

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

**Town File No.: File 24CDM-16001/1617**  
**Draft Plan Dated May 3, 2016**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF DRAFT PLAN OF CONDOMINIUM 24CDM-**  
**16001/1617**

This approval applies to the draft plan of condominium (File 24CDM-16001/1617) prepared by prepared by J. D. Barnes Limited dated May 3, 2016 illustrating a roadway, visitor parking and landscaped areas for a 16 unit townhouse development.. The conditions applying to the approval of the final plan for registration are as follows:

<i><b>CONDITIONS</b></i>	<i><b>CLEARANCE AGENCY</b></i>
1. <b>GENERAL</b> That the Owner provides a <b>certificate</b> signed by the surveyor and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town.	OAK(A)
2. That the Owner provides confirmation to the satisfaction of the Town's Finance Department that all outstanding <b>property taxes</b> have been paid prior to plan registration.	OAK(F)
3. The owner shall file with the Director of Planning, a complete copy of the final version of the <b>Declaration and Description</b> to be registered, which includes the following: i. Schedule "A" containing statement from the declarant's solicitor that in his or her opinion, based on the parcel register or abstract index and the plans and drawings recorded in them, the legal description is correct and any easements mentioned in the schedule will exist in law upon the registration of the Declaration and Description; ii. When the owner files a copy of the Declaration with the Director of Planning, it shall be accompanied with a letter of undertaking, stating that, "This is our undertaking to register the Declaration in the same form and content as was provided to you, subject to any changes the Land Registrar may require. This is also our undertaking to provide you with a registered copy of the Declaration once it is registered. If the Land Registrar requires any amendments to the Declaration, we will advise you." iii. Visitor parking spaces will be clearly delineated on the condominium plan to be registered and the Declaration shall contain a clause clearly specifying visitor parking shall form part of the common elements and neither to be used or sold to unit owners or be considered part of the exclusive use portions of the common elements.	OAK (L, PS)  OAK (L)  OAK (L)  OAK (L,PS)

4. The Owner shall submit for review and approval by the Town, certified **as-built drawings** indicating the elevation of the bottom of the decks extending over the laneway. The approved elevations shall be included on the final plans of condominium, to the satisfaction of the Director of Planning Services. OAK (PS)

5. **DEVELOPMENT ENGINEERING** OAK (DE)

The Owner shall provide a **certification letter** from the engineer stating that all the works have been installed in accordance with the approved drawings and are functioning appropriately to support the proposed condominium.

6. **CANADA POST** CP

The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.

7. **UNION GAS** UG

That the Owner provide to 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.

8. **HALTON DISTRICT SCHOOL BOARD** HDSB

That the owner agrees to place the following **notification** in all offers to purchase and sale for all lots/units:

- a) Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
- b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to Halton Student Transportation Services.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statement.

9. The Owner shall submit a copy of the approved **sidewalk plan**, prepared to the satisfaction of the Town of Oakville and to Halton District School Board. HDSB

10. The Owner agrees that, should the development be phased, a copy of the **phasing plan** must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicated the sequence of development, the land area, the number of lots, blocks and units for each phase. HDSB

11. **HALTON CATHOLIC DISTRICT SCHOOL BOARD** HCDSB

That the owner agrees to place the following **notification** in all offers to purchase and sale for all lots/units:

- a) Prospective purchasers are advised that Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities

and/or be directed to schools outside of the area.

- b) Prospective purchasers are advised that HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and you are notified that school busses will not enter cul-de-sacs.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statement.

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12.	The owner shall provide HCDSB with a <b>geo-referenced AutoCAD file</b> of the draft M-Plan once all lot and block numbering has been finalized. Should any changes occur after the initial submission to the Lot and Block configuration or numbering on the draft M-Plan, the Owner shall provide a new AutoCAD file and memo outlining the changes.	HCDSB
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13.	<b>HALTON DISTRICT SCHOOL BOARD &amp; HALTON CATHOLIC DISTRICT SCHOOL BOARD</b>	HDSB HCDSB
<p>The Owner shall supply, erect and maintain <b>signs at all major entrances</b> into the new development advising prospective purchasers that pupils may be directed outside of the area. The owner will make these signs to the specifications of the Halton District School Board and Halton Catholic District School Board.</p>		

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**CLOSING CONDITIONS**

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1.	Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.	OAK(A)
2.	Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 6 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	CP
3.	Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that condition 7 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG
4.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board that conditions 8, 9, 10 & 13 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Catholic District School Board that conditions 11, 12 & 13 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	HCDSB
6.	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being [Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received].	OAK(A)

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

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

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1. Payment of cash-in-lieu of parkland dedication in accordance with the applicable by-law will be payable prior to the first building permit issuance in accordance with the provisions of section 42 of the *Planning Act*.
2. The Owner/agent, their successors and assigns are hereby notified the Development Charges of the Town of Oakville are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.
3. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
4. The applicant should be aware that Halton Region will have the following requirements at the time of registration: Final M plans signed and dated by the Owner and Surveyor and initialled by the Town's Planner; Regional Registration fee; and, Registry Office form
5. The Owner will be required to pay all other applicable Regional development charges prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement. Please visit our website at [www.halton.ca/developmentcharges](http://www.halton.ca/developmentcharges) to obtain the most current development charge information, which is subject to change.
6. 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 which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at a rate in effect at the date of issuance.

**LEGEND – CLEARANCE AGENCIES**

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