

**APPENDIX B1**  
**CONDITIONS OF DRAFT PLAN APPROVAL**

**Town File No.'s: 24T-12010**  
**Draft Plan dated revised**  
**May 29, 2104**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF NEW HORIZON GROUP 3340 DUNDAS STREET**  
**WEST INC. (3340 DUNDAS STREET WEST)**

This approval applies to the draft plan of subdivision (24T-12010) prepared by GSP Group dated revised May 29, 2014 illustrating 12 blocks. The conditions applying to the approval of the final plan for registration are as follows:

***CONDITIONS***

***CLEARANCE  
AGENCY***

**CONDITIONS TO BE MET PRIOR TO PREGRADING/SERVICING**

- |    |   |                   |
|----|---|-------------------|
| 1. | That the Owner shall carry out a <b>heritage resource assessment (archaeological survey)</b> including a Stage 2 of the subject property 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. No grading or other soil disturbance shall take place on 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. | MTCS<br>RMH (LPS) |
| 2. | That the Owner shall conduct a survey of the property to identify all existing wells and existing private septic systems related to the former use of the lands. The Owner further agrees to <b>decommission any existing wells</b> and private septic systems 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)         |
| 3. | 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**

- |    |   |                      |
|----|---|----------------------|
| 4. | That the Owner enter into a standard form <b>subdivision agreement</b> to the satisfaction of the Town and Region 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 and Region, subdivision assumption, homeowner warning clauses, etc. | OAK (PS)<br>OAK (DE) |
| 5. | That the owner designs and installs landscaping to provide screening of the noise barrier wall to the satisfaction of the Town's Planning Services  | OAK(PS)              |

- Department in between Dundas Street West and the noise barrier wall.
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 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 shall **dedicate all lands to be conveyed to the Town, Regional Municipality of Halton (i.e.: Dundas Street Road widening) 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(DE)  
OAK (L)  
RMH (LPS)
  9. The Owner agrees that a letter update may be required prior to the registration of the plan of subdivision confirming that there have been no changes to the environmental findings of the subject Phase 1 Environmental Site Investigation report. RMH (LPS)
  10. The Owner agrees to complete an Information Request Form and forward the completed form to the Aurora District Species and Risk office for review, to ensure that any proposed works do not contravene the Endangered Species Act legislation, to the satisfaction of the Ministry of Natural Resources and Senior Plan, Region of Halton. RMH (LPS)  
MNR
  11. That the owner update and implement the following study to the satisfaction of the Town and the Regional Municipality of Halton: OAK(DE)  
RMH(LPS)
    - noise impact study (HGC Engineering (June 2013))
  12. 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)
  13. 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.
  14. That the Owner shall provide Union Gas Limited and Bell Canada any required **necessary easements and/or agreements** for the provision services for this project, in a form satisfactory to Union Gas Limited and Bell Canada. UG  
BC

- |     |  |                       |
|-----|--|-----------------------|
| 15. | The Owner shall confirm that <b>sufficient wire-line communication / telecommunication infrastructure</b> 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<br>COGECO          |
| 16. | That the Owner shall provide <b>digital discs of the registered plan of subdivision</b> with the following coordinate system UTM NAD 83 Zone 17 to the Regional Municipality of Halton and the Town of Oakville, and approved wetland delineation/stable top of bank delineation/flood plain/meander belt to Conservation Halton, prior to registration of the plan.   | OAK (DE)<br>RMH (LPS) |
| 17. | That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the <b>installation of Community Mail Boxes (CMB)</b> as required by Canada Post Corporation, prior to registration of the plan.  | CP                    |
| 18. | 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                    |
| 19. | That the Owner shall provide the Town, together with the final plan, <b>a list of lot and block widths, depths and areas prepared by an Ontario Land Surveyor</b> , 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)                |
| 20. | That the Owner agrees that should the development be phased, a copy of the <b>phasing plan</b> 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<br>HCDSB         |
| 21. | That the Owner shall enter into a <b>subdivision agreement</b> and satisfy all requirements, financial and otherwise, <b>of the Regional Municipality of Halton</b> , 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)             |
| 22. | That prior to registration of the plan, the Owner's surveyor shall submit to the Town <b>horizontal co-ordinates of all boundary monuments</b> . 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)              |

23. 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)

### CLOSING CONDITIONS

24. 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)
25. Prior to signing the final plan the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that conditions 1, 2, 8 – 13, 16 and 21, have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
RMH(LPS)
26. Prior to signing the final plan the Director of Planning Services shall be advised by the **Halton District School Board** that condition 21 inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
HDSB
27. Prior to signing the final plan, the Director of Planning Services shall be advised by the **Halton Catholic District School Board** that condition 21 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
HCDSB
28. Prior to signing the final plan, the Director of Planning Services shall be advised by the **telecommunications provider** that conditions 14 and/or 15 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
BC  
Cogeco
29. Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** that condition 17 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
CP
30. Prior to signing the final plan, the Director of Planning Services shall be advised by **Oakville Hydro** that condition 18 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OH
31. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that condition 14 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. UG
32. Prior to signing the final plan, the Director of Planning Services shall be advised by the Ministry of Natural Resources that condition 10 have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. MNR

**All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being *Day*\_\_\_\_, *Month*\_\_\_\_, 2014.**

OAK(PS)

**NOTES – The Owner is hereby advised:**

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, stabilization, 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. It should be noted that Educational Development Charges are payable in accordance with the applicable educational Development charge by-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision Agreement are subject to education Development charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MNR	Ministry of Natural Resources
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