

APPENDIX A –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T-20008/1411
Draft Plan Dated
January 12, 2021

TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF 11673092 CANADA INC., 2352 EIGHTH LINE and 2375
WOODRIDGE WAY

This approval applies to the draft plan of subdivision (24T-20008/1411) prepared by J.H. Gelbloom Surveying Limited dated January 12, 2021 illustrating 6 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 PRE-GRADING OR
PRE--SERVICING**

- | | | |
|----|--|-----------|
| 1. | That the Owner acquire from the Town Block 117 on Plan 20M-706 in accordance with the requirements and to the satisfaction of the Legal Services Department. | OAK (PS) |
| 2. | 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) |
| 3. | That the owner shall prepare and implement a tree preservation plan , prior to site alteration, to the satisfaction of and the Development Engineering Department. Further, the owner shall not disturb or remove trees without written permission from the Town. | OAK (DE) |
| 4. | That the owner revise the Subdivision Engineering drawings - Grading Plan to have grades match at the edge of the tree protection fencing and sediment control fence limits for the retained trees; trees to protect are identified as tree N2, N3, N4, N5, N6, N8, N9, N12, N13, 479, 480, 489, 490, and H3; refer to the Tree Inventory & Preservation Plan for the tree protection fencing limits. These 14 trees must be provided sufficient tree protection. All related plans (i.e. Servicing, Grading, and Plot Plans) must include the retained trees as part the relevant drawings/plans. | OAK (DE) |
| 5. | That the Owner agrees to prepare and implement a Street tree planting plan to the satisfaction of the Development Engineering, and Parks and Open Space, along Eighth Line and Woodridge Way. | OAK (DE) |
| 6. | That the Owner shall not install any municipal services on the site until the Owner has entered into a Preservicing Agreement or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy. | OAK (DE) |
| 7. | That the Owner finalize and submit for approval a revised Urban Design Brief . | OAK (PS) |

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

- | | | |
|----|---|----------|
| 8. | 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) |
| 9. | That the Owner submit building drawings for Unit 1 as shown on the draft plan of subdivision to the Town's Urban Design section prior to the offer for sale of unit 1, to certify compliance with the approved Urban Design Brief , at the expense of the Owner, where applicable. | OAK (PS) |

10. That the Owner agrees that development of Unit 1 as shown on the draft plan of subdivision shall be subject to site plan approval. The intention of the scoped site plan approval for Lot 1 is to ensure that the north side elevation of Lot 1 is in general conformity with the final and approved Urban Design Brief dated November 2020 to the satisfaction of the Town. OAK (PS)
11. 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, etc. OAK(PS)
(DE)
12. 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)
13. The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information package** to be 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)
14. That the Owner shall **dedicate all lands to be conveyed to the Town**, 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. OAK (PS,
DE)
15. The Owner agrees to design and construct a 1.5m concrete municipal sidewalk, to align with the existing sidewalk on Eighth Line, to the satisfaction of the Director of Transportation, Engineering and Development. OAK (DE)(T)
16. 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. OAK (DE)(T)
17. 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): OAK (DE)(T)
 - Functional Servicing Plan
 - Composite Utility Plan
18. The Owner's surveyor shall submit to Halton Region, and electronic copy of horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real 6 degree UTM co-ordinates, NAD 83 datum RMH (LPS)
19. That the Owner shall provide **digital discs of the registered plan of subdivision** with the following coordinate system UTM NAD 83 Zone 17 to the Regional Municipality of Halton and the Town of Oakville, prior to registration of the plan. Exemptions and alternatives to this can only be granted by the Engineering and Construction Department. OAK (EC)
20. 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)
21. The Owner shall obtain an individual and separate water and sanitary sewer Services Permit for each lot created as part of this plan of subdivision, and pay all necessary fees, or make alternate arrangements satisfactory to the Region RMH (LPS)

- with regard to servicing the site. The owners shall contact the Regional Services Permit Section for review and approval of the proposed water and sanitary servicing.
22. 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)
23. 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)
24. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton. RMH (LPS)
25. Any existing water service, sanitary service lateral, watermain and/or sanitary sewers to be disconnected from the system and abandoned must be decommissioned per the standards and specifications of the Region of Halton. The applicant is advised to contact Halton's Permits and Development Inspection Section for details on abandoning water and sanitary services. RMH (LPS)
26. The Owner shall submit to the Planning Services Department six (6) folded copies of the final draft plan of subdivision along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off. OAK (PS)
27. The owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision agreement, to be registered on title: HDSB HCDSB
- a. Prospective purchasers are advised 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 bused to existing facilities outside the area.
 - b. Prospective purchasers are advised that the 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 that you are notified that school busses will not enter cul-de-sacs.
28. In cases where offers of purchase and sale have already been executed, the owner is to send a letter to all purchasers which include the above statements. HDSB HCDSB
29. That the owner agrees in the subdivision agreement to the satisfaction of the HDSB and HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The owner will make these signs to the specifications of the HDSB and HCDSB and erect them prior to the issuance of building permits. HDSB HCDSB
30. That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HDSB and HCDSB. 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
31. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the HCDSB. HCDSB
32. The owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering 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. HCDSB

33.

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
34.

That the Owner shall provide Union Gas Limited the **necessary easements and/or agreements required by Union Gas Limited** for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited.

UG
35.

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)
36.

That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Oakville Hydro for the installation of **infrastructure** as required by Oakville Hydro, prior to registration of the plan.

OH

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 2, 18, and 21-25 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.

OAK (PS)
RMH (LPS)
4.

Prior to signing the final plan the Director of Planning Services shall be advised by the **Halton District School Board** that conditions 27-30 inclusive 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 Services shall be advised by the **Halton Catholic District School Board** that conditions 27-32 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 Services shall be advised by the **telecommunications provider** that condition 35 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.

OAK (PS)
BC, Cogeco
7.

Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** that condition 33 has 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 Services shall be advised by **Oakville Hydro** that condition 36 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.

OH
9.

Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that condition 34 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
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
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 (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas

NOTES:

1. 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.
2. The owner/applicant is to pay cash-in-lieu of parkland dedication, pursuant to Section 42 of the Planning Act and in accordance with the Towns By-law 2008-105. The owner / applicant is to contact the Town’s Manager of Realty Services approximately 120 days and no later than 60 days prior to their intended date to draw the first above grade building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
3. 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 Equivalents are being reserved for the Owner.
4. In order to facilitate obtaining the water and sanitary servicing permits for the site, it is recommended that the Owner obtain municipal addresses for the proposed lots as early as possible.
5. The Owner will be required to pay all applicable Regional Development Charges (DCs) 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, a portion of the Regional DCs for residential units may be 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 <https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment> to obtain the most current information which is subject to change.

6. 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.
7. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
8. 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
9. 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 the rate in effect at the date of issuance.