

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

**Town File Numbers: 24T-12011B, Z.1314.06B**  
**Draft Plan Dated: July 25, 2016**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL FOR THE  
 REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION (PHASE 2)  
 BY 404072 ONTARIO LIMITED  
 (Mattamy Petgor, Phase 2)**

This approval applies to the draft plan of subdivision (24T-12011B) prepared by Korsiak Urban Planning dated July 25, 2016 containing 50 blocks. The conditions applying to the approval of the final plan for registration are as follows:

No.	CONDITIONS TO BE MET PRIOR TO PRE-GRADING, PRE-SERVICING AND FINAL APPROVAL/REGISTRATION	<i>CLEARANCE AGENCY</i>
1.	The Owner shall ensure that the <b>temporary sediment and erosion control pond for Pond 27</b> is completed to the satisfaction of the Town of Oakville and Conservation Halton, or undertake additional analyses to support the diversion of drainage to a temporary location not contemplated by the EIR-FSS and complete these works to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE)
2.	The owner acknowledges in writing to Halton Region that until such time as sufficient regional servicing allocation is secured for plan of subdivision 24T-12011, that <b>units within the Plan without allocation cannot be marketed or offered for sale</b> and further that no lands within the Plan can be presented for registration or rezoned to implement the uses proposed through the draft plan of subdivision.	RMH (LPS)
3.	Prior to a decision on any site alteration, servicing or grading of the site, the Owner shall carry out a <b>heritage resource assessment (archaeological survey)</b> of the plan of subdivision 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. The Owner shall provide Halton Region with a copy of the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport regarding the heritage resource assessment(s).	MTCS RMH (LPS)
4.	That the Owner shall have an <b>Environmental Audit</b> undertaken by a qualified professional engineer to ensure that the land is suitable for the proposed use. If in the opinion of the professional engineer, the Environmental Audit indicates the land may not be suitable for the proposed uses, the engineer must so advise the Town of Oakville and	OAK (DE) RMH (LPS)

	Regional Municipality of Halton. The Owner undertakes to do further investigative studies and to do all work required to make the lands suitable for the proposed use and any land to be conveyed to the Town including roads, stormwater management facilities, parks and the natural heritage system.	
5.	That the Owner shall conduct a survey of the property to identify all existing wells and 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)
6.	That the Owner submits the required <b>monitoring plans</b> and <b>completes a minimum of a full year of baseline monitoring</b> in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton.	OAK (DE) CH RMH (LPS)
7.	That the Owner submit phasing plans and necessary supporting documentation/analysis that considers <b>interim conditions</b> and impacts to the Natural Heritage System (NHS).	CH OAK (DE) RMH (LPS)
8.	That the Owner obtains a <b>permit from Conservation Halton</b> , pursuant to <b>Ontario Regulation 162/06</b> , for any proposed works within the regulated area.	CH
9.	That the Owner prepares a <b>Tree Preservation Plan</b> for any tree removal required within the boundaries of the Natural Heritage System (NHS). Refer to Conservation Halton's Landscaping and Tree Preservation Plan Guidelines for additional information.	CH RMH (LPS) OAK (P)
10.	That the Owner submits <b>grading plans</b> for all lots and blocks adjacent to any regulated floodplain, natural heritage system, watercourse or stormwater management block to the satisfaction of Halton Region, Conservation Halton and Town of Oakville.	CH RMH (LPS)
11.	That the Owner prepares and implements a report outlining <b>erosion, siltation and dust control measures and environmental monitoring</b> required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks b) servicing c) home construction.	OAK (DE) CH

12.	That the Owner erects a suitable <b>temporary barrier to work fence</b> prior to engaging in any construction or regrading works adjacent to any regulated area, natural heritage system, watercourse or stormwater management block. The Owner shall maintain this barrier until the adjoining construction/regarding work is complete.	OAK (DE) CH RMH (LPS)
13.	That the Owner prepares and implements a <b>Soil Management Plan</b> (to be used for sites generating soil/fill material) and/or a <b>Fill Management Plan</b> (to be used for sites receiving fill material) in accordance with the document ' <i>Management of Excess Soil – A Guide for Best Management Practices</i> ' as prepared by the Ministry of the Environment, dated January 2014, and post securities with the Town of Oakville to ensure effective implementation of the plan.	CH
14.	That the owner submit a functional design plan for the <b>urbanization of Burnhamthorpe Road</b> that should be based upon the cross-section provided as part of the approved Burnhamthorpe Road Character Study and Environmental Assessment to the satisfaction of the Engineering and Construction Department. The owner agrees to be financially responsible for such improvements, to which will be outlined as part of the subdivision agreement with the Town. In the event that the urbanization of Burnhamthorpe Road is undertaken by others, the owner agrees to compensate the third party for the improvements applicable to this plan of subdivision.	OAK (EC) OAK (DE)
15.	That the Owner finalize and submit a revised <b>Urban Design Brief</b> and secure Town approval of same.	OAK (PS)

No.	CONDITIONS TO BE MET PRIOR TO PRE-SERVICING AND FINAL APPROVAL/REGISTRATION	CLEARANCE AGENCY
16.	The Owner shall not install any municipal services on the site until the Owner has entered into a <b>Pre-servicing Agreement</b> or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy.	OAK (DE)
17.	The Owner shall design a <b>stormwater pilot project</b> to the satisfaction of the Town of Oakville and Conservation Halton that shall: <ul style="list-style-type: none"> <li>a) estimate the stormwater retention function of Oakville's standard tree pits;</li> <li>b) estimate the stormwater retention of a bioretention low-impact development (LID) measure that supports street trees;</li> <li>c) estimate the future maintenance requirements of a bioretention</li> </ul>	OAK (DE) CH

	<p>LID measure that supports street trees; and</p> <p>d) compare stormwater retention of the LID measure to the standard street tree and discuss the possible implications on the stormwater management pond detention time and runoff volume to Provincially Significant Wetlands #17 and #74.</p>	
18.	That any <b>outstanding drainage diversion exchange issues</b> affecting the lands set out in the EIR/FSS be resolved to the satisfaction of Conservation Halton and Town of Oakville staff.	OAK (DE) CH RMH (LPS)
19.	That the owner implements any <b>modifications to the draft plan</b> , deemed acceptable to the Town of Oakville, <b>resulting from the drainage diversion exchange</b> through red line revision application to the satisfaction of Conservation Halton and Town of Oakville.	OAK (DE) CH RMH (LPS)
20.	The Owner shall submit a final <b>Drainage Area Exchange</b> document for review and approval to the satisfaction of Conservation Halton and Town of Oakville.	OAK (DE) CH RMH (LPS)
21.	That the Owner will provide an <b>estimate of tree pit retention</b> to the satisfaction of Conservation Halton and the Town of Oakville. This estimate will be used to approximate the potential reduction in runoff volumes to Pond 27. If an acceptable reduction in flows cannot be demonstrated, additional mitigation may be required.	OAK (DE) CH
22.	That the Owner will provide an <b>assessment of the proposed infiltration and bio-retention measures and functions within Pond 27</b> , to the satisfaction of Conservation Halton and the Town of Oakville. The assessment will include an estimate of the potential reduction in runoff volumes downstream of Pond 27 including the flow volumes to PSW 17 and 74. If an acceptable reduction in flows cannot be demonstrated, additional mitigation may be required.	OAK (DE) CH
23.	That the Owner agrees to ensure that the <b>infiltration and bio-retention measures within Pond 27</b> (and any other mitigation measures, if applicable) are implemented to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DE) CH
24.	The owner acknowledges in writing to Halton Region that until such time as a letter from the Region's Commissioner of Public Works has been received by the Owner confirming that the delivery of the Regional water and waste water services to the subject property will occur within a year, that <b>no units within this plan of subdivision can be marketed or offered for sale and no agreements of purchase and</b>	RMH (LPS)

	sale can be entered into.	
25.	That the Owner is required to submit a revised <b>Functional Servicing Study</b> outlining in detail the proposed servicing of both the internal and external watermain and wastewater systems required to service this subdivision to Halton Region's Development Project Manager, Regional Legislative and Planning Services Department for review and approval. The FSS is to be revised prior to engineering drawing submission to include water modelling of the watermain system for this subdivision that addresses secondary watermain connections, flows, pressures, dead-end watermains and watermain sizing under interim and ultimate conditions.	RMH (LPS)
26.	That the Owner prepares and submits <b>Stormwater Management Plans</b> in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DE) CH

No.	CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/REGISTRATION	CLEARANCE AGENCY
27.	That the Owner shall revise/update the EM1 Addendum <b>Environmental Impact Report / Functional Servicing Studies (EIR/FSS)</b> and any associated addendums and response documents to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton; and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums (inclusive of all transportation infrastructure – roads, transit, pedestrian, cycling and trails) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton.	OAK (PS, DE) CH RMH (LPS)
28.	The Owner shall ensure that the <b>stormwater management pond, stormwater outfalls</b> and associated storm infrastructure are <b>constructed, certified, stabilized, and operational</b> in accordance with Town-approved engineering drawings, MOECC Environmental Compliance Approval (ECA) and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH
29.	The Owner prepare and implement a <b>detailed report on stormwater management</b> , in keeping with the final approved EIR/FSS to the satisfaction of the Development Engineering Department.	OAK (DE)
30.	The Owner shall prepare a <b>stormwater management monitoring program</b> for the stormwater management pond and LID pilot project to the satisfaction of the Town and Conservation Halton.	OAK (DE) CH

31.	The Owner agrees to prepare an <b>operations, maintenance and monitoring program</b> for all stormwater management facilities, including low impact development (LID) measures, LID pilot projects and SWM pond (Pond 27). The monitoring plan must be prepared in accordance with the North Oakville SWM Pond Monitoring Guidelines and Low-Impact Development Monitoring and Performance Assessment Guide (CVC, 2015) to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DE) CH
32.	That the Owner prepares and implements, at no cost to the Town of Oakville, a <b>landscape restoration and enhancement plan for the stormwater management facility (Pond 27)</b> to the satisfaction of the Town of Oakville and Conservation Halton in accordance with Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (DE) CH RMH (LPS)
33.	That the Owner designs, constructs and stabilizes <b>any alterations to natural hazards</b> to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DE) CH
34.	That the Owner obtains a <b>permit from Conservation Halton, pursuant to Ontario Regulation 162/06</b> , for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater outfalls, watercourse alternations or realignments, and watercourse crossings.	CH
35.	That the Owner shall prepare a <b>detailed engineering submission</b> 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)
36.	The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Halton Region's Development Project Manager that: a) sufficient <b>water capacity</b> exists to accommodate this development; b) sufficient <b>Water and Wastewater Plant capacity</b> exists to accommodate this development; and, c) sufficient <b>storage and pumping facilities</b> and associated infrastructure relating to both water and wastewater are in place.	RMH (LPS)
37.	The Owner is required to design and construct all of the following to the satisfaction of Halton Region's Development Project Manager: a) a local watermain on Burnhamthorpe Road (Regional Road 27) to	RMH (LPS)

	provide watermain looping and fire protection to the lands adjacent to Burnhamthorpe Road.	
38.	That the Owner is required to fund, design and construct any <b>interim and/or temporary watermains</b> required to provide sufficient secondary watermain connections and proper watermain looping to this subdivision in easements within this plan of subdivision and/or external to the property to the satisfaction of Halton Region's Development Project Manager. The Owner is further required to decommission these temporary watermains once additional water connections and/or looping of the watermain system can be established in the future.	RMH (LPS)
39.	That the owner prepare and agree to <b>implement the following studies</b> to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): <ul style="list-style-type: none"> <li>• Traffic Impact Study including traffic calming infrastructure on Streets E (Courtleigh Road) and F (Vernon Powell Drive), including any required updates</li> <li>• Traffic and Parking Management Plan</li> <li>• Transit Facilities Plan</li> <li>• Street Signage and Pavement Marking Plan</li> <li>• Functional Design Study</li> <li>• Composite Utility Plan</li> <li>• Noise Study</li> <li>• Erosion, Sediment, Dust Mitigation Plan</li> <li>• Community Communication Plan</li> </ul>	OAK (DE, T) RMH (LPS)
40.	The Owner is required to submit an acceptable <b>traffic memo</b> to the satisfaction of Halton Region's Transportation Services section detailing the review of the am and pm peak hour operations for the intersection of Burnhamthorpe Road at Street F / Vernon Powell Drive and the recommendations for the intersection design and construction. This includes the review and requirement for left and right-turn lanes and the needs for traffic signals (full implementation or provisions) in coordination with Halton Region and the Town of Oakville. The recommendations of the memo are required to be implemented to the satisfaction of Halton Region at the cost of the developer. A Servicing Agreement will be required for the implementation of turn lanes and/or traffic signals.	RMH (LPS)
41.	That all <b>public streets</b> within the subdivision be named to the satisfaction of the Planning Services Department and Engineering and Construction Department and in accordance with <b>Street Names for Public Roads</b> procedure.	OAK (PS, EC)
42.	The Owner shall prepare and submit a <b>noise assessment study</b> by a qualified noise consultant for the proposed development. The study must be completed as per Halton's Noise Abatement Policy. The final	RMH (LPS)

	study, its assumptions and recommendations must be to the satisfaction of the Region's Transportation Services Section.	
43.	The Owner agrees that the ownership and future maintenance of any <b>noise barrier</b> will be the responsibility of the developer.	RMH (LPS)
44.	The Owner agrees to conduct a <b>detailed noise study</b> when grading information is available to refine barrier heights.	RMH (LPS)
45.	The Owner agrees to include all applicable <b>noise warning clauses</b> recommended in the approved noise report in the Town of Oakville's Subdivision Agreement and also to be inserted in the Agreements of Purchase and Sale or Lease.	RMH (LPS)
46.	The Owner agrees to provide <b>confirmation from the noise consultant</b> that the recommendations from the final noise study have been implemented.	RMH (LPS)
47.	<p>That the Owner shall <b>dedicate all lands to be conveyed to the Town, Regional Municipality of Halton or other authority</b> 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.</p> <p>Lands to be dedicated to the Town of Oakville include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Stormwater Management (Blocks 29 and 30);</li> <li>b) Natural Heritage System (Blocks 31 and 32); and</li> <li>c) Open Space (Block 33);</li> <li>d) SWM Servicing (Blocks 34 and 35)</li> </ul> <p>Lands to be dedicated to the Regional Municipality of Halton include, but are not limited to:</p> <ul style="list-style-type: none"> <li>a) Any lands within 12m of the centre line of the original 66ft right-of-way of Burnhamthorpe Road (Regional Road 27) that are part of the subject property for the purpose of road right-of-way widening and future road improvements; and</li> <li>b) Daylight triangles measuring 7.5m along Burnhamthorpe Road (Regional Road 27) and 7.5m along Street F / Vernon Powell Drive (southeast and southwest corners) for the purpose of road right-of-way widening and future road improvements.</li> </ul>	OAK (PS, DE) RMH (LPS)
48.	That the Owner shall provide confirmation to the satisfaction of the Town's Finance Department that <b>all outstanding property taxes and outstanding debts</b> have been paid prior to plan registration.	OAK (F)



49.	That the Owner shall provide the Town with a <b>letter from the Trustee</b> confirming that the Owner is in compliance with the Cost Sharing Agreement and s.4.7 of the North Oakville East Master Parkland Agreement prior to the release for registration of each phase of the plan of subdivision.	OAK (F)
50.	That the Owner pays any <b>outstanding review fees</b> to Conservation Halton, if it is determined that a balance is outstanding. Conservation Halton reserves the right to adjust the fees owing based on the current plan review schedule, if time has lapsed since the initial application.	CH
51.	That the Owner submits the <b>final clearance fee</b> to Conservation Halton, pursuant to the Halton Region's Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
52.	The Owner shall distribute in a manner satisfactory to the Town a <b>communication strategy and information package</b> to be available in the sales office and to be provided to all prospective purchasers. The information package must include information regarding parking and parking programs, noise attenuation features, storm water management, etc. The communication strategy and information package shall be supplied by the Town and entirely financed by the Owner.	OAK (DE)
53.	That the Owner shall <b>install information signs</b> , not less than 2 metres by 3 metres, on all commercial and open space blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the park block prior to registration. The Owner agrees to install signs on all frontages of the open space blocks at locations to be determined by the Town. The Owner is to maintain these signs in good, readable condition until such time as the land is developed.	OAK (P, DE)
54.	That the Owner agrees to implement the Town-approved <b>Urban Design Brief</b> to the satisfaction of the Town.	OAK (PS)
55.	That the Owner shall select a <b>control architect</b> who shall ensure all development which is exempt from Site Plan Approval process, proceeds in accordance with the Town-approved Urban Design Brief. The Owner shall submit a letter to the Town from the selected control architect acknowledging the following: <ul style="list-style-type: none"> <li>i. a control architect has been retained for this subdivision and does not have any perceived or real pecuniary interests or conflicts with performing the required duties;</li> <li>ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;</li> </ul>	OAK (PS)

	<ul style="list-style-type: none"> <li>iii. the control architect is responsible for ensuring the Town-approved models, as appended to the Urban Design Brief, will be sited in accordance with the Urban Design Brief direction;</li> <li>iv. the control architect will ensure that any sold units meet the design direction and criteria of the Town-approved Urban Design Brief, prior to submitting for building permit review; and,</li> <li>v. the control architect will discuss with Town staff any identified issues</li> <li>vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing.</li> </ul>	
56.	The control architect shall submit <b>elevations, floor plans and typical lotting plans of all priority lots</b> identified in the approved Urban Design Brief to Planning Services Urban Design staff, for review and approval. 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)
57.	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
58.	That the Owner shall provide Union Gas Limited the <b>necessary easements and/or agreements required by Union Gas Limited</b> for the provision of gas services for this project, in a form satisfactory to Union Gas Limited.	UG
59.	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 / Cogeco

60.	<p>That the Owner shall provide a <b>construction phasing and sequencing plan</b> to the satisfaction of the Town (and Region where applicable) for the purpose of ensuring an appropriate sequence of development from initial construction to assumption and which reflects all applicable studies including the EIR/FSS and Transit Facilities Plan. The Phasing Plan should identify how transit service will operate within the plan, including provisions for safe pedestrian access to designated bus stop locations, such that:</p> <ul style="list-style-type: none"> <li>• a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"</li> <li>• interim and/or permanent transit streets are to be built first</li> <li>• the Owner is encouraged to construct housing on transit streets first, where practical</li> <li>• roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases</li> <li>• permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations.</li> </ul> <p>Where mutually agreed upon between the Owner and the Town, a contribution may be made by the Owner to the Town's early implementation initiative relating to Transit service delivery.</p>	<p>OAK (DE) OAK (T) RMH (LPS)</p>
61.	<p>The Owner agrees that should the development be phased, the Owner shall submit a <b>phasing plan</b> prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks including, the proposed number of units, the specific lots to be developed, site access to each phase, grading and the construction of public services. The phasing must be reflected in all engineering reports. The phasing shall be to the satisfaction of the Regional Municipality of Halton, Conservation Halton and the Town of Oakville.</p>	<p>RMH (LPS) OAK (DE) CH</p>
62.	<p>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.</p>	<p>HDSB HCDSB</p>
63.	<p>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, financial payment for municipal services provided in advance of full community occupancy, subdivision assumption and maintenance and monitoring of stormwater</p>	<p>OAK (PS, DE)</p>

	management facilities, homeowner warning clauses, etc.	
64.	That the Owner shall provide a <b>certificate signed by the surveyor</b> 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)
65.	<p>That the Owner provides <b>digital copies of the registered plan of subdivision</b> in AutoCAD 2012 or later version with the following coordinate system NAD 83 / UTM Zone 17 to the Regional Municipality of Halton and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan.</p> <p>Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: NAD 83 / UTM Zone 17 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.</p> <p>Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.</p>	OAK (DE) RMH (LPS) CH
66.	That the Owner shall provide the Town, together with the final plan, <b>a list of lot and block widths, depths and areas</b> 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)
67.	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)
68.	That the Owner shall enter into a <b>subdivision agreement</b> and satisfy all requirements, financial and otherwise, <b>of the Regional</b>	RMH (LPS)

	<b>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.	
69.	That the Owner agrees that <b>warning clauses shall be included in a</b> registered portion of the <b>Regional Subdivision Agreement</b> , and in subsequent offers of purchase and sale on all units within this development and, registered on title regarding potential high water pressures within the subdivision.	RMH (LPS)
70.	The Owner shall submit to the Planning Services Department <b>six (6) folded copies of the final draft plan of subdivision</b> along with applicable <b>Land Registry Office J form</b> for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.	RMH(LPS) OAK (PS)
71.	That the Owner shall provide <b>as-built drawings</b> for works within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM Zone 17 NAD 83 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.	CH
72.	The owner shall provide a <b>Trails Impact Assessment</b> to the satisfaction of the Town of Oakville.	OAK (DE, P)

<b>CLOSING CONDITIONS</b>		<b>CLEARANCE AGENCY</b>
1.	Prior to signing the final plan the <b>Director of Planning Services</b> 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 <b>Regional Municipality of Halton</b> that conditions 2, 3, 4, 5, 6, 7, 9, 10, 12, 13, 18, 19, 20, 24, 25, 27, 32, 35, 36, 37, 38, 39, 40, 42, 43, 44, 45, 46, 47, 60, 68, and 69 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 the signing of the final plan the Director of Planning Services shall be advised by <b>Conservation Halton</b> that conditions 6, 7, 8, 9, 10, 11, 12, 17, 18, 19, 20, 21, 22, 23, 26, 27, 28, 30, 31, 32, 33, 34, 50, 51, 61, 65, 71 and 73 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CH
4.	Prior to signing the final plan the Director of Planning Services shall be advised by the <b>Halton District School Board</b> that condition 62 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) HDSB
5.	Prior to signing the final plan, the Director of Planning Services shall be advised by the <b>Halton Catholic District School Board</b> that condition 62 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) HCDSB
6.	Prior to signing the final plan, the Director of Planning Services shall be advised by the <b>telecommunications provider</b> that that condition 59 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OAK (PS) BC
7.	Prior to signing the final plan the Director of Planning Services shall be advised by <b>Canada Post</b> that condition 57 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) CP
8.	Prior to signing the final plan the Director of Planning Services shall be advised by the <b>Ministry of Tourism, Culture and Sport</b> that condition 3 has been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	OAK (PS) MTCS RMH (LPS)
9.	Prior to signing the final plan, the Director of Planning Services shall be advised by <b>Union Gas</b> that condition 58 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG
	<b>All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day____, Month____, 2016.</b>	OAK (PS)

**LEGEND – CLEARANCE AGENCIES**

BC                      Bell Canada  
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
OAK (FD)	Town of Oakville – Fire Department
OAK (P)	Town of Oakville – Parks Department
OAK (EC)	Town of Oakville – Engineering and Construction
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, 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. The required payments and contributions for water, wastewater and roads are payable in accordance with the terms and conditions set out in the applicable **allocation program agreement** in which the Single-Detached Equivalents are being reserved for the Owner.
4. The Owner will also be required to pay all other **applicable Regional development charges** prior to the issuance of any building permits, unless a subdivision (or other form of development) agreement is required in which case the road portion of the Regional development charges are payable upon execution of the agreement. Please visit our website at [www.halton.ca](http://www.halton.ca) to obtain the most current development charge information, which is subject to change.

Disclaimer: It is the Owner's responsibility to ensure that all applicable payments and

development charges for the Single-Detached Equivalents being requested are paid for as required by the terms and conditions of the applicable allocation program agreement.

5. The Owner should obtain authorization from the Department of Fisheries and Oceans (DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
6. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
7. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the **Migratory Bird Convention Act**, where necessary
8. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work pursuant to **the Lakes and Rivers Improvement Act**, where a dam or blockage of the watercourse is proposed, where necessary.