

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

**Town File No.'s: 24T-18001/1613  
Draft Plan dated May 28, 2018**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL  
FOR THE REGISTRATION OF THE PLAN OF SUBDIVISION**

This approval applies to the draft plan of subdivision (24T-18001/1613) prepared by Cunningham McConnell Limited dated May 28, 2018 illustrating 2 blocks and 19 lots. The conditions applying to the approval of the final plan for registration are as follows:

**CONDITIONS**

*Note: Owner = Developer*

**CLEARANCE  
AGENCY**

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

1. That the Owner shall have an **Environmental Audit** undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, and park. OAK (DE)
2. The Owner shall not perform any site alteration (or apply for a site alteration permit and/or building permits) within Lots 1-19 until detailed **arborist report, grading plan and a tree preservation plan** has been submitted and reviewed by Development Engineering for the purpose of determining future driveway locations and tree preservation, to the satisfaction of and the Planning and Development Engineering Departments. Further, the owner shall not disturb or remove trees without written permission from the Town. OAK (DE)
3. 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**

4. That the Owner submit for approval Architectural Control Guidelines (which is to include dwelling siting in accordance with the approved tree preservation plan) implementing the Town's Urban Design Guidelines and Heritage Impact Assessment to the satisfaction of the Town. Further the Owner agrees to implement the Town approved Architectural Control Guidelines. OAK(PS)
5. The Owner shall submit elevation drawings and typical floorplans for all models on lots not subject to Site Plan Approval to Planning Services Urban Design and Heritage staff for review and approval. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units. OAK (PS)

6. That the Owner shall select a control architect who shall ensure all residential development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Architectural Control Guidelines and the Heritage Impact Assessment. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following: OAK (PS)
- 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 Architectural Control Guidelines prepared for this subdivision and agrees to implement the same
  - iii. the control architect is responsible for ensuring the Town-approved models, will be sited in accordance with the Architectural Control Guidelines direction;
  - iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Architectural Control Guidelines and the Heritage Impact Study, 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

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

7. That the Owner shall provide confirmation to the satisfaction of the Town’s Finance Department that **all outstanding property taxes**, in addition to all current year’s taxes as levied, are fully paid and further, 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 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 design, construct, and have in operation all **stormwater management facilities**, or alternative measures, in accordance with the approved FSR, to the satisfaction of the Development Engineering Department. OAK (DE)
11. The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information postcard** to be available in the sales office and to be provided to all prospective purchasers. The homeowners' information postcard shall be supplied by the Town and entirely financed by the Owner. OAK (DE)
12. 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 (DE)
13. 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)
- Transportation Demand and Traffic Impact Study
  - Street Signage and Pavement Marking Plan
  - Functional Servicing Report (Includes Arborist Report)
  - Composite Utility Plan
  - Phase 1 and Phase 2 Environmental Site Assessment
  - Planning Justification Report
14. That the Owner shall provide **digital discs of the registered plan of subdivision** 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 to the Regional Municipality of Halton and the Town of Oakville, prior to registration of the plan. OAK (DE)  
OAK (EC)  
RMH (LPS)
15. That the Owner shall **install information signs**, not less than 2 metres by 3 metres, adjacent to the park block at location(s) to be determined by the Town, 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 Owners is to maintain these signs in good, readable condition until such time as the land is developed. OAK (POS)  
(DE)
16. 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)
17. 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)

18. 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)
19. That a detailed engineering submission be prepared according to the design standards of the Region of Halton and submitted to the Development Project Manager for the sanitary sewer extension on the adjacent property for review and approval. RMH (LPS)
20. 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 relating to both water and wastewater are in place.RMH (LPS)
21. That the Owner shall undertake to make the necessary arrangements to abandon and decommission the existing private watermain system on the subject property to the satisfaction of the Region of Halton. RMH (LPS)
22. That the Owner shall undertake to make the necessary arrangements to abandon and decommission the existing sanitary sewer system on the subject property to the satisfaction of the Region of Halton. RMH (LPS)
23. That the Owner is required to design and construct at their sole expense a minimum 300mm diameter municipal sanitary sewer extension on the adjacent property from Reynolds Street easterly to the limit of the proposed Street A of the proposed subdivision as per the design standards of the Region of Halton. RMH (LPS)
24. The Owner shall prepare a detailed engineering submission to be submitted to the Regional Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement. RMH (LPS)
25. That an 8.0m wide Regional easement, or alternative width satisfactory to the Region, be provided on the adjacent property in favour of the Regional Municipality of Halton for the purpose of sanitary sewer protection. Buildings, structures, landscaping and other encumbrances are not to be constructed or placed within existing or proposed Regional easements without the consent of Halton Region. Regional easement rights must be maintained at all times and not be infringed upon. The proposed easement shall be transferred by the Owner free and clear of any and all encumbrances and a Certificate of Title shall be provided in a form satisfactory to the Regional Director of Legal Services and Corporate Counsel. RMH (LPS)

26. Any existing water service, sanitary service lateral, private watermain and/or private sanitary sewer 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 Public Works Department Service Permit Section for details on abandoning water and sanitary services. RMH (LPS)
27. The Owner is required to submit the remediation and/or risk assessment reports to the satisfaction of Halton Region. Depending on the outcome of this review, additional environmental related reports may be required to be provided to the satisfaction of Halton Region. RMH (LPS)
28. 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)
29. That the Owner agrees that **should the development be phased**, a copy of the phasing plan shall be submitted prior to final approval to the Halton District School Board, the Halton Catholic District School Board and the Region of Halton. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks and units for each phase and the proposed use of all blocks including the proposed number of units. HDSB  
HCDSB  
RMH (LPS)
30. 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 and the Development Engineering Department, prior to registration of the plan. CP  
OAK (DE)
31. 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
32. 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,  
R

### 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 OAK (PS)

relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided.

- 2. Prior to signing the final plan the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that conditions 14, 18-27 inclusive and 29 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 condition 29 has 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 condition 29 has 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 32 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK (PS)  
BC, Cogeco,  
R
- 7. Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** that condition 30 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 **Union Gas** that condition 31 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\_\_\_\_, 2018.** 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. 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*.
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](http://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 draft M plans signed and dated by the Owner, Surveyor and initialled by the Town's Planner
  - Regional Registration fee
  - Registry Office review form
7. Rogers Communications Canada Inc. has buried and aerial fibre plant in this area (adjacent to Lot 1). Caution is advised. Hand dig when crossing or within 1 m of Rogers Plant. Locates are still required, call for locates at 1-800-738-7893.
8. Education 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 yield that 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.