

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

**Town File No.: File 24T-16001/1617**  
**Draft Plan Dated January 26, 2016**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF DRAFT PLAN OF SUBDIVISION 24T-16001/1617**

This approval applies to the draft plan of subdivision (File 24T-16001/1617 prepared by prepared by J. D. Barnes Limited dated January 26, 2016 illustrating road widening blocks and one development block). The conditions applying to the approval of the final plan for registration are as follows:

| <b><i>CONDITIONS</i></b>  | <b><i>CLEARANCE<br/>AGENCY</i></b> |
|---|------------------------------------|
| 1. <b>GENERAL</b><br>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.  | OAK(A)                             |
| 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.  | OAK(F)                             |
| 3. <b>DEVELOPMENT ENGINEERING</b><br><br>The Owner shall dedicate the following <b>road widening</b> to the Town, to the satisfaction of the Engineering and Construction Department, with clear title, free and clear of encumbrances:<br><br>Rebecca Street: road widening of 2.94 metres is required along Rebecca Street.<br><br>Maurice Drive: a road widening of 0.38 metres is required along Maurice Drive.<br><br>Daylight Triangle: a daylight triangle widening of 3.0 metres x 3.0 metres at the corner of Rebecca Street and Maurice Drive is required | OAK (DE)                           |
| 4. The Owner shall provide appropriate plans / <b>survey information</b> as part of any dedication to the satisfaction of the Engineering and Construction Department. The survey, plans and transfer fee is to be paid by the Owner.   | OAK (DE)                           |
| 5. The Owner shall provide <b>environmental certification</b> of the lands to be transferred to Town, to the satisfaction of the Engineering and Construction Department.   | OAK (DE)                           |

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| 6.   | <b>CANADA POST</b>   | CP    |
| The owner shall obtain a clearance letter from Canada Post indicating that their requirements have been satisfied.   |  |       |
| 7.   | <b>UNION GAS</b>   | UG    |
| That the Owner provide to Union Gas Limited the necessary <b>easements</b> 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.  |  |       |
| 8.   | <b>HALTON DISTRICT SCHOOL BOARD</b>  | HDSB  |
| That the owner agrees to place the following <b>notification</b> in all offers to purchase and sale for all lots/units:  |  |       |
| <ul style="list-style-type: none"><li>a) Prospective purchasers are advised that pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.</li><li>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.</li></ul>   |  |       |
| 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.   |  |       |
| 9.   | The Owner shall submit a copy of the approved <b>sidewalk plan</b> , prepared to the satisfaction of the Town of Oakville and to Halton District School Board.   | HDSB  |
| 10.  | The Owner agrees that, should the development be phased, a copy of the <b>phasing plan</b> 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  |
| 11.  | <b>HALTON CATHOLIC DISTRICT SCHOOL BOARD</b>   | HCDSB |
| That the owner agrees to place the following <b>notification</b> in all offers to purchase and sale for all lots/units:  |  |       |
| <ul style="list-style-type: none"><li>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.</li><li>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.</li></ul> |  |       |
| 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.   |  |       |

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| 12. | The owner shall provide HCDSB with a <b>geo-referenced AutoCAD file</b> 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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| 13. | <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.

### 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 6 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 7 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 8, 9, 10 & 13 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 11, 12 & 13 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. The applicant should be aware that Halton Region will have the following requirements at the time of registration: Final M plans signed and dated by the Owner and Surveyor and initialled by the Town's Planner; Regional Registration fee; and, Registry Office 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.

#### **LEGEND – CLEARANCE AGENCIES**

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| 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                                  |