

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

**Town File No.: 24T-17006/1718
Draft Plan Dated February 11th, 2019**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY MAJESTIC
EDGE ESTATES INC.**

This approval applies to the draft plan of subdivision (24T-17006/1718 prepared by KLM Planning Partners Inc. dated February 11th, 2019 illustrating 5 blocks, 1 public street and 18 lots. The conditions applying to the approval of the final plan for registration are as follows:

CONDITIONS

***CLEARANCE
AGENCY***

CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES

- | | | |
|----|---|----------------------|
| 1. | That the Owner agrees to implement the Town approved Urban Design Brief dated November 9 th , 2018 to the satisfaction of the Town. | OAK (PS) |
| 2. | The Owner shall submit elevation drawings (all facades) and typical floor plans (all levels) for all models on lots not subject to Site Plan Approval to Planning Services 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) |
| 3. | 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: <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; 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) |
| 4. | That prior to marketing and sale of Lots 9, 10 and 11, the Owner provides a Shoreline Protection Works design concept that is confirmed to meet current standards to the satisfaction of Conservation Halton and the Town of Oakville, including peer reviewers. | OAK (DE)
OAK (CH) |

**CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE—
SERVICING**

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| 5. | That the owner shall prepare and implement a tree preservation plan , prior to site alteration, to the satisfaction of the Development Engineering Department. Further, the owner shall not disturb or remove trees without written permission from the Town. | OAK (DE) |
| 6. | That the applicant submits to the town the value of any municipal trees removed that is associated with the subdivision development to the satisfaction of Development Engineering. | OAK (DE) |
| 7. | That the Owner prepares and implements a Tree Preservation Plan , as per Conservation Halton’s Landscaping and Tree Preservation Plan Guidelines to | OAK (DE)
CH |

- the satisfaction of Conservation Halton and the Town of Oakville.
8. That the Owner shall not install any municipal services on the site until the Owner has entered into a **Pre-Servicing Agreement** or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy. OAK (DE)
 9. That the Owner agrees that Lot No. 1, 9, 10, 11 & 18 on the draft plan (adjacent to Lakeshore Road West and Lake Ontario) shall be subject to full **site plan approval**, prior to issuance of a building permit. OAK (PS)
 10. That the Owner shall confirm **fire truck turning movements** in one forward motion at the cul-de-sac to the satisfaction of the Fire Department. OAK (DE)(FD)
 11. The Owner agrees undertake **minimally invasive construction techniques** adjacent to Tree no. 788 such as vertical trenching and directional drilling. The Owner further agrees to implement necessary arboricultural measures, such as root pruning, to mitigate long-term tree injury and erect and maintain tree protection on the subject lands around the 7.4 m tree protection zone of Tree no. 788 in accordance with approved plans and town standards. Further, the Owner agrees that no grading will be undertaken within the 7.4 m tree protection zone to the satisfaction of the Director of Development Engineering. OAK (DE)
 12. The Owner shall **update and submit a stormwater management report, and grading and servicing plans** including detailed engineering plans for installation of infrastructure using minimally invasive construction techniques adjacent to Tree no. 788 to the satisfaction of the Director of Development Engineering. OAK (DE)
 13. That the Owner further agrees to **not stockpile any soil or material**, other than topsoil to be used for parks, on Block 21 unless authorized by the Parks and Open Space Department. OAK (POS)
 14. The Owner shall submit to the Town and Conservation Halton **engineering designs and supporting reports** of the Shoreline Protection Works and construction / maintenance access, which shall be stamped by a professional engineer. These designs are to be prepared in accordance with current standards, to the satisfaction of the Town of Oakville and Conservation Halton. OAK (DE, POS) CH
 15. That the Owner submits **grading plans** for all lots and blocks that back onto and including Buffer Block 21 and Shore Protection Block 22 to the satisfaction of Conservation Halton and the Town of Oakville. OAK (DE, POS) CH
 16. That the Owner prepares and implements a report outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision and shoreline protection works to the satisfaction of Conservation Halton and the Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction. OAK (DE, POS) CH
 17. 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 Buffer Block 21. OAK (DE, POS) CH
 18. That the Owner obtains a **Permit from Conservation Halton**, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not limited to, placement or excavation of fill, grading, stormwater outfalls, shoreline protection works. CH
 19. That the Owner prepares and implements a **Soil Management Plan** (to be used for sites generating soil/fill material) and/or a **Fill Management Plan** (to be used for sites receiving fill material) in accordance with the document 'Management of Excess Soil – A Guide for Best Management Practices' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan. CH
 20. That the Owner agrees that this draft plan of subdivision be subject to **red-line revision(s)** in order to meet the requirements of Conservation Halton's conditions, if necessary, to the satisfaction of Conservation Halton and the OAK (PS, DE) CH

- Town of Oakville.
21. The Owner is required to submit an updated and **current Phase I ESA**, together with letter of reliance to the satisfaction of Halton Region. Depending on the outcome of that review, additional review in this regard may be required to the satisfaction of Halton Region. RMH (LPS)

**CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL /
REGISTRATION**

22. 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)
23. 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)
(DE)
24. That the Owner submit a **detailed engineering drawing/report submission**, with appropriate review fee, and all subsequent engineering revisions, for review and approval to the satisfaction of the Town. The engineering design process shall be substantively complete prior to the preparation of the subdivision agreement. OAK (DE)
25. 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 (DE)
26. That the owner design, construct, and have in operation all **stormwater management facilities**, or alternative measures, in accordance with the approved EIR / FSS, to the satisfaction of the Development Engineering Department. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration. OAK (DE)
27. The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information package** to be available in the sales office and to be provided to all prospective purchasers. The homeowners' information booklet shall be supplied by the Town and entirely financed by the Owner. OAK (DE)
28. That the Owner agree that no development will proceed on any of its lands until **adequate services are available** including adequate water pressure to the satisfaction of the Town's Fire Department. OAK (FD)
29. That the Owner shall **dedicate all lands to be conveyed to the Town or other authority** free of charge and with clear title (free and clear of encumbrances) and any necessary easements. A Certificate of Title shall be provided, in a form satisfactory to the Town, Region or other authority. This includes blocks 19, 20 (including 2.5 m widening of existing Shorewood Common pathway adjacent to lot 9), 21, 22, 23, and 'Street 1'. OAK (PS,
DE)
- That the Owner shall revise/update the **Functional Servicing Study, detailed grading and servicing plan, stormwater management report, tree protection plan** to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton and agree to implement all final recommendations contained within the approved reports and plans including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town. OAK (DE)
30. That the owner prepares and agree to **implement the following studies** to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): OAK (PS,
DE, POS)
- Traffic and Parking Management Plan
 - Street Signage Plan
 - Pavement Marking Plan including crosswalk at Lakeshore Road including

- curb depressions, with accessibility tactile plates.
- Landscape plan and grading plans for the linear waterfront park
- Composite Utility Plan

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|-----|--|-------------------------------|
| 31. | <p>Shoreline Protection Works
That the Owner obtains permits pursuant to Ontario Regulation 162/06 for all development within the regulated area, and designs, constructs and stabilizes all shoreline protection works to the satisfaction of Conservation Halton and the Town of Oakville.</p> | OAK (DE, POS), CH |
| 32. | <p>Conservation Halton and the Town of Oakville reserve the right to have any of the detailed reports and drawings associated with Shoreline Protections Works peer reviewed by an appropriate third party professional at the Owner’s expense, subsequent to draft approval. The Owner shall make payment for all peer review costs incurred by Conservation Halton prior to the Registration of this plan.</p> | OAK (DE), CH |
| 33. | <p>The Owner shall provide a detailed estimate prepared by a qualified professional of the total costs required for the construction of all of the facilities to be dedicated to the Town to the satisfaction of the Town, together with a letter of credit or other financial security in a form and amount acceptable to the Town, to secure the total estimated cost of constructing the facilities. The security will be release to the extent that the works have completed to the Town’s satisfaction and security is no longer required.</p> | OAK (DE, POS) |
| 34. | <p>That the Owner provides as-built drawings for the shoreline protection works, prepared by the design engineer and provided to Conservation Halton and the Town of Oakville within 2 months of completion of the works.</p> | OAK (DE, POS) CH |
| 35. | <p>The Owner agrees to investigate and implement as necessary, shoreline erosion protection measures to the satisfaction of Conservation Halton, Town of Oakville and Halton Region.</p> | OAK (DE, POS) CH
RMH (LPS) |
| 36. | <p>That the developer work collaboratively on the shoreline and where the developer may advance access works to the beachfront, the town may at its discretion, require that it remain in place so that the town can make use of and restore the access.</p> | OAK (DE, POS) |
| 37. | <p>That the Owner prepares and implements, at no cost to the Town of Oakville or Conservation Halton, a landscape restoration and enhancement plan to the satisfaction of the Town of Oakville and Conservation Halton in accordance with Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.</p> | OAK (DE, POS) CH |
| 38. | <p>Linear Waterfront Park
That the Owner agrees that the design and implementation of the Linear Waterfront Park is at its cost which is reimbursable as Town Works to the upset limit set out in the Subdivision Agreement in accordance with the Town’s most recently approved Development Charge Study, Capital Forecast and Budget. Such works shall be to the satisfaction of the Planning Department, Parks and Open Space Department and the Development Engineering Department which will include the following elements:</p> <ul style="list-style-type: none"> a) The improvements to the linear park strip will include a continuous hard surface walkway for use as a recreational trail including but not limited to walking, jogging, biking and similar uses, is to be connected to the Shorewood Place trail along the shoreline and designed to a standard to accommodate vehicular movement by Town vehicles for purposes of access for maintenance and emergency services; b) The provision of barriers or other design elements to prevent public access from the Linear Waterfront Park onto hazard lands and the naturalized portion of the shoreline to be conveyed by the Owner to the Town; | OAK (DE, POS) |

The Owner further agrees that Town works recommended by Conservation Halton in accordance with their review of the permit application(s) in excess of Town DC standards shall not be reimbursed by the Town.

39. In order to provide a **connection from ‘Street 1’ to the existing Shorewood Place access** the Owner shall dedicate Block 20 on the draft plan of subdivision. The Owner agrees that the design, implementation and conveyance of the walkway is at its cost which shall include the following to the satisfaction of the town:
- OAK (DE, POS)
- a) A pedestrian walkway extending south from the sidewalk along ‘Street 1’ to the existing trail connection from Shorewood Place.
 - b) The provision of adequate fencing and landscape features as reasonably required to maintain the privacy and security of the future residents on adjoining lots.
 - c) Retaining walls are to be limited to the extent possible and if necessary are to be located on the adjoining lots;
40. In order to provide an **adequate connection from Block 20 to the Linear Waterfront Park**, the Owner shall revise the draft plan of subdivision to identify an additional 2.5 m wide block of land adjacent to the existing Shorewood Place Trail and dedicate the block to the Town.
- OAK (PS, DE, POS)
- The Owner shall remove the existing segment of fence abutting the new block and install a new 1.2-metre-high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the western limit of the new block, which shall be coordinated with the approved Tree Preservation Plan to the satisfaction of Development Engineering.
41. That the Owner confirms that a **minimum 5 metre unobstructed access** to and along the shoreline is provided through Blocks to be owned by the Town, to the satisfaction of the Town of Oakville and Conservation Halton.
- CH
42. The Owner agrees to undertake any necessary **remediation to the existing Shorewood Place** trail as a result of damage from construction or improvements.
- OAK (DE, POS)
43. The schedule for **delivery of the Linear Waterfront Park** shall be coordinated with the Shoreline Protection Works, prior to registration of the plan of subdivision.
- OAK (DE, POS)
44. **Lot lines adjacent to the Linear Waterfront Park** may be subject to minor adjustments as requested by the Town and to the satisfaction of the Conservation Halton, with the intention of providing a more linear boundary to the Linear Waterfront Park in a manner that results in no negative impact.
- OAK (PS, POS), CH
45. That the **development envelope** on lots 9, 10 and 11 be confirmed and modified if necessary in accordance with HRCA Policy, based on as-built conditions of the shoreline protection works and associated shoreline erosion hazards.
- CH
46. The Owner agrees that they shall not receive any payment for **over dedication of parkland** or credits against development charges for such dedication of parkland.
- OAK (POS)
47. That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on the park block clearly advising of the future use and function of this block and the facilities / amenities to be constructed within the park block prior to registration. The Owner agrees to install signs on all frontages of the park block 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) (DE)
48. 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)

49. That all **public streets** within the subdivision be named to the satisfaction of the Engineering and Construction Department and in accordance with **Street Names for Public Roads** procedure. OAK (EC)
50. That prior to registration of the plan, the Owner's surveyor shall submit to the Town and Halton Region an electronic copy of **horizontal co-ordinates of all boundary monuments**. These co-ordinates must be to real 6 degree UTM co-ordinates, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Engineering and Construction Department. OAK (EC)
RMH (LPS)
51. That the Owner agrees to **phase the development** of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville. CH
52. That the Owner provides **full scale hard copies, and digital copies** of all approved natural hazard and setback delineations (e.g., shoreline erosion hazards, Engineered Development Setback) to Conservation Halton, prior to registration of the plan in AutoCAD 2012 or later version. CH
- Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.
53. 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
54. That the Owner submits the **final clearance fee** to Conservation Halton, pursuant to the Region of Halton's memorandum of understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee. CH
55. That the Owner shall enter into a **subdivision agreement** and satisfy all requirements, financial and otherwise, of the Regional Municipality of Halton, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands. RMH (LPS)
56. That the Owner shall prepare a **detailed engineering submission** to be submitted to the Region's Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement. RMH (LPS)
57. 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:
- a) sufficient **water capacity** exists to accommodate this development;
 - b) sufficient **wastewater plant capacity exists to accommodate this development**; and,
 - c) sufficient **storage and pumping facilities** and associated infrastructure relating to both water and wastewater are in place.
58. That an **easement be provided** over the existing Town of Oakville walkway block and that this easement be dedicated to the Region of Halton for the purpose of sanitary sewer protection; this easement 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)

59. That an **easement be provided** over the existing private lands located within the Shorewood Place right-of-way and that this easement be dedicated to the Region of Halton for the purpose of sanitary sewer protection; this easement 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)
60. That the Owner is required to provide a **comprehensive written work plan** for the construction of the proposed sanitary sewer to be located in the Town of Oakville's existing walkway and on Shorewood Place and submit it to the Town of Oakville and the Region of Halton for review and approval prior to the start of construction. This work plan is to address timing of the construction operations for this sewer and it should include details on construction methods, sewer excavation, paving operations, landscaping restorations, traffic control and resident disruptions. The proposed construction methods should also take into account sub surface soil conditions in the area to ensure that the proposed methods are feasible. RMH (LPS)
61. That the Owner is to undertake a **pre-condition survey** prior to construction of any existing buildings, houses, existing landscape features, fences, structures, etc. that are adjacent to the proposed sanitary sewer and that may be affected by the construction of the sewer. RMH (LPS)
62. The Owner shall prepare a **Vibration Impact Report** to the satisfaction of the Town of Oakville and the Region of Halton, to address potential vibration impact and/or vibration emissions adjacent to the portion of the sanitary sewer alignment that is located within the Town's existing walkway block that may be the result of sub surface tunnel construction, heavy equipment and/or other construction operations in this area. The report shall address any impacts and the means of reducing the impact, and to implement, at the owner's expense, any controls and/or measures recommended in the approved report. RMH (LPS)
63. That the Owner prepare and implement at their sole cost a **landscape plan** that address the restoration of areas disturbed and/or removed as a result of construction activities relating to the proposed sanitary sewer through the Town of Oakville's existing walkway block and on Shorewood Place to the satisfaction of the Town of Oakville and the Region of Halton. RMH (LPS)
64. That the Owner is responsible at their sole cost the **restoration of Shorewood Place** that will be required as a result of construction activities for the proposed sanitary sewer replacement and will include the placement of full top course of asphalt pavement over the full width of the roadway, curb repairs, driveway repairs and landscaping of boulevards to the satisfaction of the Town of Oakville and the Region of Halton. RMH (LPS)
65. The Owner shall submit to the Planning Services Department **six (6) folded copies of the final draft plan** of subdivision along with applicable Land Registry Office Appendix D. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off. OAK (PS)
66. 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
67. That the Owner shall provide Union Gas Limited the **necessary easements and/or agreements required by Union Gas Limited** for the provision of gas services for this project, in a form satisfactory to Union Gas Limited. UG
68. 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).

CLOSING CONDITIONS

- 1 Prior to signing the final plan, the **Director of Planning Services** shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. OAK (PS)
- 2 Prior to signing the final plan, the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that conditions 21, 35, 50 & 55-64 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
RMH (LPS)
- 3 Prior to the signing of the final plan the Director of Planning Services shall be advised by the **Conservation Halton** that conditions 4, 7, 14-20, 31-35, 37, 41, 44, 45 & 51-54 inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
CH
4. Prior to signing the final plan, the Director of Planning Services shall be advised by the **telecommunications provider** that condition 68 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK (PS)
BC, Cogeco
5. Prior to signing the final plan, the Director of Planning Services shall be advised by **Canada Post** that condition 66 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
CP
6. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that condition 67 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. UG

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
CH	Conservation Halton
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas

NOTES:

1. Shoreline Protection Works will be subject to peer review through the subdivision review process and Conservation Halton's Ontario Regulation 162/06 permitting process. The Owner is responsible, at their sole expense, for all costs associated with the design, including amendments.

2. The Owner is advised that the design provided in the Geomorphix drawing set (GEO-1, XS-1, PESC-1, RES-1), last dated January 28, 2019, has not been peer reviewed and may not meet current Conservation Halton standards. Substantial modifications to this design may be required to ensure current standards are met to the satisfaction of the Town and Conservation Halton.
3. It is the responsibility of the Owner to obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the Endangered Species Act, where necessary.
4. It is the responsibility of the Owner to ensure that any vegetation removal takes place outside of the nesting season, pursuant to the Migratory Bird Convention Act, where necessary
5. Conservation Halton recommends that the Owner prepares and implements a Soil Management Plan in accordance with the document 'Preserving and Restoring Healthy Soils: Best Practices for Urban Construction' as prepared by the Toronto Region Conservation Authority, dated June 2012, and post securities with the Town of Oakville to ensure the effective implementation of the plan. However, this is only a recommendation to be considered by the Town.
6. That the Owner shall obtain a site alteration permit under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilisation, grading and seeding of non-development blocks.
7. Educational 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 unit yield that is specified by the Subdivision Agreement are subject to Educational Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
8. 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.

9. Purchasers and/or tenants of lots are advised that the Owner will be responsible for waste disposal until such time as Halton Region deems their street safe and accessible to receive Regional waste collection services.
- 10.
11. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
- 12.
13. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:
 - Final draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form