

APPENDIX C –  
CONDITIONS OF DRAFT PLAN APPROVAL

**Town File No.: File 24T-17001/1728**  
**Draft Plan Dated March 14, 2017**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF DRAFT PLAN OF SUBDIVISION 24T-17001/1728**

This approval applies to the draft plan of subdivision (24T-17001/1728) prepared by YWRC dated March 14, 2017 illustrating one development block. The conditions applying to the approval of the final plan for registration are as follows:

<i><b>CONDITIONS</b></i>	<i><b>CLEARANCE AGENCY</b></i>
<p>1. <b>GENERAL</b></p> <p>That the Owner provides a <b>certificate</b> 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.</p>	OAK(A)
<p>2. That the Owner provides confirmation to the satisfaction of the Town’s Finance Department that all outstanding <b>property taxes</b> have been paid prior to plan registration.</p>	OAK(F)
<p>3. <b>DEVELOPMENT ENGINEERING</b></p> <p>The owner enter into an agreement(s) with the Town to satisfy all requirements: financial; engineering; and otherwise of the Town of Oakville including but not limited to, urbanization of public road boulevards, street trees, the installation of services, drainage, the provision of roads, watermains, wastewater mains, stormwater facilities and utilities to the satisfaction of the Director of Development Engineering.</p> <p>Forthwith after registration of the plan of subdivision, a restriction pursuant to Section 118 of the Land Titles Act shall be registered to prevent any transfer or charge of any of the lots without the consent of The Corporation of the Town of Oakville as evidenced by the signature of the Assistant Town Solicitor, provided that the restrictions shall be lifted and released once the requisite plan of condominium has been registered thereby assuring access to East Street by such lots.</p>	OAK (PS, DE, L)
<p>4. <b>CANADA POST</b></p> <p>The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.</p>	CP

5. **UNION GAS** UG

That the Owner provide to Union Gas Limited the necessary **easements** and/or agreements required by Union Gas Limited for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.

6. **HALTON DISTRICT SCHOOL BOARD** HDSB

That the owner agrees to place the following **notification** in all offers to purchase and sale for all lots/units and in the agreement to be registered on-title:

- a) Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.
- b) Prospective purchasers are advised that school busses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to Halton Student Transportation Services.

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 statement.

7. The Owner shall submit a copy of the approved **sidewalk plan**, prepared to the satisfaction of the Town of Oakville and to Halton District School Board. HDSB  
HCDSB

8. The Owner agrees that, should the development be phased, a copy of the **phasing plan** must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicated the sequence of development, the land area, the number of lots, blocks and units for each phase. HDSB

9. **HALTON CATHOLIC DISTRICT SCHOOL BOARD** HCDSB

That the owner agrees to place the following **notification** in all offers to purchase and sale for all lots/units and in the agreement to be registered on-title:

- a) Prospective 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 be directed to schools outside of the area.
- b) Prospective purchasers are advised that HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and you are notified that school busses will not enter cul-de-sacs.

In cases where offers of purchase and sale have already been executed, the owner shall send a letter to all purchasers which includes the above statement.

10. The owner shall provide HCDSB with a **geo-referenced AutoCAD file** of the Draft M-Plan once all lot and block numbering has been finalized. Should any changes occur after the initial submission to the Lot and Block configuration or numbering on the draft M-Plan, the Owner shall provide a new AutoCAD file and memo outlining the changes. HCDSB

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| 11. | <b>HALTON DISTRICT SCHOOL BOARD &amp; HALTON CATHOLIC DISTRICT SCHOOL BOARD</b> | HDSB<br>HCDSB |
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The Owner shall supply, erect and maintain **signs at all major entrances** into the new development advising prospective purchasers that pupils may be directed outside of the area. The owner will make these signs to the specifications of the Halton District School Board and Halton Catholic District School Board and erect them prior to the issuance of building permits.

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| 12. | That the Owner agrees to submit and/or undertake the following to the satisfaction of Halton Region:  | RMH (LPS) |
|     | <ul style="list-style-type: none"> <li>i. localized soil testing at the 126 East Street property during future redevelopment activities to confirm the absence/presence of petroleum-hydrocarbon impacted soil; and,</li> <li>ii. a Designated Substance and Hazardous Materials Survey prior to any building demolition or renovation to determine the presence or absence of these substances and materials.</li> </ul> |           |

Depending on the outcome of Halton Region’s review of the submitted material in this regard, the Owner agrees to undertake additional environmental review, to the satisfaction of Halton Region.

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| 13. | The Owner’s surveyor shall submit to the Region of Halton, horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real 6° UTM co-ordinates, NAD 83 datum. | RMH (LPS) |
| 14. | The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton.  | RMH (LPS) |

**CLOSING CONDITIONS**

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| 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(A) |
| 2. | Prior to signing the final plan, the Director of Planning Services shall be advised by Canada Post that condition 4 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.   | CP     |
| 3. | Prior to signing the final plan, the Director of Planning Services shall be advised by Union Gas that condition 5 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.   | UG     |
| 4. | Prior to signing the final plan, the Director of Planning Services shall be advised by Halton District School Board that conditions 6, 7, 8 & 11 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.           | HDSB   |
| 5. | Prior to signing the final plan, the Director of Planning Services shall be advised by Halton Catholic District School Board that conditions 7, 9, 10 & 11 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. | HCDSB  |

6. All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being [Date of Draft Approval to be inserted as the day after the last date for appeals if no appeals are received]. OAK(A)
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Director of Planning Services  
(Authority by By-law 1998-272)

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**NOTES** – The owner/agent, their successors and assigns are hereby notified:

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1. Payment of cash-in-lieu of parkland dedication 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*.
2. The Owner/agent, their successors and assigns are hereby notified the Development Charges of the Town of Oakville are payable in accordance with the applicable Development Charges By-laws, upon issuance of a building permit, at the rate in effect on the date issued.
3. Fees are required by Halton Region and may be required by the Local Municipality for each extension to draft approval and for major revisions to the draft plan or conditions.
4. 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
5. Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at a rate in effect at the date of issuance.
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.

7. 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.
8. 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.
9. Purchases and/or tenants of the proposed development are advised that the Owner will be responsible for waste disposal until such time as Halton Region deems their development safe and accessible to receive Regional waste collection services.
10. The owner/applicant is to pay cash-in-lieu of parkland dedication, pursuant to Section 42 of the Planning Act and in accordance with the Towns By-law 2008-105. The owner / applicant is to contact the Town's Manager of Realty Services approximately 120 days and no later than 60 days prior to their intended date to draw the first above grade building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
OAK (PS)	Town of Oakville – Planning Services
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 (EC)	Town of Oakville – Engineering and Construction Department
RMH (LPS)	Regional Municipality of Halton – Planning and Public Works Department
UG	Union Gas
OH	Oakville Hydro
HDSB	Halton District School Board
HCDSB	Halton Catholic District School Board