

Appendix C – Technical Comments

Canada Post

Canada Post will not be requiring a CMB set-up fee for the above referenced project. It is requested that the following comments be incorporated into the conditions of Draft Approval for this plan

In order to provide mail service to the **22 lots**, Canada Post requests that the owner/developer comply with the following conditions: (New Commenting)

- ⇒ The owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
- ⇒ The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of **Oakville**.
- ⇒ The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with Specific clauses in the Purchase offer, on which the homeowners does a sign off.

The owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans:

1. A Community Mailbox concrete base pad per Canada Post specifications.
2. Any required walkway across the boulevard, as per municipal standards
3. Any required curb depressions for wheelchair access

The owner/developer further agrees to determine, provide and fit up (a) suitable temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. (a gravel area with a single row of patio stones - spec to be provided) This is will enable Canada Post to provide mail service to new residences as soon as homes are occupied. **The developer further agrees to fit up the temporary area 30 to 60 days prior to the first occupancy and notify Canada Post of the first occupancies at this time. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area)**

****If Applicable, Canada Post Corporation's Multi Unit Policy will be in effect for any blocks designated to have Multi Unit Buildings. It will be the Owner's responsibility to purchase and maintain Centralized Mail Boxes for this development type.**

****Any institutions in this plan will be treated as a single business and will be provided mail delivery to 1 Point of Call**

****The Developer will be required to provide signature for a License to Occupy Land agreement for any Condominiums and provide winter snow clearance**

**** Enhanced Community Mailbox Sites with roof structures will require documentation as per Canada Post Policy**

**** There will be one mail delivery point to each unique address assigned by the Municipality**

***** It is requested that the developer notify all new homebuyers of the process to initiate Mail Delivery. Once the homeowner has closed their home sale, the new homeowner can go to the local Post office and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. Of note any mail which has been sent to this homeowner in the interim – to this new address - will also be available for pickup at this local Post Office - this is where mail will be held until mail delivery begins.**

The Location of the Local Post Office is 2420 Speers Rd 905-338-1199X 2001, 2003

Oakville Transit

No comments on OPA, ZBA and Draft Plan.

Oakville Hydro

Supply for the development to come from Khalsa Gate. Once the development is draft approved, Oakville Hydro will submit to the Developer an "Offer to Connect" for the electrical distribution system. The Developer will have several options to choose from at that time. Under Ontario Energy Board regulations, an economic evaluation will be done to determine the funding split (between the developer and Oakville Hydro) for the distribution system expansion. The developer will have to up-front the cost of the electrical distribution system extension. Contact Oakville Hydro Engineering for further information.

Fire Prevention

No comments to submit. Further review of the fire access route will take place during the site plan application process. Please note the fire route will be required to comply with the fire route by-law.

Bell Canada

RE: Draft Plan of Subdivision
2295 & 2307 Khalsa Gate
Your File No: 24T-14007/1430
Bell File No: 50744

A detailed review of the Draft Plan of Subdivision has been completed.

The Developer is hereby advised that prior to commencing any work within the Plan, the Developer must 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 existing 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).

The following paragraph(s) are to be included as Conditions of Draft Plan of Subdivision Approval:

1. The Owner shall agree in the Agreement, in words satisfactory to Bell Canada, to grant to Bell Canada any easements that may be required for telecommunication services. Easements may be required subject to final servicing decisions. In the event of any conflict with existing Bell Canada facilities or easements, the owner/developer shall be responsible for the relocation of such facilities or easements.

Should you have any questions please contact Sushannah Spataro at 416-296-6214.

Halton Catholic District School Board

In response to the aforementioned application to permit the development of 22 freehold townhouse residential units, the Halton Catholic District School Board ("HCDSB") has no objections.

In terms of School Accommodation, if the development was to proceed today, elementary students generated from this proposal would be accommodated at St. Joan of Arc Catholic Elementary School located at 2912 Westoak Trails Blvd. Secondary school students would be directed to St. Ignatius of Loyola Catholic Secondary School located at 1550 Nottinghill Gate.

Should you proceed with the approval of the draft plan of subdivision, we require that the following conditions be placed in the draft plan conditions and the subdivision agreement. The conditions are to be fulfilled prior to final approval:

1. 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:

- 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 bussed 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. 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.
2. That the owner agrees in the Subdivision Agreement to the satisfaction of the 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 bussing will be provided. The owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.
3. 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.

Halton District School Board

Thank you for the opportunity to review the development application. The Halton District School Board has no objection to the development application subject to the following:

1. 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:
 - 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 the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.
2. That in cases where offers of purchase and sale have already been executed, the owner sends a letter to all purchasers which include the above statement.
3. 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 Halton 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.
4. That the Owner shall supply, 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 Halton District School Board and erect them prior to the issuance of building permits.

5. That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville be submitted to the Halton District School Board.

In addition the following note should be included in the conditions:

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.

Hydro One

We have reviewed the documents concerning the above noted Draft Plan of Subdivision Application and have no comments or concerns at this time.