

APPENDIX A –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T- 18002/1727
Draft Plan Dated
on April 19, 2018

TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF
HALTON CATHOLIC SEPARATE SCHOOL BOARD
AT 2123 HIXON STREET

This approval applies to the draft plan of subdivision (24T-18002/1727) prepared by Weston Consulting dated revised March 28, 2018 illustrating 1 block and 14 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**

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| 1. | That the Owner is required to decommission any existing water service or sanitary service lateral to be disconnected from the system and abandoned and that these be decommissioned per the standards and specifications of the Region of Halton. | RMH (LPS) |
| 2. | That the Owner is required to submit, at the commencement of the detailed design stage, a revised Functional Servicing Report, according to the standards of the Region of Halton, that outlines in detail the proposed servicing of this property and that includes analysis and/or calculations that demonstrate that the existing water system in the area can accommodate the proposed development. | RMH (LPS) |
| 3. | That the owner shall prepare and implement a tree preservation plan , prior to any site alteration, to the satisfaction of and the Development Engineering Department and Parks and Open Space Department. Further, the owner shall not disturb or remove trees without written permission from the Town. | OAK (DE)
OAK (POS) |
| 4. | 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) |

**CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES OF
UNITS**

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| 5. | The Owner shall submit elevation drawings (all facades) and typical floor plans (all levels) for all proposed dwellings on lots 1 to 14 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 | OAK (PS) |
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selling any such units.

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

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| 6. | The Owner is required to submit a letter of reliance for the Phase 1 ESA Report as well as the Phase 2 ESA Report, to the satisfaction of Halton Region. | RMH (LPS) |
| 7. | 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) |
| 8. | 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) |
| 9. | 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) |
| 10. | 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. | OAK (PS,
DE) |
| 11. | That the owner shall prepare, pay for and agree to implement the following studies to the satisfaction of the Town: <ul style="list-style-type: none"> • Street Signage and Pavement Marking Plan • Composite Utility Plan | OAK (DE)
(EC) |
| 12. | 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. | OAK (DE)
RMH (LPS) |
| 13. | That the Owner shall install information signs , not less than 2 metres by 3 metres, on all park blocks clearly advising of the future use and function of these blocks 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 blocks 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) |
| 14. | 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) |

15. 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)
16. That prior to registration of the plan, the Owner's surveyor shall submit to the Town and Halton Region **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 Engineering and Construction Department. OAK (EC)
RMH (LPS)
17. 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)
18. 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)
19. 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 and Wastewater Plant** capacity exists to accommodate this development; and,
b) sufficient **storage and pumping facilities** and associated infrastructure relating to both water and wastewater are in place. RMH (LPS)
20. 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. RMH(LPS)
OAK (PS)
21. 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
22. 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
23. That the Owner shall provide Bell Canada the **necessary easements and/or agreements required by Bell Canada** for the provision of local services for this project, in a form satisfactory to Bell Canada. BC

- 24. 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

- 25. That the Owner shall provide Oakville Hydro the **necessary easements and/or agreements required by Oakville Hydro** for the provision of local services for this project, in a form satisfactory to Oakville Hydro 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 1 - 3, 6 and 16 – 20 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 **telecommunications provider** that conditions 23 and 24 have 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 21 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 22 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. UG

- 7. Prior to signing the final plan, the Director of Planning Services shall be advised by **Oakville Hydro** that condition 25 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OH

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
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 (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. Payment of cash-in-lieu of parkland 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* and Town By-law 2008-105.
3. 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.

4. 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.
5. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
6. 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 M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form