

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

**Town File No.: 24T-17002/1735**  
**Draft Plan Dated**  
**April 7, 2017**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF**  
**SABRINA HOMES (BURLOAK ACQUISITIONS) INC.,**  
**181 BURLOAK DRIVE**

This approval applies to the draft plan of subdivision (24T-17002/1735 prepared by Candevcon Ltd. dated April 7, 2017) illustrating four (4) lots. The conditions applying to the approval of the final plan for registration are as follows:

***CONDITIONS***

***CLEARANCE  
AGENCY***

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

- |    |  |          |
|----|--|----------|
| 1. | That the owner shall prepare and implement a <b>tree preservation plan</b> , prior to site alteration, to the satisfaction of and the Development Engineering Department. Further, the owner shall not disturb or remove trees without written permission from the Town. | OAK (DE) |
| 2. | That the Owner shall not install any municipal services on the site until the Owner has entered into a <b>Preservicing Agreement</b> 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 FINAL APPROVAL /  
REGISTRATION**

- |    |  |              |
|----|--|--------------|
| 3. | That the Owner shall provide confirmation to the satisfaction of the Town's Finance Department that <b>all outstanding property taxes</b> and outstanding debts have been paid prior to plan registration.   | OAK (F)      |
| 4. | That the Owner submit building drawings (floor plans and elevations) to the Town's Planning Services Urban Design section for Lots 1 - 4, to certify compliance with the approved <b>Urban Design Brief</b> , all at the expense of the Owner. 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 selling any such units. | OAK (PS)     |
| 5. | That the Owner enter into a standard form <b>subdivision agreement</b> 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) |

6. 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)
7. 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)
8. 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):
  - Composite Utility PlanOAK (DE)
9. 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)
10. The owner shall submit a non-intrusive designated substance survey be prepared by a qualified professional (QP) and submitted to Halton Region for review, together with a letter of reliance. Depending on the outcome of that review, additional environmental related investigations may be required. RMH (LPS)
11. 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)
12. 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)
13. 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)
14. 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)

15. That the Owner is required to design and construct at their expense a minimum 200 mm diameter sanitary sewer as per the design standards of the Region of Halton on Burloak Drive along the frontage of the subject property. RMH (LPS)
16. That the Owner is required to design and construct at their expense the extension of the existing storm sewer on Burloak Drive to the satisfaction of the Town of Oakville. OAK (DE)
17. That the Owner agrees to install a supplementary rear lot catchbasin structure and supporting pipe system within this plan of subdivision as a means of improving the rear lot drainage. The additional rear lot catchbasin and pipe system will serve to improve inlet points servicing the rear yard areas within and external to the plan and is intended to minimize the reliance on lot through lot drainage patterns normally defined by simple swale systems. The location of the additional rear lot catchbasin and pipe system will be resolved through the engineering review of this plan of subdivision and the Owner agrees that the design shall be accommodating to both the lands within the plan of subdivision and the lands external to the subdivision that will rely on this drainage system as a means of relieving those lands of drainage runoff. OAK (DE)
18. 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)
19. 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
20. 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
21. That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Oakville Hydro, prior to registration of the plan. OH

### CLOSING CONDITIONS

- 1 Prior to signing the final plan the **Director of Planning Services** shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each OAK (PS)

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 all related conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. O A K ( P S )  
R M H ( L P S )
3. Prior to signing the final plan, the Director of Planning Services shall be advised by the **telecommunications provider** that all related 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
4. Prior to signing the final plan, the Director of Planning Services shall be advised by **Oakville Hydro** that all related conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OH
5. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that all related 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\_\_\_\_, 2017.** OAK (PS)

#### LEGEND – CLEARANCE AGENCIES

BC	Bell Canada
Cogeco	Cogeco Cable
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. Purchases and/or tenants of lots are advised that the homeowner will be responsible for waste disposal until such time as Halton Region deems their street safe and accessible to receive Regional waste collection services.
4. 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.

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