The owner agrees to design and install fencing and landscaping to provide buffer between subject site and the NHS to Town of Oakville Planning and Development and Parks and Open Space Department’s satisfaction.</p>	<p>OAK (PS, POS)</p>
<p>103.</p>	<p>Site design shall ensure the positioning of buildings and soft landscape grading provides a subtle at-grade transition and interface along the entire site boundary that abuts the public right of way, without the use of any retaining walls (where feasible), exposed building foundations or blank building facades. Landscape walls may be used in a limited fashion to help</p>	<p>OAK (PS, POS)</p>

	create appropriate transitioning where required by grade. This near level condition creates a strong visual and physical relationship, connecting the site to the street and connecting street facing active on-site uses to the public realm. This required condition shall ensure a barrier-free environment, maintain a human scale within the public realm and ensure buildings, activities and entrances are oriented to the street.	
104.	Where possible, that proposed utilities are located underground/concealed/screened from view from the public realm.	OAK (PS)
105.	That the Owner shall coordinate with the adjacent Land Owners to construct the intersection and road connection for the north leg of Street A to Harasym Trail or the Owner shall provide a dead end barricade at the west limit of the north leg of Street A and Street B intersection until such time that the north leg of Street A is connected to Harasym Trail.	OAK (PS, DS)
106.	That if the north leg of Steet A is not extended to Harasym Trail, the owner construct and maintain a temporary access through Block 42, to the satisfaction of the Town of Oakville. The Owner further agrees to provide and grant a 14 metre wide temporary right of way easement from Street B to Harasym Trail through Block 42, to the satisfaction of the Town of Oakville.	OAK (PS, DS)
107.	The owner acknowledges and agrees not to apply for building permits on Blocks 51 and 42, and Lot 1, until such time as the north leg of Street A connects to Harasym Trail and the temporary 14 metre wide road easement has been removed.	OAK (PS)
108.	That Blocks 54 and 55 be conveyed to the Town.	OAK (PS)
109.	If an access to Dundas Street West is required for a development to proceed, the future Owner will be required to demonstrate that uncontrolled drainage from the site does not exceed the uncontrolled flows contemplated in the approved EIR/FSS document. Additionally, the future Owner must demonstrate that emergency overland flows from the Block can drain to Pond 5A without bypass.	OAK (DS)
110.	The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (DS)
111.	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 Planning and Development Department prior to building permit issuance.	OAK (DS)
112.	That the Owner agrees to implement their applicable Minutes of Settlement/Supplementary Minutes of Settlement / Agreements with the Town of Oakville and Conservation Halton to the satisfaction of the Town and Conservation Halton.	OAK (PS, POS, DS, F) CH
113.	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, Stormwater Management Plan, Functional Servicing Plan , Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance are to be undertaken by the Owner for a minimum period of 2 years for Ponds and 3 years for LIDs once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 year for Ponds and 3 years for LIDs 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	OAK (DS, EP, POS)

	performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.	
114.	The Owner agrees that LIDs will be monitored in accordance with the approved LID Monitoring Plan for a minimum of 3 years after the approval of certification and activation of LIDs. The Owner is required to submit annual monitoring reports, address deficiencies of the LID practices and prepare an Operations and Maintenance Manual to the satisfaction of the Town prior to assumption of the stormwater facilities. These commitments will form part of the Owners Subdivision Agreement.	OAK (DS)
115.	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 Planning and Development Department, in accordance with the Development Engineering Procedures and Guidelines Manual.	OAK (DS)
116.	That the Owner submits grading plans for all lots and blocks that contain or are abutting Conservation Halton regulated areas and the natural heritage system, or an existing subdivision to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP, DS, POS) CH
117.	The Owner agrees to pay for electricity supplied to light the streets in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK (DS)
118.	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 (DS)
119.	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 (DS)
120.	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 (DS)
121.	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 (DS)
122.	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: 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	OAK (DS)

	<p>installation, together with certification of their fair market value at installation; and</p> <p>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.</p>	
123.	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)
124.	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 (DS)
125.	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 (DS)
126.	That the Owner shall provide in each of the sales offices a large coloured map , not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning and Development Department.	OAK (DS)
127.	<p>a) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond will occur at an above average rate compared to the rate for a stabilised condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner’s Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town’s discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	OAK (DS)

128.	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 Planning and Development Department and Parks and Open Space Department.	OAK (DS, POS) CH
129.	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. 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 and Development Department, Transportation and Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption.	OAK (PS, POS, TE) CH
130.	That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of landscape plans including planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning and Development Department, Parks and Open Space Department and Transportation and Engineering and in accordance with the Town's Development Charges By-law. Native non-invasive species shall be planted for lands adjacent to Natural Heritage System including swales and stormwater management facilities, and within Conservation Halton's regulated area.	OAK (PS, POS, DS, EP) CH
131.	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 Parks and Open Space 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 (DS, POS)
132.	That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, tree attributes, planting date(s), and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Planning and Development.	OAK (POS, DS)
133.	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. A minimum of two deficiency inspections must be performed by Forestry staff and corrected to the satisfaction of Parks and Open Space.	OAK (DS, POS)
134.	That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.	OAK (POS, DS)
135.	That the Owner agrees to implement a monitoring program to the satisfaction of the Town and Conservation Halton (regarding natural hazards and regulated areas) for erosion and sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services, including the clean water pipe, and trails with the Natural Heritage System, in accordance with the Monitoring Mediation Reports (Ontario Municipal Board) dated July 26, 2007 and Addendum #1 to the Final Graydon Banning and Martillac Estates EIR/FSS. The Owner shall submit monthly sediment and erosion	OAK (DS, EP) CH

	control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.	
136.	That the owner prepares a Clean Water Outfall Monitoring Plan to the satisfaction of the Town and CH, including post-construction monitoring of erosion within the valley	OAK (DS, EP) CH
137.	That the Owner constructs the final Harasym Trail including roads, services and transitional works prior to registration.	OAK (DS)
138.	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.	CH
139.	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 plans including the rehabilitation of any natural heritage system block (including CH regulated areas) or open space areas to the satisfaction of Conservation Halton and the Town of Oakville which may be disturbed during the development of the subdivision.	OAK (DS) CH
140.	The Owner agrees to use native, non-invasive species to the satisfaction of the Town of Oakville and in accordance with Conservation Halton's current Landscaping Guidelines for all landscaping adjacent to all watercourse block(s), natural heritage system block(s) (including CH regulated area), and any associated buffer block(s).	OAK (EP) CH
141.	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 (DS, POS)
142.	That the Owner agrees not to stockpile any soils or materials, or use as an interim construction staging area, on any lands to be conveyed to the town.	OAK (POS)
143.	That the Owner provides a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
144.	That the Owner agrees that any exposed soil within a watercourse block , either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized in accordance with approved erosion and sediment control plans.	CH
145.	That the owner agree that no fill from the site may be dumped on or off-site in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority.	CH
146.	That the Owner agrees to not stockpile fill within Conservation Halton's regulated area without prior written approval on Conservation Halton.	CH
147.	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 Natural Heritage System blocks (which include CH regulated area), any grade changes must be consistent with the final Environmental Implementation Report and Functional Servicing Study (EIR/FSS) Addendum, and the lot lines must be adjusted accordingly, to the satisfaction of Conservation Halton and Town of Oakville.	OAK (EP, DS) CH
148.	That the Owner agrees to provide as-built drawings for watercourse alterations within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton digital format. Digital data should be delivered in one of the following formats: a) ESRI geodatabasev10.x (or newer) feature classes b) ESRI shape file format. c) AutoCAD DWG or DXF Format, version 2019 or earlier	CH

	If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data 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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.	
149.	All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.	RMH (LPS) OAK (DS)
150.	The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.	RMH (LPS)
151.	The Owner agrees that a final phasing plan shall be submitted prior to registration 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, bedroom count for the specific units to be developed, site access to each phase, grading and the construction of public services, and which allocation law file the noted units are using. The phasing must be reflected in all engineering reports. Note: For Lands utilizing Infrastructure Development Units (IDUs), the Owner acknowledges and agrees that no portion of the proposed first phase of development shall proceed without a Holding Provision.	RMH (LPS) OAK (DS) CH
152.	That the Owner agrees to phase the development of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville if necessary.	OAK (DS) CH
153.	That the Owner prepares and implements a landscape restoration and enhancement plan (including detailed drawings) for the restorative works within Conservation Halton regulated areas, in keeping with Conservation Halton Guidelines for Landscaping and Rehabilitation Plans, to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DS, EP) CH
154.	That the Owner shall submit a copy of the approved sidewalk plan , prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (DS) HDSB HCDSB
155.	That the Owner provides the Halton District School Board and Halton Catholic District School Board a geo-referenced AutoCAD file of the draft M-plan once all Lot and Block numbering configuration has been finalized. 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 HCDSB
156.	That the Owner agrees to 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 respective School Board and erect them prior to the issuance of building permits.	HDSB HCDSB
157.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also, that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House	CP

	sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery.	
158.	The Owner agrees to provide the location of all Community Mail Boxes on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
159.	The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the process to initiate mail delivery for their new home address.	CP
160.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CP
161.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CP
162.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This temporary mail box pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies.	CP
163.	The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy	CP
164.	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 three conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC /Cogeco/Rogers
165.	The Owner agrees to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for three agencies for such purpose.	(BC/Cogeco/Rogers)
166.	That the Owner acknowledge its responsibility to up-front the cost of any expansion to the electrical distribution system , calculated in accordance with the Ontario Energy Board Distribution System Code.	OH
167.	That the Owner agrees to place the following notification in all offers of purchase and sale for all lots and/or units and in the Town's subdivision agreement to be registered on title: a) "Purchasers and/or tenants of Blocks/lots 40, 41, 42, 47, 46, 45, 39, 38, 37, 22, 23, 24, 25, 26, 27, 28, 29, 30 are advised that their properties are adjacent to or near lands which may be developed for future residential (high density), commercial or mixed commercial / residential uses up to 12 storeys." b) "Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town's road allowance, public open space, Natural Heritage System, Stormwater Management Ponds, or any other Town property. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption. If not removed by the homeowner unauthorized	OAK (PS, TE, DS, POS) CH HDSB HCDSB CP

	<p>landscape material may be removed without notification by the Town.”</p> <p>c) “Purchasers and/or tenants are advised that the Town of Oakville’s current street tree planting standards, are intended to have an average of one tree for every 12 metres of frontage, but not every dwelling will receive a tree. The ability to plant a street tree depends on factors such as housing form, setbacks, utilities, driveway width, and location. The Town will determine whether a street tree will be planted, especially on narrow building lots.”</p> <p>d) “Purchasers and/or tenants of lots or units adjacent to or near village squares, neighbourhood/community parks, or servicing/walkway blocks are advised that these open spaces will be used for both active and passive public recreation, including walkways, bikeways, playgrounds, sports fields (lit or unlit), splash pads, skateboard parks, tennis courts, visitor parking, and multi-use courts. These areas may also contain children’s play equipment, community mailboxes, and sports field lighting, which could generate noise or nuisance, particularly for those living nearby. Park facilities may be used during the day, evenings, and weekends, with visitors parking on the street in front of dwellings.”</p> <p>e) “Purchasers and/or tenants of lots or units adjacent to or near channel blocks, and storm water management blocks, village squares, neighbourhood/community parks or any other parkland and open space are advised that these areas, in whole or in part, may be vegetated to create a natural setting. In such areas, the Town may not carry out routine maintenance such as grass and weed cutting.”</p> <p>f) “Purchasers and/or tenants of lots or units in Lots 5 and 6 are advised that they abut a Walkway Block which will allow for public access. These walkways may be lit or unlit at certain times.”</p> <p>g) “Purchasers and tenants of all lots adjacent to the Natural Heritage System are advised that a public trail or walkway may be installed near their property, in accordance with the North Oakville Trails Plan. Normal use of the trail may generate occasional noise that could impact outdoor activities. Individual gate access to these areas is prohibited, and no encroachments, private landscaping, vegetation removal, or dumping of yard waste or household materials is allowed. The Town reserves the right to install public trail connections within these blocks.”</p> <p>h) “Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a park or Natural Heritage System. In the event a gate is installed, it will be removed at the owner’s expense”</p> <p>i) “Purchasers and/or tenants are advised that, prior to placing any structures, including air conditioners, in side and rear yards, the Zoning By-law should be reviewed to determine compliance, and a Site Alteration Permit may be required before proceeding with any site work.” Grading alterations or the placement of any structures, including sidewalks, that impact or alter the approved lot drainage arrangement are not permitted within 0.3m (1 foot) of all side and rear yards without prior review and approval from the Town of Oakville.”</p> <p>j) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this lot and Plan of subdivision. Some lots will incorporate the drainage of adjoining lots through swales and rear lot catch basins. The drainage and grading arrangement for the entire area, including the subject lot, must be maintained and cannot be altered without the approval of the Town of Oakville. Any unauthorized alteration of the established grading or drainage patterns may negatively affect</p>	
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	<p>the lot or neighbouring lots. The builder is responsible for addressing grading issues until the Town accepts the lot grading certification prior to assumption. After assumption, any grading issues will become the homeowner's responsibility.”</p> <p>k) “Purchasers and/or tenants are advised that a private swimming pool cannot be installed until the property receives the final lot grading certification confirming the lot has been constructed/graded according to the approved plans. Once certified, owners must obtain the necessary permits for pool installation, which may include changes to the lot's grading.”</p> <p>l) “Purchasers and/or tenants are advised that stormwater management ponds will contain water, with levels rising and falling due to rainfall. The pond(s) is not intended for recreational use. It will undergo regular maintenance and periodic clean-outs. Additionally, the Town reserves the right to install a public trail connection within this area.”</p> <p>m) “Purchasers and/or tenants are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.”</p> <p>n) “Purchasers and/or tenants are advised that overnight on-street parking may be available on one side of the street. Vehicles may be parked overnight with a valid permit, but a permit does not guarantee a specific parking space or availability if all spaces are occupied.”</p> <p>o) “Purchasers and/or tenants are advised that this subdivision was designed with a defined amount of on-street parking for public use. Driveway widening or modifications beyond the approved subdivision design are not permitted. Public roads accommodate pedestrians, cyclists, and various vehicles, and on-street parking is open to the public, not reserved for individual property owners and is especially important near parks, schools, laneways, and commercial or mixed-use areas. Purchasers should consider their approved driveway and garage capacity when buying a home, as additional parking may be limited or unavailable.”</p> <p>p) “Purchasers and/or tenants are advised that North Oakville is founded on the principle of prioritizing public transit, and as such, buses operate at varying frequencies throughout the neighbourhoods. Residents should expect bus operations as part of the community. Transit infrastructure, including bus stops and shelters, may be installed on municipal streets as temporary or permanent features.”</p> <p>q) “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): Streets A, B, C and Harasym Trail”</p> <p>r) “Purchasers and/or tenants of Lots 1 to 21 are advised that no encroachment is permitted into the natural heritage system and area regulated by Conservation Halton without approval from the Town of Oakville and Conservation Halton.”</p> <p>s) “Purchasers and/or tenants are advised of the following warning clauses regarding school accommodation and facilities:</p> <ul style="list-style-type: none"> a. Student accommodation in the community is not guaranteed. b. Students may be accommodated in temporary facilities or bussed to schools outside the area. 	
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	<p>c. Attendance areas and student redirection may change to address accommodation pressures.</p> <p>d. School buses will not enter culs-de-sac or private roads, and pick-up points will generally be located on through streets convenient to the respective student transportation services.</p> <p>e. Additional pick-up points will not be located within the subdivision until major construction is complete.</p> <p>f. For properties or units abutting, fronting, or adjacent to school sites, temporary facilities or portables may be placed on the school site to accommodate pupils exceeding the building's capacity.</p> <p>g. For properties or units near school sites, homeowners can expect occasional noise from school facilities and higher-than-normal traffic volumes resulting from school activities.</p> <p>h. Gates are not permitted to be installed along any boundary fence with a school. In the event a gate is installed, it will be removed at the owner's expense.</p> <p>t) "Purchasers and/or tenants are advised that home/business mail delivery will be from designated Community Mail Boxes and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales."</p> <p>u) "Purchasers and/or tenants are advised that there may be sidewalks and/or above ground utility facilities such as fire hydrants, hydro transformers, switchgears structure, community mailboxes, cable / telecommunication pedestals and on-street parking restrictions located in front of their property within the Town's road allowance or on easements. The switchgear structure and easement are owned and maintained by Oakville Hydro, and the operation and maintenance of this facility may occasionally produce audible noise."</p> <p>v) "Purchasers and/or tenants are advised that there is the potential for high water pressures within the subdivision."</p> <p>w) "Purchasers and/or tenants of lots or units are advised that the developer/builder will be responsible for waste disposal until such time as Halton Region deems their street to be safe and accessible to receive Regional waste collection services."</p> <p>x) "Purchasers and/or tenants must inform future buyers of these warning clauses indefinitely. A property cannot be exempt from this agreement unless this specific section is mentioned in the exemption."</p> <p>In cases where offers of purchase and sale have already been executed, the owner/developer shall send a letter to all purchasers which includes the above statements.</p>	
CLOSING CONDITIONS		
1	<p>Prior to signing the final plan the Director of Planning and Development 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.</p>	OAK (PS)
2	<p>Prior to signing the final plan the Director of Planning and Development shall be advised by the Regional Municipality of Halton that conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.</p>	OAK (PS) RMH (LPS)

3	Prior to the signing of the final plan the Director of Planning and Development shall be advised by Conservation Halton that 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 and Development shall be advised by the Halton District School Board that conditions 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 and Development shall be advised by the Halton Catholic District School Board that conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
6.	Prior to signing the final plan, the Director of Planning and Development shall be advised by the telecommunications provider that 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
7.	Prior to signing the final plan the Director of Planning and Development shall be advised by Canada Post that conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
8.	Prior to signing the final plan the Director of Planning and Development shall be advised by the Ministry of Tourism, Culture and Sport that conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) MTCS RMH (LPS)
9.	Prior to signing the final plan, the Director of Planning and Development shall be advised by Oakville Hydro that conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH
10.	Prior to signing the final plan, the Director of Planning and Development shall be advised by Union Gas/Enbridge Gas that 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 Day ____, Month ____, 20xx.	OAK (PS)

LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
Cogeco	Cogeco Cable
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MECP	Ministry of Environment, Conservation and Parks
MNRF	Ministry of Natural Resources, Forestry and Parks
MTCS	Ministry of Tourism, Culture and Sport
OAK (A)	Town of Oakville – Planning Administration
OAK (EP)	Town of Oakville – Environmental Planning
OAK (F)	Town of Oakville – Finance
OAK (FD)	Town of Oakville – Fire Department
OAK (L)	Town of Oakville – Legal

OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (PS)	Town of Oakville – Current Planning and Development
OAK (T)	Town of Oakville – Transit
OAK (DS)	Town of Oakville – Planning and Development/Development Services
OAK (TE)	Town of Oakville – Transportation and Engineering
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
Rogers	Rogers
Enbridge 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 Fisheries and Oceans Canada(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 Environment, Conservation and Parks(MECP) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
4. The Owner should obtain the written approval of the Environment and Climate Change Canada or Fisheries and Oceans Canada for any work within significant habitat of endangered and threatened species, as per the **Species at Risk Act**, where necessary.
5. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
6. 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
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 shall be responsible for payment of all applicable Regional Development Charges in accordance with the Development Charge Act and the Region of Halton Development Charges By-law(s), as amended.

In addition, a Front-ending Recovery Payment will be required and shall become payable at the earlier of the Owner entering into a Subdivision Agreement or obtaining a Building Permit, including for High Density Apartment developments.

The Front-ending Recovery Payment shall not apply to any development parcel that obtained residential servicing capacity through a 2012 or earlier Allocation Program, or that is subject to an executed Subdivision, Site Plan, or Consent Agreement with the Region or the local municipality entered into prior to January 1, 2017.

Please visit our website at <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current Development Charge information, which is subject to change.

9. 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 Equivalent are being reserved for the Owner.
10. 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.

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
 - LRO Confirmation Email of LRO Pre-approval and PX number
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.
14. Additional Dwelling Units (ADU) constructed as part of a primary dwelling unit prior to occupancy are subject to EDCs. For ADUs to be eligible for an exemption, the building permit must be issued after occupancy of the primary unit, and must meet other requirements such as size and number of units relative to the existing unit. For more information on EDCs and ADUs, please reach out to the school boards.