

APPENDIX A –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T-17007/1319
Revised Draft Plan Dated
on April 30, 2019

TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF 407 DUNDAS G.P. AND 393 DUNDAS G.P.

This approval applies to the revised draft plan of subdivision (24T-17007/1319 prepared by Korsiak Urban Planning dated April 30, 2019) illustrating 8 blocks. The conditions applying to the approval of the final plan for registration are as follows:

<i>CONDITIONS</i>	<i>CLEARANCE AGENCY</i>
CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE--SERVICING	
1. That the Owner shall 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 Ministry of Environment Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
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 prepares and implements a Tree Preservation Plan , as per Conservation Halton's Landscaping and Tree Preservation Plan Guidelines, to the satisfaction of Conservation Halton and the Town of Oakville.	CH
4. That the Owner submits grading plans for all lots and blocks that back onto the natural heritage system, watercourse, and stormwater management block (Block 6 within Draft Plan of Subdivision 24T-17007/1319, and Block 384 within registered plan 20M-1085) to the satisfaction of Conservation Halton and the Town of Oakville.	CH
5. That the Owner prepares and implements a report outlining erosion and siltation controls measures required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and the Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.	CH
6. That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the natural heritage system, watercourse, and stormwater management block.	CH
7. That the Owner submits the required monitoring plans in accordance with the Addendum to the Shannon's Creek and Osenego Creek Environmental Impact Report/Functional Servicing Studies dated July 2019, or the final approved version , to the satisfaction of Conservation Halton and the Town of Oakville prior to any site alteration.	CH
8. That the Owner obtains a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06 , for any site alteration within the regulated area associated with pre-grading or pre-servicing.	CH
9. That the Owner prepares and implements a Soil Management Plan (to be used for sites generating soil/fill material) and/or a Fill Management Plan (to be used for sites receiving fill material) in accordance with the document ' <i>Management of Excess Soil – A Guide for Best Management Practices</i> ' as	CH

prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan.

10. **Grading** OAK (DE)
 The Owner shall demonstrate, at the Engineering Review stage, no grading works on adjacent lands, or, if grading onto adjacent lands is desired and accepted by the abutting Owner, that written acceptance by the abutting land Owner of the proposed grading works on their lands is provided to the Town as part of the Engineering approval and prior to plan registration.
11. **SWM** OAK (DE)
 The Owner agrees and accepts that the width of Block 8 remains under review and that Block 8 may need to be improved in width prior to registration of the plan of subdivision. The Owner acknowledges that this may have implications on Block 2 and the number of units the block can support. The sizing of Block 8 and any storm water management controls to be imposed upon Blocks 1 and 5 will be determined through the review of the Functional Servicing Study (FSS) which must be completed prior to registration. The owner further acknowledges and accepts that if the FSS details storm water control requirement upon Blocks 1 and 5 as part of the FSS for the subdivision, then the Owner agrees to set out these storm water control requirements within the Purchase and Sale agreement for Blocks 1 and/or 5 should the Owner sell these blocks to another party.
12. 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 INITIATING SALES PROGRAMME

NEIGHBOURHOOD INFORMATION MAPPING

13. That the Owner shall enter into a No Pre-Sales Agreement with Halton Region (which may be registered on title to the subject lands at the Region's sole discretion and at the Owner's sole expense) to ensure that lots or blocks within the draft plans are not offered for sale until sufficient servicing allocation has been secured, and all requirements stipulated in the No Pre-Sales Agreement and the Allocation Agreement for the 2020 Allocation Program have been fulfilled, and further that the Halton Region 2020 Allocation Program is deemed by Halton Region to be sufficiently subscribed and in effect. RMH (LPS)
14. The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town's Director of Planning Services. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold. The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information: OAK (PS)
- a) All approved street names,
 - b) The proposed land uses within the subdivision based on the draft approved plan,
 - c) The immediately surrounding existing and proposed land uses and potential building heights,
 - d) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement,
 - e) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map,

- f) The approximate locations of noise attenuation walls and berms,
- g) The approximate locations and types of other fencing within the subdivision,
- h) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located,
- i) The types and locations of village squares, parks, valley lands and other open space (i.e. passive or active) and a general description of their proposed facilities and anticipated level of maintenance,
- j) The locations of all anticipated Canada Post Community Mailboxes,
- k) The anticipated Transit routes through the subdivision,
- l) The following standard notes:
 - 1. “This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town’s Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday.”
 - 2. “Please Note: this map is based on information available on _____ (month/year) and may be revised without notice to purchasers.”
 - 3. “The map shows that there will be several types of proposed and potential housing and building heights in the subdivision.”
 - 4. “Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage.”
 - 5. “Some streets in this subdivision will be extended in the future and temporary access roads may be closed.”
 - 6. “There may be catch basins or utilities easements located on some lots in this subdivision.”
 - 7. “Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers.”
 - 8. “Some dwelling units are in proximity to commercial, institutional and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.”
 - 9. “Neighbourhood Park Block(s) _____ will be developed as an active park(s) and may contain play equipment, walkways, lighting, landscaping and passive use free-play areas. Residents close to Block(s) _____ may be disturbed by noise and lighting from the park. For detailed information pertaining to park or open space issues, please call the Town’s Parks & Open Space Department 905.845.6601 ”
 - 10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no

grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS.”

11. “Community mailboxes will be directly beside some lots.”
12. “Purchasers are advised that the final location of walkways in Blocks _____ may change without notice.”
13. “School sites in this subdivision may eventually be converted to residential uses.”
14. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.”
15. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”
16. “There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage.”
17. “Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”
18. “The design of features on public lands may change. Builders' sales brochures may depict these features, however, the Town has no control over builders' sales brochures.”
19. “Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.”
20. “The Town's Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”
21. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”
22. “Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca”
23. “For further general information on proposed and existing land use, please call the Town's Planning Department 905.845.6601.”
24. “For detailed grading and berming information, please call the Town's Development Engineering Department 905.845.6601”

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

15. 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)
16. That the Owner shall provide the Town with a **letter from the Trustee** confirming that the Owner is in compliance with the Cost Sharing Agreement and s.4.7 of the North Oakville East Master Parkland Agreement prior to the release for registration of each phase of the plan of subdivision. OAK (PS)
17. That the Owner submit building drawings to the Town's Urban Design section prior to the offer for sale of units in Blocks 2, 3, 4 to certify compliance with the approved **Urban Design Brief**, at the expense of the Owner, where applicable. OAK (PS)
18. **Transportation** OAK(DE)
- That the owner shall adjust the draft 20M-Plan to ensure the right of way lines for Trailside Drive are parallel to the curb-line as set out in detailed engineering plans provided to the Town; ensuring the road is centralized within its right of way, to the satisfaction of the town's Development Engineering Department.
19. 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)
20. 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)
21. That the owner design, construct, and have in operation all **stormwater management facilities**, or alternative measures, in accordance with the approved EIR / FSS, to the satisfaction of the Development Engineering Department. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration. OAK (DE)
22. The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information package** to be available in the sales office and 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)
23. That the Owner shall revise/update the **Environmental Impact Report / Functional Servicing Study (EIR/FSS)** to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton and agree to implement all final recommendations contained within the approved EIR / FSS including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton. OAK (PS)
(DE)
CH
24. That the Owner shall **dedicate all lands to be conveyed to the Town, Regional Municipality of Halton 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)
RMH (LPS)

Note: Lands to be conveyed to Town (both the road block and the creek block), must meet the generic environmental (soil, groundwater and sediment) standards for the associated land use. Information, reports and documents regarding the environmental conditions issued by a Qualified

Person (QP) as defined in ON. Reg. 153/04 is required to confirm this condition is met. In addition, a reliance letter to the town is required for the town to rely upon the findings from those reports and documents by the QP.

If risk assessment were to be conducted on the residential block(s), appropriate risk mitigation measures must be deployed to support the proposed land use, but also to ensure no off-site contamination and/or increase risks to adjoining properties in the future.

25. A daylight triangle measuring 15m along Dundas Street West (Regional Road 5) and 15m along Trailside Drive shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements. These lands shall be dedicated with clear title, (free and clear of encumbrances) and a Certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services & Corporate Counsel or his designate. RMH (LPS)
26. 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 including the EIR/FSS and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:
- a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"
 - interim and/or permanent transit streets are to be built first
 - the Owner is encouraged to construct housing on transit streets first, where practicable
 - roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases
 - permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations.
- Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery. OAK (DE)
27. 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)
- Composite Utility Plan
28. 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, and approved flood plain/meander belt to Conservation Halton, prior to registration of the plan. OAK (DE)
RMH (LPS)
CH
29. That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on all commercial and Natural Heritage clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System prior to registration. OAK (POS)
(DE)
- The Owner agrees to install signs on all frontages of the Natural Heritage 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.
30. 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)
31. 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)

32. That prior to registration of the plan, the Owner's surveyor shall submit to the Town **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)
33. That the Owner address any outstanding issues relating to future development or site alteration within a regulated area (pursuant to **Ontario Regulation 162/06**) including, but not limited to, dumping of fill, grading, stormwater outfalls, and watercourse crossings, to the satisfaction of Conservation Halton. CH
34. That the Owner revises/updates the **Addendum to the Shannon's Creek and Osenego Creek Environmental Impact Report/Functional Servicing Studies** to reflect all comments from the Town of Oakville, Conservation Halton and the Region of Halton and agree to implement all final recommendations contained within the approved **Addendum to the Shannon's Creek and Osenego Creek Environmental Impact Report/Functional Servicing Studies** including any additional addendums to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton. CH
35. That the Owner prepares and submits a **Functional Servicing Report and Stormwater Management Plan** in accordance with the approved **Addendum to the Shannon's Creek and Osenego Creek Environmental Impact Report/Functional Servicing Studies** to the satisfaction of Conservation Halton and the Town of Oakville. CH
36. The Owner shall confirm that the stormwater management pond, stormwater outfalls, and associated storm infrastructure located on the Davis-Minardi Subdivision (24T-05016) have capacity to service the 407 and 393 Dundas Street West draft plan of subdivision lands, and that they are constructed, certified, stabilized, and operational in accordance with Town-approved engineering drawings, MOECC Environmental Compliance Approval (ECA) and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton. CH
37. That the Owner designs, constructs, stabilizes and has in operation all **creek realignments and alterations** as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the Town of Oakville. CH
38. That the Owner agrees **to phase the development** of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville. CH
39. That the Owner **provides digital copies of the registered plan of subdivision** in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 Zone 17 to the Region of Halton and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan. CH
RMH(LPS)
- Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.
- Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping

- standards.
40. That the Owner pays any **outstanding review fees** to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application. CH
41. That the Owner shall submit the **final clearance fee** to Conservation Halton, pursuant to the Halton Region's Memorandum of Understanding, immediately prior to registration of the draft plan (note: if the development is phased, each phase will require a separate clearance fee). CH
42. The Traffic Impact Study submitted by GHD must be revised as per Transportation Planning comments, and resubmitted for approval by Halton Region. RMH (LPS)
43. That easements be provided for watermain protection as required that are internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel. RMH (LPS)
44. That the Owner is required to design and construct at their sole expense a minimum 300mm diameter local watermain along Dundas Street West (Regional Road No. 5) to provide servicing, watermain looping and fire protection to the Dundas Urban Core Blocks as per the design standards of the Region of Halton. RMH (LPS)
45. The Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager. RMH (LPS)
46. 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)
- That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high water pressures within the subdivision.
- That the owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.
47. The Owner shall provide the Ministry of the Environment, Conservation and Parks acknowledged Record of Site Condition(s), including all reports required to obtain the RSC (Phase I ESA, Phase II ESA, remediation work, risk assessment), together with letters of reliance. All environmental reports must be completed to Ontario Regulation 153/04 standards and be current within 18 months of final approval of the subject applications, to the satisfaction of Halton Region. RMH (LPS)
48. 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)
49. 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: RMH (LPS)

- 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.
50. 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)
51. 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 and the Halton Catholic 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. HDSB
HCDSB
52. 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
53. 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
54. 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. BC (Cogeco)

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).

CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION

NEIGHBOURHOOD INFORMATION MAPPING

55. The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town's Director of Planning Services, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information: OAK (PS)
- a) all of the information required on the preliminary map,
- b) the locations of all sidewalks and walkways,
- c) the locations of all rear yard catch basins and utilities easements on private property where applicable,
- d) the proposed locations of all above ground utilities, where known,
- e) the proposed locations of all bus stops,
- f) The proposed locations of all temporary mailboxes.

The developer shall ensure that each builder selling homes within the subdivision:

- a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and,

attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.

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 all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
RMH (LPS)
3. Prior to the signing of the final plan the Director of Planning Services shall be advised by the **Conservation Halton** that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
CH
4. Prior to signing the final plan the Director of Planning Services shall be advised by the **Halton District School Board** that all associated conditions 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 all associated conditions 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 all associated conditions have 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 all associated conditions have 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 all associated conditions have 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 all associated conditions have 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____, 2020. OAK (PS)

NOTES:

1. That the Owner shall obtain a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not necessarily limited to, dumping of fill, grading, stormwater outfalls, and watercourse crossings.
2. 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, stabilization, grading and seeding of non-development blocks.

3. 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*.
4. The Owner should obtain the written approval of the Ministry of the Environment, Conservation and Parks (MECP) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
5. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary.
6. 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.

7. 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.
8. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
9. 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

**MATTERS TO BE DEALT WITH
IN THE SUBDIVISION AGREEMENT
OR THROUGH TOWN STANDARDS**

**Town File No.'s: 24T-17007/1319
Revised Draft Plan Dated
on April 30, 2019**

This approval applies to the draft plan of subdivision (24T-17007/1319 prepared by Korsiak Urban Planning dated April 30, 2019 illustrating 8 blocks) The conditions that will be incorporated into the Subdivision Agreement are as follows:

CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENTS (Town and/or Regional Municipality of Halton)	CLEARANCE AGENCY
1. The Owner acknowledges that the Town may require redline revisions to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.	OAK (PS)
2. That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning Services based upon the registration of M-Plans.	OAK (PS)
3. That the owner agrees to design and install privacy fencing and landscaping to provide a buffer between the townhouse Block 2 and SWM pond to the satisfaction of the town of Oakville Planning Services Department and Parks Department.	OAK(PS)
4. That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town’s Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through Development Charge credits or other means, in a form satisfactory to the Town’s Finance Department. The Owner further agrees to abide by the Town’s requirements for matters dealing with Development Charge credits.	OAK (F)
5. <u>Order of Works</u> The Owner acknowledges that Blocks 1 and 5 are expected to require enhanced boulevard treatments above and beyond the standard subdivision boulevard treatment of a ‘typical road section’ given the proposed land use (ground floor commercial). As such, the Owner acknowledges and accepts that the boulevards (surface works/features) abutting Blocks 1 and 5 will be completed by the developers of those Blocks and that such requirements will be set out in any Purchase and Sale agreements should the Owner sell their interest in these Blocks.	OAK(DE)
6. The Owner acknowledges that work completed on behalf of the Town shall not exceed the estimated values contained within the subdivision agreement and that the Town will not accept any further progress certificates relating to the Schedule ‘K’ works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the Town may not be reimbursed until funded in the Town’s approved capital budget.	OAK (DE)(F)
7. The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (DE)
8. That the Owner’s engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and Stormwater outfalls are operational to the satisfaction of the Development Engineering Department prior to building permit issuance.	OAK (DE)
9. That the Owner agrees to implement their applicable Minutes of Settlement /	OAK (PS)

- Agreements** i.e North Oakville Master Parkland Agreement) with the Town of Oakville to the satisfaction of the Town. (POS)(DE)(C H)
10. That the Owner agrees to construct **stormwater management facilities** according to the approved plans and reports for this subdivision. Additionally, the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town’s discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action. OAK (DE)
 11. That storm sewerage, lot grading and street grading must be in conformity with the Town of Oakville's **Storm Drainage Policies and Criteria Manual** and to the satisfaction of the Development Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual. OAK (DE)
 12. The Owner agrees to pay for **electricity supplied to light the streets** in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement. OAK (DE)
 13. The Owner shall agree to **deposit mylars and digital discs** (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town. OAK (DE)
 14. That the Owner agrees to pay for and install all required **temporary signage** as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed. OAK (DE)
 15. That the Owner agrees to pay for and install all **permanent signage** within six (6) months of the first building occupancy as per the approved Traffic and Parking Management Plan. In the event that the Owner fails to install the permanent signage in the required timeframe the Town may carry out the work on behalf of the Owner, and will charge the Owner a 100% administration surcharge for all costs incurred by the Town in carrying out this work OAK (DE)
 16. That the Owner shall place **public and educational signage** within the NHS Block to identify the general operation of the facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department. OAK (DE)
 17. That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate **PSAB requirements** (hereinafter in this section referred to as the “Materials”) within the times herein provided: OAK (DE)
 - a) Prior to registration of the Plan, a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town pursuant to this agreement, including rights of way (herein after referred to as the “Dedicated Lands”);
 - b) Prior to acceptance of Maintenance, a table in form and content acceptable to the Town, and certified by the Owner’s Engineer, setting out all materials used in the Town’s Work, the dates of their respective installation, together with certification of their fair market value at installation; and
 - c) Prior to assumption of the Plan, updated certification by the

aforementioned Ontario Land Surveyor, Owner's Engineer or Appraiser as applicable, of the Materials and their current fair market value in form and content acceptable to the Town, together with certification in the manner and by the persons set out herein of any works to be assumed by the Town and not previously certified.

18. That the Owner agrees that all **roadways** are to be designed to Town of Oakville standards and partial roads within the draft plans are not permitted, unless other suitable arrangements are made with the Director of Development Engineering. OAK (DE)
19. In the event that required subdivision land use and **notice signage** becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner's behalf and the Owner shall reimburse the Town for such works. OAK (DE)
20. That the Owner satisfies the **telecommunications** provider with respect to their land requirements and agrees to permit all electrical and telecommunication providers who have signed the Town's access agreement to locate on the roads within the plan and that the Owner allow these services to connect to the buildings, all to the satisfaction of the Town. OAK (DE)
21. That the Owner shall provide in each of the sales offices a **large coloured map**, not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning Services Department. OAK (DE)
22. That the owner agrees that Block 7 (3.0 m walkway) is not included in calculating Master Parkland credits. OAK (POS)
23. That the Owner agrees to provide **as-built drawings** for the Shannon's Creek rehabilitation works within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff. CH
24. That the Owner agrees, that should it be determined through detailed design that **grade changes** are required in order to accommodate development of lots/blocks adjacent to the NHS block any grade changes must be accommodated outside of the buffer block and the lot lines must be adjusted accordingly, to the satisfaction of Conservation Halton and the Town of Oakville. CH
25. That the Owner agrees that **native non-invasive species** shall be planted in accordance Conservation Halton Landscaping Guidelines for lands adjacent to all natural heritage system, watercourses, and stormwater management facilities blocks and for all lands within Conservation Halton's regulated area. CH
26. That the Owner agrees to implement a **monitoring program** to the satisfaction of the Town and Conservation Halton for erosion and sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails with the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. CH
27. That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) **sediment and erosion control reports** during construction to the satisfaction of Conservation Halton and the Town of Oakville. CH

28. That the Owner agrees to post **acceptable securities** with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any Natural Heritage System block or open space areas to the satisfaction of Conservation Halton and the Town of Oakville which may be disturbed during the development of the subdivision. CH
29. That the Owner agrees that any **exposed soil within Block 6**, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized within 24 hours of exposure to minimize the transport of sediment downstream. CH
30. That the Owner ensures that there are **no in-water works** undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNR) and Conservation Halton. CH
31. That the Owner agrees that no fill from the site may be **dumped on or off-site** in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority. CH
32. That the Owner agrees to not **stockpile fill** within 15 metres of a watercourse or stormwater management block without prior written approval of Conservation Halton. CH
33. That the Owner agrees to include in the offers of purchase and sale to the homeowners for all lots adjacent to the watercourse block or other feature regulated by Conservation Halton, a statement which advises that the feature is regulated by Conservation Halton and that **no encroachment is permitted**, and that **vegetation shall not be manicured** in accordance with Ontario Regulation 162/06. CH
34. That the Owner designs, constructs and has in operation all necessary **flood control structures and stormwater outfall structures** prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Development Engineering Department and Parks and Open Space Department. OAK (DE, POS)
CH
35. That the Owner install a 1.2 metre high black vinyl coated **chain link fence**, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System/ the abutting westerly stormwater management facility and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / stormwater management facility / residential blocks to the satisfaction of the Planning Services Department, Development Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an OLS), confirming the location of all fencing installed in 100% on public property and also confirming that there are no known encroachments at the time of assumption. OAK (PS, POS, DE)
36. That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of landscape plans including planting, grading, sodding, fencing together with cost estimates for the open space system including walkways, natural heritage system buffer areas and stormwater management facilities. Native non-invasive species shall be planted for lands adjacent to Natural Heritage System (Block 6), including swales and stormwater management facilities, and within Conservation Halton's regulated area. OAK (PS, POS, DE)
CH
37. That the Owner agrees at their cost to implement a **municipal tree planting program** for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, calliper and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable. OAK (DE, POS)
38. That the Owner agrees to submit **prior to Assumption** an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Development OAK (POS, DE)

- Engineering.
39. That the Owner warranty all **boulevard street trees** and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption. OAK (DE, POS)
 40. That the Owner agrees to place **topsoil** on lots, boulevards and parkland in accordance with approved Town standards. OAK (POS, DE)
 41. That the Owner implements a **monitoring program** to the satisfaction of the Town and Conservation Halton for Erosion and Sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails with the Natural Heritage System, in accordance with the Water Resources Final Mediation Reports (Ontario Municipal Board) dated 30 August, 2007. The Owner shall submit monthly sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville. OAK (DE) (CH)
 42. That the Owner agrees to **post acceptable securities** with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved engineering plans including the rehabilitation of any Natural Heritage System block which may be disturbed during the development of the subdivision. OAK (DE)
 43. That the Owner agrees to not store **construction materials** on vacant lots and/or open space blocks that abut lots which are occupied by homeowners. OAK (DE, POS)
 44. That the Owner agrees to implement **cycling and trails plans** in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town. OAK (POS)
 45. That the Owner provides a **fire break plan** and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary. OAK (FD)
 46. That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a **licensed Professional Engineer** of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full-time staff on site during construction activities to obtain the required "as constructed" field information, and to ensure general compliance to the best of his/her professional knowledge with the approved drawings and the Town and Region's Current Construction and Design Standards. RMH (LPS) OAK (DE)
 47. That the Owner agrees that **pre and post development storm water flows** from the site on Dundas Street West (Regional Road 5) are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system on Dundas Street West (Regional Road 5) to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)
 48. That 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)
 49. That the Owner acknowledges that development shall be subject to full **municipal water and sanitary sewer services** to the satisfaction of the Regional Municipality of Halton. RMH (LPS)
 50. The Owner agrees that Halton Region will provide full collection curb side in front of the individual homes and collection will not begin collection until development is 90% occupied or Regional waste collection trucks can safely access the site. Until Regional collection commences it is the responsibility of the Owner/Developer to provide appropriate private collection to occupied units. RMH (LPS)
 51. That the Owner shall submit a copy of the **approved sidewalk plan**, prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board. OAK (DE) HDSB HCDSB

52. That the Owner provides the Halton District School Board a **geo-referenced AutoCAD file** of the draft M-plan once all Lot and Block numbering configuration has been finalised. 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. HDSB
53. That the Owner agrees to erect and **maintain signs** at all major entrances into the new development advising prospective purchasers that a permanent school is not available and that alternate accommodation and/or bussing will be provided. The Owner will make these signs to the specifications of the respective School Board and erect them prior to the issuance of building permits. HDSB
HCDSB
54. That the Owner agrees to ensure that all new home buyers will be officially notified of the exact **Community Mail Box** locations prior to any house sales. Also, that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery. CP
55. The Owner agrees to provide the location of all **Community Mail Boxes** on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post. CP
56. The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all **Community Mail Boxes** within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the process to initiate mail delivery for their new home address. CP
57. The Owner agrees to provide a suitable and safe temporary site for **Community Mail Box** locations. This temporary mail box pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies. CP
58. That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the **telecommunication facilities** are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line. BC /Cogeco
59. That the Owner acknowledge its responsibility to up-front the cost of any extension to the **electrical distribution system**. OH
60. That the Owner agrees to place the following **notification in all offers of purchase and sale** for all lots and/or units and in the Town's subdivision agreement to be registered on title: OAK (PS, DE) (POS)
CH
HDSB
HCDSB
CP
- a) "Purchasers and/or tenants of lots or units in Blocks 3 and 4 are advised that they abut a **Walkway Block (Block 7)** which will allow for public access."
- b) "Purchasers and/or tenants of lots or units in Blocks 1 and 2 are advised that they abut a **Servicing Block (Blocks 8)** which is used for stormwater management purposes."
- c) "Purchasers and/or tenants are advised that a **walkway** may abut the subject property consistent with the North Oakville East Trails Plan. During normal use of, and activity on, the walkway, some noise could

occasionally be generated that may potentially interfere with outdoor activities on the subject property.”

- d) “Purchasers and/or tenants of **Blocks 3, 4 and 5** are advised that the abutting property (**Block 6**) is **regulated by Conservation Halton**. Conservation Halton must be contacted prior to any development occurring on the property.”
- e) “Purchasers and/or tenants for all lots adjacent to the **Natural Heritage System**, a statement which advises that the Town reserves the right to install a public trail connection within these blocks. Further purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited.”
- f) “Purchasers and /or tenants are advised that **gates are not permitted** to be installed along any boundary fence adjacent to any lands intended for a school.”
- g) “Purchasers are advised that the Town of Oakville’s current **street tree planting standards**, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.”
- h) “Purchasers are advised that **winter maintenance** and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.”
- i) “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of **rectifying lot grading** matters which occur prior to assumption.”
- j) “Purchasers and/or tenants are advised that prior to the placement of any **structures in side and rear yards**, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”
- k) “Purchasers and/or tenants are advised that **private landscaping** is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption.”
- l) “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of **swales and rear lot catch basins**.”
- m) “Purchasers are advised that any **unauthorized alteration of the established lot grading** and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”
- n) “Purchasers and/or tenants are advised that home/business mail delivery will be from designated **Community Mail Boxes** and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales. “
- o) “Purchasers are advised that the **schools** on sites designated for the Halton District School Board or Halton Catholic District School Board in the community are not guaranteed. Attendance in the area is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.”
- p) “Purchasers are advised that **school buses** will not enter a cul-de-sac 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.”

- q) “Purchasers are advised that the Town **Stormwater Management Ponds** will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”
- r) “Purchasers are advised that **driveway entrance widenings** or modifications will not be permitted where they impact on the availability of on-street parking space. Property Owners must take note of the available parking space on their own private lot and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”
- s) “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 bussed to existing facilities outside the area. Halton Catholic District School Board 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.”
- t) “Purchasers are advised that North Oakville is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including **bus stops and bus shelters** may be located on municipal streets within subdivisions either as temporary and/or permanent features.”
- u) “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent **public parking along municipal roads** except laneways adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed-use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.
- v) “Purchasers are advised that there is the potential for high water pressures within the subdivision”

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 statements.

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