

APPENDIX A –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: Z. 1317.04 & 24T-15003/1317
Draft Plan Dated
on May 16, 2016

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF LOWER FOURTH DEVELOPMENT LIMITED &
PENDENT DEVELOPMENT LIMITED, PRESERVE PHASE 3, PART OF LOTS 16, 17,
18 & 19, NORTH OF DUNDAS STREET**

This approval applies to the draft plan of subdivision (24T-15003 prepared by Korsiak Urban Planning dated May 16, 2016 illustrating 91 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 SALES AND MARKETING

- | | | |
|---|---|----------|
| 1 | That the Owner finalize and submit for approval a revised Urban Design Brief. | OAK (PS) |
| 2 | | |
| | That the Owner shall select a control architect 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">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;ii. the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;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;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;v. the control architect will discuss with Town staff any identified issues; andvi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. | OAK (PS) |
| 3 | | |
| | The Owner shall submit floor plans and elevations drawings of all models not subject to Site Plan Approval 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) |

For clarity this Town urban design review will exclusively consider compliance with the approved Urban Design Brief and North Oakville Urban Design and Open Space Guidelines.

CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE-- SERVICING

4. That the Owner shall have an **Environmental Audit** 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 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. OAK (DE)
RMH (LPS)
5. That the Owner shall conduct a survey of the property to identify all existing wells related to the former use of the lands. The Owner further agrees to **decommission any existing wells** 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 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)
7. That the Owner make best efforts to obtain permission from adjoining landowners north of the NHS in order to obtain permission to design and construct an interim extension of Carding Mill Trail so as to allow for an interim construction access route extending from Phase 3 to Burnhamthorpe Road or Neyagawa Boulevard. This interim construction access route shall meet the following criteria, to the satisfaction of the Town: OAK (DE)
CH
RMH (LPS)
 - i. generally follow the proposed alignment of Carding Mill Trail as identified in the Secondary Plan and the EIR,
 - ii. shall be built and maintained at the owners expense,
 - iii. shall be built for the purpose of construction vehicle access only and signed as such,
 - iv. shall be constructed and operational within thirty (30) days of approval to construct,
 - v. shall be operational and maintained for the duration of the building activity within Phase 3,
 - vi. shall be built to minimally invasive standards,
 - vii. any portions of the interim construction access route that will not be incorporated into the design and construction of the final road will be reinstated to a naturalized state,

The Owner will be responsible for obtaining any necessary permits from

Conservation Halton and securing any necessary approvals from the Region of Halton to allow for a temporary intersection to Burnhamthorpe or use of the intersection at Neyagawa Boulevard.

Should the Owner be unable to secure permission from adjoining landowners, Conservation Halton or the Region of Halton to construct an interim construction access route or should the owner wish to undertake any construction activity in advance of the construction of an interim construction route, the owner shall submit and receive approval of a detailed access management plan that includes measures to mitigate and control issues such as dust, mud, noise, speeding, potential road damage, etc. that may be of concern by using North Park Boulevard or other alternate route(s) and shall post financial securities to ensure compliance with such plan. The Owner understands and agrees that should the Owner receive a written Order to Comply from the Town pertaining to a breach of any term(s) or condition(s) imposed on the alternate route and fail to respond or act upon that Order by the time set out in the Order, the Town will revoke the permission to use any prior approved alternate route. Additionally, should the Owner receive two (2) or more Orders to Comply pertaining to the same breach of term(s) or condition(s), the Town may, at its sole discretion, revoke the permission to use any prior approved alternate route.

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| 8. | That the Owner prepares a Tree Preservation Plan 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. | OAK (DE)
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RMH (LPS) |
| 9. | That the Owner submits grading plans for all lots and blocks that back onto the (natural heritage system, watercourse, stormwater management block) to the satisfaction of Conservation Halton and Town of Oakville. | OAK (DE)
CH
RMH (LPS) |
| 10. | That the Owner prepares and implements a report outlining erosion and siltation controls measures 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. | CH
RMH (LPS) |
| 11. | That the Owner erects a suitable temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the (natural heritage system, watercourse, stormwater management block). | CH
RMH (LPS) |
| 12. | That the Owner submits the required monitoring plans and completes baseline monitoring in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and Town of Oakville. | OAK (DE)
CH
RMH (LPS) |
| 13. | That the Owner obtains a permit from Conservation Halton, pursuant to Ontario Regulation 162/06, for any site alteration within the regulated area associated with pre-grading or pre-servicing. | CH |
| 14. | That the Owner prepares and implements a Soil Management Plan (to be used for sites generating soil/fill material) and/or a Fill Management Plan (to be used for sites receiving fill material) in accordance with the document 'Management | CH |

of Excess Soil – A Guide for Best Management Practices’ 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.

CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION

15. 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)
16. That the Owner shall provide the Town with a **letter from the Trustee** 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 (PS)
17. The Owner provide the Town with a plan showing redline revisions to the draft plan to reduce the rear lot line by 1m on lots 63-66, in order to provide minimum distance separation of 1.8m from the rear lot line to the trail. OAK (PS) (DE)
18. The Owner provide the Town with a draft plan showing redline revisions to the draft plan, land use schedule and density plan to account for the increased combined minimum unit count of 160 units specified for Block 72 and Block 50. OAK (PS)
19. The Owner provide the Town with a draft plan showing the following redline revisions to the draft plan and land use schedule: OAK (PS)
 - i. re-name all blocks currently labelled “Walkway/Parkland” to “Vista”
 - ii. add a note to the land use schedule stating:
“Vistas shown as blocks 79-82 are completely separate and apart from any Walkways and Parkland in this Schedule and from the Walkways and Parkland Obligations in the North Oakville Master Park Agreement and as such are not to be credited against the Parkland Obligations of the Owners and others under the North Oakville Master Park Agreement . They are being dedicated to the Town without any obligation for payment or otherwise and notwithstanding Section 2.4 of the Master Parkland Agreement ,without being deducted from the Total Parkland Obligation to the Town under the Master Parkland Agreement.”
20. 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, Transcanada Pipelines Limited (TCPL) requirements, homeowner warning clauses, etc. OAK(PS) (DE)
21. That the Owner shall submit a detailed subdivision engineering design package to the Town’s Development Engineering Department for review and approval prior to the preparation of the Town subdivision agreement or pre-servicing OAK (DE)

agreement. The engineering design shall comply with the requirements of the Town's Development Engineering Guidelines Manual and the approved EIR document.

22. The Owner shall provide certification by a Geotechnical Engineer that the stormwater management pond embankments can withstand the hydrostatic pressure resulting from fluctuating storm events up to and including the Regional Storm Event. OAK (DE)
23. 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)
24. That the owner design, construct, and have in operation all **stormwater management facilities**, or alternative measures, in accordance with the approved EIR / FSS, 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)
25. The Owner shall distribute in a manner satisfactory to the Town a **communication strategy and information package** to be available in the sales office and to be provided to all prospective purchasers. The homeowners' information booklet shall be supplied by the Town and entirely financed by the Owner. OAK (DE)
26. That the Owner shall **dedicate all lands to be conveyed to the Town, Regional Municipality of Halton 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 (PS, DE)
RMH (LPS)
27. That the Owner shall revise/update the Environmental Impact Report / Functional Servicing Study (EIR/FSS) to reflect all comments from the Town, Conservation Halton and Regional Municipality of Halton and agree to implement all final recommendations contained within the approved EIR / FSS including any addendums (inclusive of all transportation infrastructure - roads, transit, pedestrian and cycling) to the satisfaction of the Town, Regional Municipality of Halton and Conservation Halton. OAK
(PS)(DE)
CH
RMH (LPS)
28. That the Owner shall provide a **construction phasing and sequencing plan** 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:
 - a contiguous transit service area will be maintained that does not result in lengthy transit routes or "leapfrogging"
 - interim and/or permanent transit streets are to be built first OAK (DE)(T)

- the Owner is encouraged to construct housing on transit streets first, where practicable
 - roadways to be upgraded where required to accommodate transit vehicles during initial or interim phases
 - permanent or temporary pedestrian facilities to be constructed early and maintained during development for access and routing to bus stop locations.
- 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.

29. That the owner prepare and agree to **implement the following studies** to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): OAK (DE)(T)
- Traffic Impact Study including any required updates
 - Traffic and Parking Management Plan
 - Transit Facilities Plan
 - Street Signage and Pavement Marking Plan
 - Functional Design Study
 - Composite Utility Plan
 - Noise Impact Study
30. That the Owner shall **install information signs**, not less than 1.2 metres by 1.2 metres, on all commercial, Natural Heritage and park blocks clearly advising of the future use and function of these blocks and the facilities / amenities to be constructed within the Natural Heritage System or park block prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage or park blocks at locations to be determined by the Town. The Owners is to maintain these signs in good, readable condition until such time as the land is developed. OAK (POS) (DE)
31. 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)
32. 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)
33. 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)
34. That the Owner obtains a permit from Conservation Halton, pursuant to **Ontario Regulation 162/06**, 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 prepares and submits a **Stormwater Management Plan** in accordance with the approved EIR/FSS to the satisfaction of Conservation Halton and the Town of Oakville. CH
OAK (DE)
 36. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings. CH
OAK (DE)
 37. That the Owner agrees **to phase the development** of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville. CH
OAK (DE)
 38. That the Owner prepares and implements, at no cost to the Town of Oakville, a **landscape restoration and enhancement plan for the stormwater management facility** to the satisfaction of the Town of Oakville and Conservation Halton in accordance with the Conservation Halton Landscaping Guidelines. The Owner shall be entirely responsible for the implementation of these features including all financial costs. CH
OAK (DE)
 39. That the Owner **provides digital copies of the registered plan of subdivision** in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 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. OAK (DE)
RMH (LPS)
CH
- Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 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.
- Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.
40. That the Owner prepares a consolidated Environmental Implementation Report/ Functional Servicing Study (EIR/FSS) for the Shannon's Creek and Munn's Creek subcatchment which will include all 3 phase of the Preserve development and agrees to implement all final recommendations associated with the Phase 1, 2 and 3 lands that are contained within the approved EIR/FSS to the satisfaction of the Town of Oakville, Regional Municipality of Halton and Conservation Halton. OAK (DE)
RMH (LPS)
CH

41. That the Owner will provide **as-built drawings** for any alterations or works within the natural hazards. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 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. CH
42. That the Owner pays any **outstanding review fees** 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
43. That the Owner submits the **final clearance fee** 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
44. That the Owner shall enter into a **subdivision agreement** and satisfy all requirements, financial and otherwise, of the Regional Municipality of Halton, 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)
45. 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)
46. The Owner shall prepare a detailed engineering submission to be submitted to Halton Region's Development Project Manager for review and approval prior to the preparation of the Regional subdivision agreement. RMH(LPS)
47. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by Halton Region's Development Project Manager that sufficient water capacity exists to accommodate this development. RMH(LPS)
48. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by Halton Region's Development Project Manager that sufficient Wastewater Plant capacity exists to accommodate this development RMH(LPS)

49. The Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notification by Halton Region's Development Project Manager that sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place. RMH(LPS)
50. All works which are the responsibility of the Owner to complete shall be supervised during construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards. RMH(LPS)
51. Upon draft approval, Regional services within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities. RMH(LPS)
52. The Owner agrees to conduct a survey of the static water level and quality of all wells within 500 metres of the plan. The Owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
53. The Owner agrees to conduct a survey of the property to identify all existing wells related to the former use of the lands. The Owner further agrees to decommission any existing wells in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
54. The Owner agrees to conduct a survey of the property to identify all existing private septic systems related to the former use of the lands. The Owner further agrees to decommission any existing private septic systems in accordance with MOE guidelines prior to commencing the development of these lands to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
55. The development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Region of Halton. RMH(LPS)
56. The Owner agrees to provide and install individual pressure reducing valves (PRV) at each residential unit within the subdivision as required by the Ontario Building Code to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
57. The Owner agrees that warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, 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)

58. The Owner shall enter into a subdivision agreement and satisfy all requirements, financial and otherwise, of the Regional Municipality of Halton, 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)
59. The Owner is required to submit a revised Functional Servicing Study outlining in detail the proposed servicing of this property and that reflects the current draft plan of subdivision and addresses changes that have been made to the water pressure zones in the area to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
60. The Owner is required to execute any amending Allocation Agreement(s) pursuant to the 2012 Allocation Program to the satisfaction of Halton Region if required. RMH(LPS)
61. That the Owner agrees that **should the development be phased**, a copy of the phasing plan 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
HCDSB
62. That the Owner shall provide the Town with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of **Community Mail Boxes** as required by Canada Post Corporation, prior to registration of the plan. CP
63. 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
64. 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)

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 OAK (PS)

condition has been satisfied has been provided.

2. Prior to signing the final plan the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that conditions 4, 5, 7, 8, 9, 10, 11, 12, 26, 27, 39, 40, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 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 the **Conservation Halton** that conditions 7, 8, 9, 10, 11, 12, 13, 14, 27, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43 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 **Halton District School Board** that condition 61 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 **Halton Catholic District School Board** that condition 61 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 **telecommunications provider** that condition 64 has been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK (PS)
BC, Cogeco
7. Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** 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)
CP
8. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that condition 63 has 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___, 20xx. OAK (PS)

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

NOTES:

1. That the Owner shall obtain a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06, for any development or site alteration within the regulated area including, but not necessarily limited to, dumping of fill, grading, stormwater outfalls, and watercourse crossings.
2. 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, stabilisation, grading and seeding of non-development blocks.
3. 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.
4. 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.
5. The Owner should ensure that any vegetation removal take place outside of the nesting season, pursuant to the Migratory Bird Convention Act, where necessary
6. 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.

7. 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.
8. 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 www.halton.ca to obtain the most current development charge information, which is subject to change.
9. 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 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 the rate in effect at the date of issuance.

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.