

APPENDIX A1 –
CONDITIONS OF DRAFT PLAN APPROVAL

Town File No.'s: 24T-16002/1513
Draft Plan Dated Revised on
November 25, 2016

TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL
FOR THE REGISTRATION OF TRINITY UNITED CHURCH,
1250 MCCRANEY STREET EAST

This approval applies to the draft plan of subdivision (24T-16002/1513) prepared by MacKay, MacKay & Peters dated November 25, 2016, illustrating three lots. 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 shall prepare and implement a tree preservation plan , 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) |
| 2. | 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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| 3. | 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) |
| 4. | That the Owner enter into a standard form subdivision agreement if required, to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision including any homeowner warning clauses, etc. | OAK(PS)
(DE) |
| 5. | 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) |
| 6. | The Owner agrees to decommission and remove the existing sanitary, storm and | OAK (DE) |

water infrastructure currently servicing the building located at 1250 McCraney Street to the satisfaction of the Town and Region of Halton. The building's servicing is to be relocated in conformance to the approved design which will allow for the unencumbered creation of Lot 1, Lot 2 and Lot 3.

7. 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 Town of Oakville prior to registration of the plan. OAK (DE)
8. 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)
9. 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)
10. 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)
11. That the Owner shall prepare a **detailed engineering submission** for the Regional Infrastructure works required for this subdivision and is 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)
12. 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)
13. 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
14. The Owner agrees that should development be phased, the Owner shall submit a phasing plan 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 which 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. RMH(LPS)

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 conditions 9-12 and 14 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 **Canada Post** that condition 13 have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK (PS)
CP
- 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 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.
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 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 water, wastewater and road portion of the Regional development charges are payable upon execution of the agreement. Please visit our website at www.halton.ca/developmentcharges 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.

4. Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits which are additional to the maximum unit yield which is specified by the Subdivision Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.
5. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
6. The Region of Halton has the following requirements at the time of registration of the subdivision:
 - Final M plans signed and dated by the owner, Surveyor and initialled by the Town's Planner
 - Regional Registration fee
 - Registry Office review form.