

APPENDIX A1
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s:
Draft Plan Dated
on January 21, 2019

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION FOR 47 NELSON STREET**

This approval applies to the draft plan of subdivision 24T-18007/1728, prepared by J.H. Gelbloom Surveying Ltd. illustrating one block. 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**

- | | | |
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| 1. | That the Owner apply for and received final Site Plan Approval that will address, amongst other matters, both on-site and off-site tree preservation. | OAK (PS) |
| 2. | That the Owner shall complete a Stage 2 Archaeological Survey of the subject property as per the recommendations of the Stage 1 report and, if recommended, mitigate/salvage/excavate any significant resources to the satisfaction of the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport. In addition, the Owner shall agree that no grading or other soil disturbance shall take place on any unreleased areas of the subject property prior to the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport, being submitted to the Town of Oakville and the Regional Municipality of Halton. | RMH (LPS) |
| 3. | The Owner shall provide an updated Phase I and a Phase II ESA, together with a letter of reliance, to the satisfaction of Halton Region. Depending on Halton Region's review of the ESA reports, additional investigation in this regard may be required. | OAK (DE)
RMH (LPS) |
| 4. | That the owner shall update the tree vegetation assessment, 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) |
| 5. | 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 FINAL APPROVAL /
REGISTRATION**

- | | | |
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| 6. | That the Owner provides 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 | OAK (A) |
|----|--|---------|

- any differences between the proposed registered plan and the latest draft plan are accepted by the Town.
7. 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)
 8. That the Owner enter into a standard form **subdivision agreement** to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, homeowner warning clauses, etc. OAK(PS)
(DE)
 9. That the Owner shall provide a **certificate signed by the surveyor** and the Owner stating that the plan proposed to be submitted for registration is the same as the latest (most recent) draft approved plan and, if the plans are not the same, that any differences between the proposed registered plan and the latest draft plan are accepted by the Town. OAK (DE)
 10. That the owner design, construct, and have in operation all **stormwater management facilities**, or alternative measures, 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)
 11. 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, prior to registration of the plan. OAK (DE)
RMH (LPS)
 12. 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)
 13. 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)
RMH (LPS)
 14. 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)
 15. 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

16. 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)
17. The Owner shall satisfy any and all requirements of Oakville Hydro 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 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 related 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 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 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 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____, 2019. OAK (PS)

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

1. 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.
2. 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.

3. 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.
4. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
5. 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

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