

Ontario Land Tribunal
Tribunal ontarien de l'aménagement
du territoire



ISSUE DATE: November 10, 2025 **CASE NOS.:** OLT-23-000290
OLT-23-000292
OLT-23-000293
OLT-22-003186
(Formerly PL090614)
OLT-24-000105
OLT-24-000120

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Appellant: 819655 Ontario Limited
Subject: Proposed Official Plan Amendment No. 34 (OPA 34)
Municipality: Town of Oakville
OLT Case No.: OLT-23-000290
OLT Lead Case No.: OLT-23-000290
OLT Case Name: 819655 Ontario Limited v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Subject: Proposed Official Plan Amendment No. 37 (OPA 37)
Municipality: Town of Oakville
OLT Case No.: OLT-23-000292
OLT Lead Case No.: OLT-23-000292
OLT Case Name: Palermo Village Corporation v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Palermo Village Corporation
Subject: Proposed Official Plan Amendment No. 38 (OPA 38)
Municipality: Town of Oakville
OLT Case No.: OLT-23-000293
OLT Lead Case No.: OLT-23-000293
OLT Case Name: Palermo Village Corporation v. Halton (Regional Municipality)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar)
Appellant: Palermo Village Corporation (formerly Newmark Developments Limited [Rosko/Finer Group])
Subject: Proposed Official Plan Amendment No. 289 (OPA 289)
Municipality: Town of Oakville
OLT Case No.: OLT-22-003186

OLT-23-000290
 OLT-23-000292
 OLT-23-000293
 OLT-22-003186 (formerly PL090614)
 OLT-24-000105
 OLT-24-000120

Legacy Case No.: PL090614
 OLT Lead Case No.: OLT-22-003186
 Legacy Lead Case No.: PL090614
 OLT Case Name: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar) v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 17(24) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar)
 Appellant: Palermo Village Corporation (formerly Newmark Developments Limited [Rosko/Finer Group])
 Appellant: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited)
 Subject: Proposed Official Plan Amendment No. 306 (OPA 306)
 Municipality: Town of Oakville
 OLT Case No.: OLT-22-003189
 Legacy Case No.: PL110155
 OLT Lead Case No.: OLT-22-003186
 Legacy Lead Case No.: PL090614
 OLT Case Name: Enirox Dundas 3015 Inc. (formerly Shell Canada Limited and then the Estate of Angus McKellar) v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Palermo Village Corporation
 Subject: Application to amend the Zoning By-law – Refusal of the application
 Description: To permit the development of a medium and high density mixed-use master-planned community consisting of a range and mix of residential, institutional, commercial, employment, Natural Heritage System and open space uses on 47 hectares of land containing a total of 6,890 residential units
 Reference Number: Z.1331.02
 Property Address: 3069 Dundas Street West and 3278 Regional Road 25
 Municipality/UT: Town of Oakville/ Regional Municipality of Halton
 OLT Case No.: OLT-24-000105
 OLT Lead Case No.: OLT-24-000105
 OLT Case Name: Palermo Village Corporation v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 51(39) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Palermo Village Corporation
 Subject: Proposed Plan of Subdivision – Refusal of the application
 Description: To permit the development of a medium and high density mixed-use master-planned community consisting of a range and mix of residential, institutional, commercial, employment, Natural Heritage System and open space uses on 47 hectares of land containing a total of 6,890 residential units
 Reference Number: 24T-23002/1331
 Property Address: 3069 Dundas Street West and 3278 Regional Road 25
 Municipality/UT: Town of Oakville/ Regional Municipality of Halton

OLT Case No.: OLT-24-000106
 OLT Lead Case No.: OLT-24-000105

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant: Enirox Dundas 3015 Inc.
 Subject: Request to amend the Official Plan – Failure to adopt the requested amendment
 Description: To permit the development of 27-storey and 30-storey mixed-use residential buildings on a 3-storey podium consisting of 690 residential units.
 Reference Number: OPA.1331.01
 Property Address: 3005 & 3015 Dundas Street West
 Municipality/UT: Town of Oakville/ Regional Municipality of Halton
 OLT Case No.: OLT-24-000120
 OLT Lead Case No.: OLT-24-000120
 OLT Case Name: Enirox Dundas 3015 Inc. v. Oakville (Town)

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant/Appellant: Enirox Dundas 3015 Inc.
 Subject: Application to amend the Zoning By-law – Neglect to make a decision
 Description: To permit the development of 27-storey and 30-storey mixed-use residential buildings on a 3-storey podium consisting of 690 residential units.
 Reference Number: Z.1331.01
 Property Address: 3005 & 3015 Dundas Street West
 Municipality/UT: Town of Oakville/ Regional Municipality of Halton
 OLT Case No.: OLT-24-000121
 OLT Lead Case No.: OLT-24-000120

BEFORE:

K.R. ANDREWS)
 MEMBER) Friday, the 26th
) day of September, 2025

THESE MATTERS having come before the Tribunal as a settlement motion in writing and upon reviewing and having considered:

- i. the Supplementary Notice of Motion dated September 26, 2025; and
- ii. the uncontested opinion evidence proffered by Ruth Victor, a Registered Professional Planner and full member of the Canadian Institute of Planners, in her comprehensive affidavit sworn September 26, 2025.

AND THESE MATTERS having been the subject of multiple case management conferences held between January 2024 and April 2025;

AND THE TRIBUNAL having been informed that the parties to this proceeding engaged in successful Tribunal-led mediation between August 2024 and June 2025;

AND THE TRIBUNAL having issued an Order dated July 16, 2025, approving on consent Official Plan Amendment No. 34 (“OPA 34”) to the Livable Oakville Official Plan, thereby resolving the appeals filed by Palermo Village Corporation concerning Case Nos. OLT-23-000290 (appeal of OPA 34), OLT-23-000292 (appeal of Official Plan Amendment 37), OLT-23-000293 (appeal of Official Plan Amendment 38), as well as the appeals previously filed by Newmark Developments Limited (Rosko/Finer Group) (a predecessor in title to Palermo Village Corporation) in OLT-22-003186 (appeal of Official Plan Amendment 289) and OLT-22-003189 (appeal of Official Plan Amendment 306);

AND THE TRIBUNAL having been presented, as attachments to the Supplementary Affidavit of Ruth Victor, settlement versions of a draft Zoning By-law Amendment, a draft Plan of Subdivision and a list of draft Plan of Subdivision Approval Conditions that are proposed for approval by the Tribunal in order to resolve, on consent, the appeals of Palermo Village Corporation concerning Case Nos. OLT-24-000105 (the “ZBA appeal”) and OLT-24-000106 (the “DPS appeal”);

AND THE TRIBUNAL having reviewed the Supplementary Motion Record submitted by Palermo Village Corporation confirming that the approval by the Tribunal of the planning instruments attached to the Supplementary Affidavit of Ruth Victor would resolve the ZBA appeal and the DPS appeal and that the request for such approval is with the consent of the relevant municipal approval authority (being the Town of Oakville) along with the relevant municipal approval and commenting agencies (being the Region of Halton, Conservation Halton and the Halton District School Board);

AND THE TRIBUNAL being satisfied by the written materials presented that the proposed approval of the above-noted planning instruments represent good planning that have regard for matters of provincial interest, is consistent with the 2024 Provincial Planning Statement, is consistent with applicable Official Plan policies, including the policies and schedules of OPA 34 (as previously approved in these proceedings), and would constitute an appropriate and supportable resolution of the remaining Palermo Village Corporation appeals filed in this matter under subsections 34(11) and 51(39) of the *Planning Act*;

THE TRIBUNAL ORDERS THAT:

1. The appeals filed by Palermo Village Corporation concerning Case Nos. OLT-24-000105 and OLT-24-000106 are allowed, in part, as follows:
 - a. the Zoning By-law Amendment as set out as **Attachment A** to this Order is approved;
 - b. the Draft Plan of Subdivision as set out as **Attachment B** to this Order is approved subject to the Conditions set out at **Attachment C** to the Order; and
 - c. Pursuant to subsection 51(56.1) of the *Planning Act*, final approval of the Plan of Subdivision for the purposes of subsection 51(58) of the *Planning Act* is to be given by the Town of Oakville; and
 - d. The Clerk of the Town of Oakville is authorized to make such numerical and/or editorial changes to the within approved planning instruments as is necessary to give effect to this Order.
2. The appeal filed by 819655 Ontario Limited in OLT-23-000290 (appeal of OPA 34), which has been scoped to apply only to the lands known municipally as 2483 Dundas Street West, remains active and shall be addressed through a separate Order of the Tribunal. This Member is not seized of this matter.
3. The appeals filed by Enirox Dundas 3015 Inc. in OLT-24-000120 (private official plan amendment) and OLT-24-000121 (private zoning by-law amendment), pertaining to lands known municipally as 3005 and 3015 Dundas Street West, remain active and shall be addressed through a separate Order of the Tribunal. This Member is also not seized of this matter.
4. The Tribunal may be spoken to concerning issues arising from the implementation of this Order.

"Matthew D.J. Bryan"

MATTHEW D.J. BRYAN
REGISTRAR

Ontario Land Tribunal

Website: olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

The Conservation Review Board, the Environmental Review Tribunal, the Local Planning Appeal Tribunal and the Mining and Lands Tribunal are amalgamated and continued as the Ontario Land Tribunal ("Tribunal"). Any reference to the preceding tribunals or the former Ontario Municipal Board is deemed to be a reference to the Tribunal.



THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2025-148

A by-law to amend Zoning By-law 2009-189, as amended, to repeal the zoning of lands described as Part of Lots 31, Con. 1, NDS, Palermo Village Corporation, and to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as Part of Lot 31, Concession 1, NDS (Palermo Village Corporation, File No.: Z.1331.02)

ORDERED BY THE ONTARIO LAND TRIBUNAL

1. Within Section 12.0 **Maps** of By-law 2009-189:
 - a. Map Index is amended to remove the subject land from the map as depicted on Schedule 'A' to this By-law.
 - b. Map 12(1) is amended by repealing the zoning for the lands as depicted on Schedule 'B' to this By-law.

2. Within Section 1.0 **Administration** of By-law 2009-189, Section 1.2, Application is amended by adding to the end of the paragraph the following:

“..., and excludes lands immediately west of Bronte Road between Dundas Street West and Highway 407 and lands immediately to the east of Bronte Road, west of Old Bronte Road and generally between William Halton Parkway and Dundas Street West, as identified in the mapping contained in Section 12 of By-law 2009-189.”

3. Within Section 2.0 **Establishment of Zones** of By-law 2009-189, Section 2.1, Table 2.1.1 is amended by deleting the 4th row as follows:

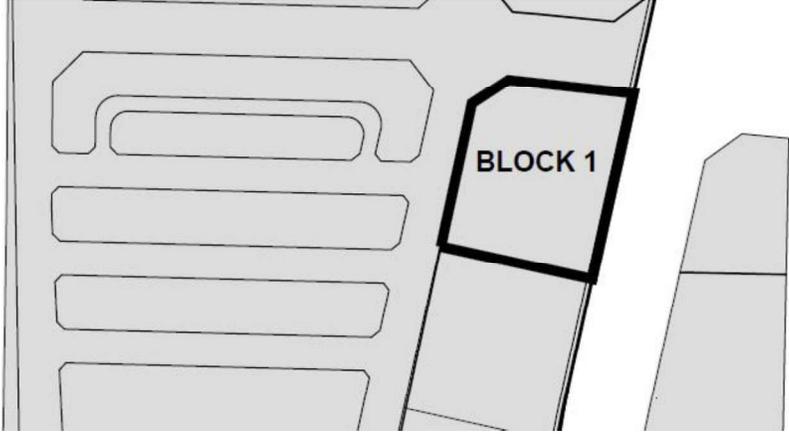
Palermo Village North Urban Core	PUC	5.1 and 7.4
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4. Within Section 6.0 **Permitted Uses** of By-law 2009-189 is amended by deleting all references to Palermo Village North Urban Core Area text, all labels identified as “PUC” and the PUC column in Table 6.1 Permitted Use Table.

5. Within Section 7.0 **Zone Regulations** of By-law 2009-189 is amended by deleting Section 7.4, Palermo Village North Urban Core Zone and renumbering the remaining sections accordingly.
6. Within Part 4 **General Provision** of Bylaw 2014-014, section 4.14 a) Municipal Services Required, is amended by deleting reference to “Dundas Street” and replacing with “Highway 407”.
7. Within Part 19 **Maps** of By-law 2014-014:
 - a. Map Index and Map 19(25) of By-law 2014-014 are amended, to include the lands as depicted on Schedule ‘C1 and C2’ to this By-law.
 - b. Map 19(19a) of By-law 2014-014, as amended, is further amended by rezoning the lands as depicted on Schedule ‘D’ to this By-law.
8. Section 15, **Special Provisions**, of By-law 2014-014, as amended, is further amended by adding a new Section 15.439, 15.440, 15.441, 15.442, 15.443, 15.444, and 15.445 as follows:

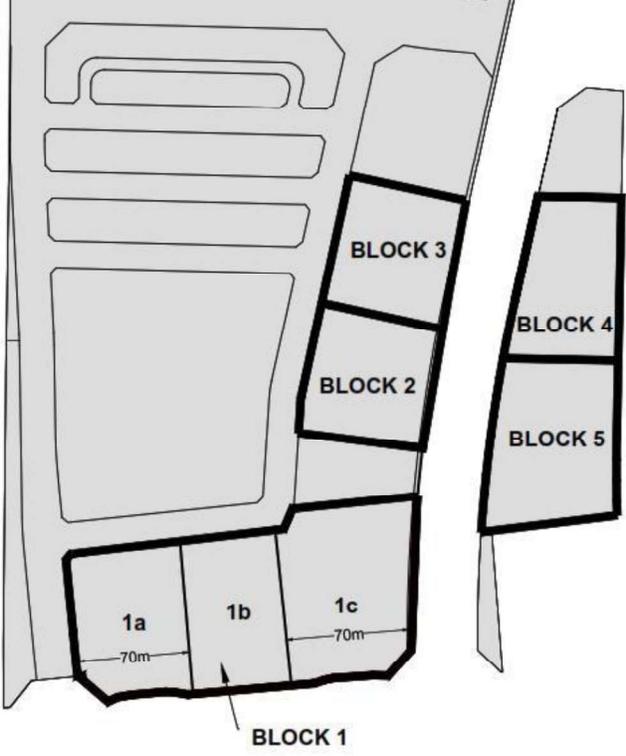
439	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: MU3
Map 19(19a)		(2025-148)
15.439.1 Additional Regulations for Permitted Uses for Block 1		
The following additional regulation for permitted <i>uses</i> apply to the lands identified as blocks 1 on figure 15.439.1:		
a)	Additional regulation for table 8.2 footnote 6 for maximum width of the <i>building</i> shall not apply.	
b)	Additional regulation for table 8.2 footnote 7 relating to the <i>floor area</i> of a <i>premises</i> shall not apply.	
15.439.2 Zone Regulations for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	1.0m
b)	<i>Maximum front yard</i>	6.0m
c)	<i>Minimum flankage yard</i>	1.0m

d)	<i>Maximum flankage yard</i>	6.0m
e)	<i>Minimum rear yard</i>	1.0m
f)	<i>Maximum rear yard</i>	6.0m
g)	Minimum <i>storeys</i>	4
h)	Maximum <i>storeys</i>	15
i)	Minimum <i>height</i>	14.0m
j)	Maximum <i>height</i>	52.0m
k)	Maximum number of <i>storeys for a building podium</i>	6
l)	Minimum <i>separation distance</i> between <i>building towers</i> above the podium	30.0m
m)	Maximum floor plate dimension measured diagonally in any direction, not including projecting <i>balconies</i>	40.0m
n)	Minimum <i>step-back</i> for a tower from the edge of the podium roof	3.0m
o)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
p)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .	
15.439.3 Parking Regulations		
The following parking regulation apply:		
a)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.	

15.439.4 Special Site Figure	
Figure 15.439.1	
	
15.439.5 Special Site Provisions	
The following additional provisions apply:	
a)	The <i>rear lot line</i> is deemed to be the <i>lot line</i> adjacent to Bronte Road.-
b)	Minimum <i>storeys</i> and <i>height</i> shall not apply to a podium, <i>place of worship, community centers, library</i> or <i>parking structure</i> .

440	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)		Parent Zone: MU4
Map 19(19a)			(2025-148)
15.440.1 Additional Regulations for Permitted Uses for Blocks 1, 2, and 3			
The following additional regulations for permitted <i>uses</i> apply to the lands identified as Blocks 1, 2 and 3 on figure 5.440.1:			
a)	Additional regulation for table 8.2 footnote 6 for maximum width of the <i>building</i> shall not apply.		
b)	Additional regulation for table 8.2 footnote 7 relating to the <i>floor area</i> of a <i>premises</i> shall not apply.		
c)	Minimum <i>floor area</i> required within block 1 for the <i>retail store</i> where the primary good(s) sold is food	3000m ²	
d)	Minimum setback from the <i>lot line</i> abutting Bronte Road for non-residential <i>building</i> and <i>retail store</i> where the primary good(s) sold is food located on block 1.	70m	
15.440.2 Zone Regulations for All Lands			
The following regulations apply:			
a)	<i>Maximum front yard</i>	6.0m	
b)	<i>Maximum flankage yard</i>	6.0m	
c)	<i>Minimum rear yard</i>	1.0m	
d)	<i>Maximum rear yard</i>	6.0m	
e)	<i>Minimum storeys</i>	6	

f)	The following regulations for maximum <i>storeys</i> applies to the blocks identified on figure 15.440.1:																	
<table border="1" data-bbox="451 411 1024 716"> <thead> <tr> <th>Block</th> <th>Maximum <i>storeys</i></th> </tr> </thead> <tbody> <tr> <td>1a</td> <td>20</td> </tr> <tr> <td>1b</td> <td>25</td> </tr> <tr> <td>1c</td> <td>30</td> </tr> <tr> <td>2</td> <td>22</td> </tr> <tr> <td>3</td> <td>20</td> </tr> <tr> <td>4</td> <td>20</td> </tr> <tr> <td>5</td> <td>25</td> </tr> </tbody> </table>			Block	Maximum <i>storeys</i>	1a	20	1b	25	1c	30	2	22	3	20	4	20	5	25
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n)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .
15.440.3 Parking Regulations	
The following parking regulation apply:	
a)	A minimum of 20% of the <i>parking spaces</i> in a <i>building</i> shall include the provision for the installation of electric <i>motor vehicle</i> supply equipment.
15.440.4 Special Site Figure	
Figure 15.440.1	
	
15.440.5 Special Site Provisions	
The following additional provisions apply:	

a)	The <i>rear lot line</i> is deemed to be the <i>lot line</i> adjacent to Bronte Road for blocks 2, 3, 4 and 5 and Dundas Street for Block 1.
b)	Minimum <i>storeys</i> and <i>height</i> shall not apply to a podium, <i>place of worship</i> , <i>community centers</i> , <i>library</i> or <i>parking structure</i> .

441	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM1
Map 19(19a)		(2025-148)

15.441.1 Zone Regulations for All Lands

The following regulations apply:

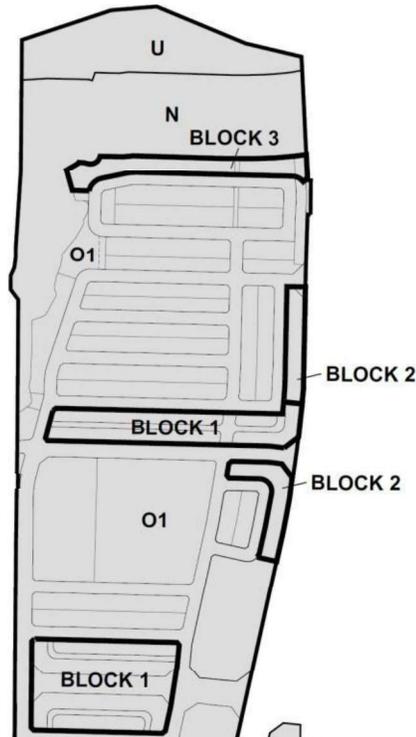
a)	<i>Minimum front yard</i>	2.5m
b)	<i>Minimum flankage yard</i>	2.0m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
e)	Maximum encroachment into the <i>minimum rear yard</i> for <i>uncovered platforms</i> equal to or greater than 0.6 metres measured from <i>grade</i> with or without a foundation	Up to 3.0m from the <i>rear lot line</i>
f)	Maximum encroachment into the <i>minimum rear yard</i> for access stairs associated with an <i>uncovered platform</i>	Up to 1.8m from the <i>rear lot line</i>
g)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0m with or without foundations, which may be a maximum of three <i>storeys</i> in <i>height</i> , and which may include a door providing access to grade.	

15.441.2 Additional Zone Regulations for Block 1 (Rear Lane)		
The following additional regulations apply to the lands identified as block 1 in figure 15.441.1:		
a)	Minimum <i>lot area per dwelling</i>	118 m ²
b)	Minimum <i>rear yard (abutting lane)</i>	0.75m
c)	Minimum <i>landscaping</i> dimensions	Shall not apply
15.441.3 Additional Zone Regulations for Block 2 (Dual Frontage)		
The following additional regulations apply to the lands identified as block 2 in figure 15.441.1:		
a)	<i>Minimum rear yard</i>	2.5m
b)	Maximum encroachment into the <i>minimum rear yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the <i>rear lot line</i>
c)	Maximum encroachment into the <i>minimum rear yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i> located in the <i>front</i> or <i>flankage yard</i>	Shall not apply
e)	Maximum encroachment into the <i>minimum rear yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
f)	Minimum <i>landscaping</i> dimensions	Shall not apply
g)	Air conditioners are permitted in the <i>front yard</i> and additional regulation for table 4.3 footnote 2 relating to equipment height from <i>grade</i> shall not apply.	

15.441.4 Special Site Provisions for Block 2 (Dual Frontage)		
The following additional provisions apply to the lands identified as block 2 in figure 15.441.1:		
a)	The <i>rear lot line</i> shall be deemed to be the <i>lot line</i> providing <i>driveway</i> access.	
15.441.5 Additional Zone Regulations for Block 3 (Abutting N Zone)		
The following additional regulations apply to the lands identified as block 3 in figure 15.441.1:		
a)	<i>Minimum rear yard</i>	2.0 m
b)	<i>Maximum rear yard</i>	2.5m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i>	Shall not apply
e)	<i>Balconies, uncovered platforms, uncovered access stairs</i> below grade shall not be permitted to encroach or project into the <i>rear yard</i> .	
f)	Minimum <i>landscaping</i> dimensions	Shall not apply

15.441.6 Special Site Figure

Figure 15.441.1



15.441.7 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and: <ul style="list-style-type: none"> <li data-bbox="430 1564 1453 1640">i) Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, <li data-bbox="430 1640 1453 1724">ii) where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width
c)	Section 5.2.3 d) shall not apply.

d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing the <i>flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.441.8 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Corner lots</i> shall be deemed to be <i>interior lots</i> for the purpose of measuring <i>established grade</i> .	
b)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> .	

442	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM2
Map 19(19a)		(2025-148)
15.442.1 Zone Regulations for All Lands		
The following regulations apply:		
a)	Minimum <i>lot area</i> per <i>dwelling</i>	90.0 m ²
b)	<i>Minimum front yard</i>	2.5m
c)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
d)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>

e)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>portes-cochere</i>	Up to 1.0m from the applicable <i>lot line</i>
f)	Maximum total projection for a <i>balcony</i> located on the roof of a <i>portes-cochere</i> or <i>porch</i>	Shall not apply
g)	Air conditioners are permitted in the <i>front yard</i> and additional regulation for table 4.3 footnote 2 relating to equipment height from <i>grade</i> shall not apply.	
h)	Minimum <i>landscaping</i> dimensions	Shall not apply
15.442.2 Parking Regulations		
The following parking regulations apply:		
a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.	
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and: <ul style="list-style-type: none"> i) Where one <i>parking space</i> is provided in a <i>private garage</i>, 2.9 metres in width; and, ii) Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width 	
c)	Section 5.2.3 d) shall not apply.	
d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing <i>the flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.442.3 Special Site Provisions		
The following additional provisions apply:		

a)	<i>Corner lots</i> shall be deemed to be interior <i>lots</i> for the purpose of measuring established <i>grade</i> .
b)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> .

443	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RM4
Map 12(19a)		(2025-148)

15.443.1 Additional Permitted Uses

The following additional *uses* are permitted:

a)	<i>Stacked townhouses</i>
b)	<i>Back-to-back townhouse dwellings</i>
c)	<i>Townhouses dwellings</i>

15.443.2 Additional Permitted Uses for Block 1

The following additional *uses* are permitted for lands located on block 1 identified on figure 15.443.1:

a)	Retail and service commercial <i>uses</i> within an <i>apartment dwelling</i> .
----	---

15.443.3 Additional Regulations for Permitted Uses for Block 1

The following additional regulation for permitted *uses* apply to the lands identified as block 1 on figure 15.443.1:

a)	Maximum <i>net floor area</i> for retail <i>and</i> service commercial <i>uses</i>	500 m ²
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15.443.4 Zone Regulations for All Lands

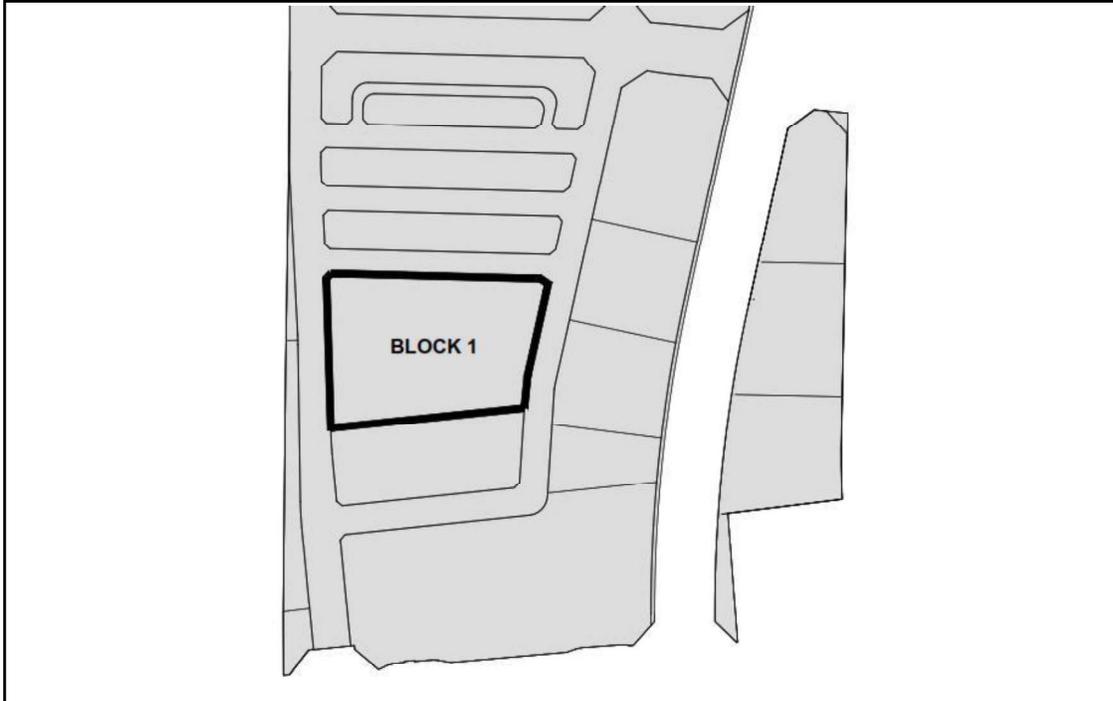
The following regulations apply:

a)	Maximum number of <i>storeys</i>	6 <i>storeys</i>
b)	Maximum <i>height</i>	22.0m

c)	<i>Minimum front yard</i>	2.5m
d)	<i>Minimum flankage yard</i>	2.5m
e)	<i>Minimum rear yard</i>	2.5m
f)	Maximum encroachment into the <i>minimum front yard</i> , <i>flankage yard</i> or <i>rear yard</i> which is abutting a <i>public road</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
g)	Maximum encroachment into the <i>minimum front yard</i> , <i>flankage yard</i> or <i>rear yard</i> which is abutting a <i>public road</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
h)	Ventilation shafts, stairs and stairways associated with an underground <i>parking structure</i> , hydro vaults and above ground water and gas meters including any appurtenances thereto are not permitted between a <i>building wall</i> and <i>front lot line</i> or <i>flankage lot line</i> .	
i)	Ventilation shaft within 3 metres of a <i>lot line</i> abutting a <i>public road</i> shall be incorporated into a <i>building wall</i> and located a minimum 2.5 m above finished floor level of the <i>first storey</i> .	
j)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0m with or without foundations, which may be a maximum of three <i>storeys</i> in <i>height</i> , and which may include a door providing access to grade.	
k)	For a <i>stacked townhouse dwelling</i> , <i>back-to-back townhouse dwelling</i> , air conditioners are permitted in the <i>front</i> , <i>flankage</i> or <i>rear yard</i> and no maximum height shall apply.	
15.443.5 Additional Zone Regulations for Block 1		
The following additional regulation applies to the lands identified as block 1 on figure 15.443.1:		
a)	Minimum width of <i>landscaping</i> required along the <i>lot line</i> abutting the MU3 <i>zone</i> .	3.0m

15.443.6 Special Site Figure

Figure 15.443.1



15.443.7 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.		
b)	<p>The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and:</p> <ul style="list-style-type: none"> i) Where one <i>parking space</i> is provided in a <i>private garages</i>, 2.9 metres in width; and, ii) Where two <i>parking spaces</i> are provided in a <i>private garage</i>, 5.6 metres in width 		
c)	Section 5.2.3 d) shall not apply to <i>back-to-back townhouses</i>		
d)	<table border="1" style="width: 100%;"> <tr> <td style="width: 70%;">Minimum depth of a <i>private garage</i> measured between interior face of walls</td> <td style="width: 30%; text-align: center;">6.0m</td> </tr> </table>	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m		

e)	Minimum <i>parking spaces</i> for <i>stacked townhouse dwellings</i> inclusive of visitors <i>parking spaces</i>	1.25 space per <i>dwelling</i>
f)	Where a <i>private garage</i> has a vehicle entrance facing <i>the flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.443.8 Special Site Provisions		
The following additional provisions apply:		
a)	Notwithstanding any severance, partition or division of the lands subject to this Special Provision, the regulations of Block 1 identified in Figure 15.443.1 shall apply to the whole of such lands as if no severance, partition or division had occurred.	
b)	<i>Private garages</i> shall exclude a <i>portes-cochere</i> for <i>back-to-back townhouse dwellings</i>	

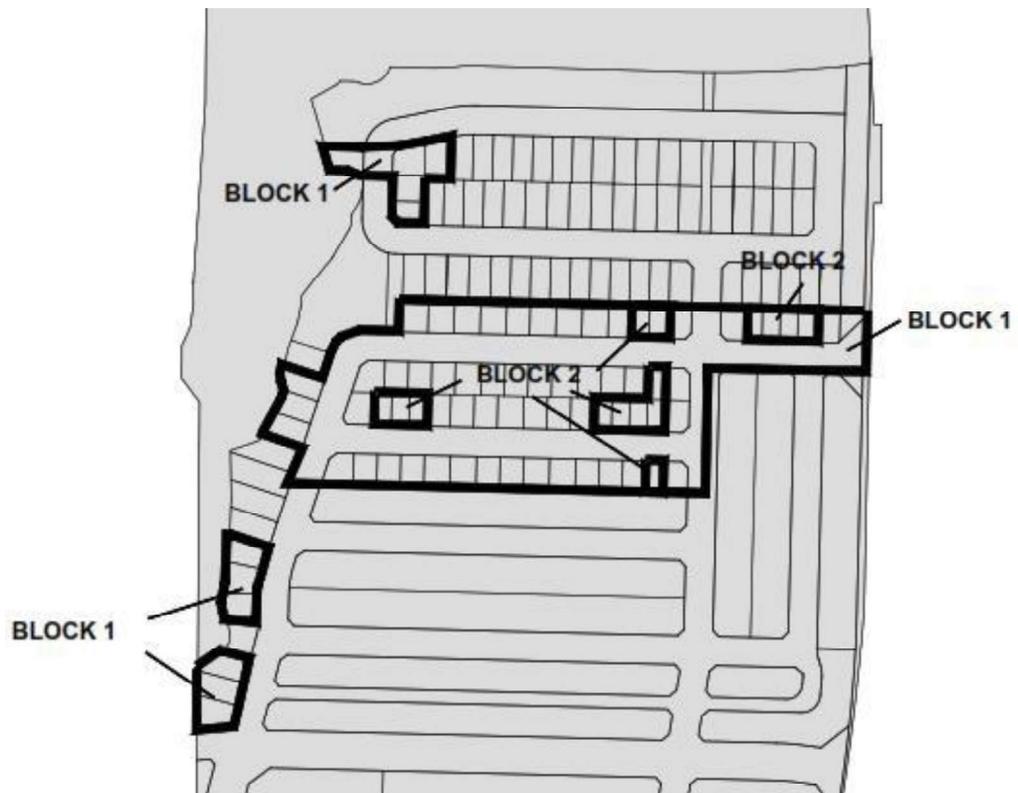
444	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: RL6
Map 12(19a)		(2025-148)
15.444.1 Zone Regulations for All Lands		
The following regulations apply to all <i>buildings</i> :		
a)	<i>Minimum flankage yard</i>	2.5m
b)	<i>Minimum rear yard</i>	6.0m
c)	<i>Maximum height</i>	12.0m
d)	<i>Maximum storeys</i>	3
e)	Footnote 7 of Table 6.3.1 relating to <i>residential floor area</i> shall not apply.	

f)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for <i>porches</i> with or without a foundation	Up to 1.0m from the applicable <i>lot line</i>
g)	Maximum encroachment into the <i>minimum front yard</i> or <i>flankage yard</i> for access stairs associated or not associated with a <i>porch</i> or <i>uncovered platform</i>	Up to 0.5m from the applicable <i>lot line</i>
h)	The maximum width of Bay, Box Out and Bow Windows shall be 4.0 m with or without foundations which may be a maximum of three <i>storeys</i> in <i>height</i> and which may include a door with access to grade.	
i)	<i>Balconies</i> are not permitted in the <i>rear yard</i> .	
15.444.2 Additional Regulation for Block 1 lands		
The following additional regulations apply to lands identified as block 1 on figure 15.444.1		
a)	Maximum <i>residential floor area ratio</i>	Shall not apply
b)	<i>Minimum rear yard</i> shall be 4.5 metres, except the <i>minimum rear yard</i> may be reduced to 3.0m for a one <i>storey</i> addition for a maximum 65% of the <i>building</i> width measured at the rear of the main <i>building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
c)	<i>Rooftop terraces</i> are not permitted	
15.444.3 Additional Regulation for Block 2 lands		
The following additional regulations apply to lands identified as block 2 on figure 15.444.1		
a)	Minimum <i>lot area</i>	195.0 m ²
b)	Minimum <i>lot frontage</i>	10.0m

c)	Maximum <i>residential floor area ratio</i>	Shall not apply
d)	<i>Minimum rear yard</i> shall be 4.5 metres, except the <i>minimum rear yard</i> may be reduced to 3.0m for a one <i>storey</i> addition for a maximum 65% of the <i>building</i> width measured at the rear of the main <i>building</i> . The one <i>storey</i> addition shall have a maximum vertical distance of 4.5 m measured between the finished floor level of the <i>first storey</i> and the highest point of the roof of the one <i>storey</i> addition.	
e)	<i>Rooftop terraces</i> are not permitted.	

15.444.4 Special Site Figure

Figure 15.444.1



15.444.5 Parking Regulations

The following parking regulations apply:

a)	The minimum dimensions of a <i>parking space</i> not located in a <i>private garage</i> shall be 2.7 metres in width and 5.5m in depth.	
b)	The minimum dimensions of a <i>parking space</i> located in a <i>private garage</i> shall have a depth of 5.5 metres and:	
	i)	Where one <i>parking space</i> is provided in a <i>private garage</i> , 2.9 metres in width; and,
	ii)	Where two <i>parking spaces</i> are provided in a <i>private garage</i> , 5.6 metres in width
c)	Section 5.2.3 d) shall not apply	
d)	Minimum depth of a <i>private garage</i> measured between interior face of walls	6.0m
e)	Where a <i>private garage</i> has a vehicle entrance facing <i>the flankage lot line</i> or <i>front lot line</i> and the applicable <i>minimum yard</i> is less than 5.5 metres, the <i>private garage</i> shall be set back a minimum of 5.5 metres from the applicable <i>lot line</i> .	
15.444.6 Special Site Provisions		
The following additional provisions apply:		
a)	<i>Private garages</i> shall exclude a portes-cochere.	

445	Part of Lot 31, Concession 1, NDS (Palermo Village Corporation)	Parent Zone: CU
Map 19(19a)		(2025-148)
15.445.1 Zone Regulations for All Lands		
The following regulations apply:		
a)	<i>Minimum front yard</i>	3.0 m
b)	<i>Minimum flankage yard</i>	3.0m
c)	<i>Minimum interior side yard</i>	3.0m

d)	<i>Minimum rear yard</i>	3.0m
15.445.2 Special Site Provisions		
The following special site provisions apply:		
a) The northerly <i>lot line</i> shall be deemed the <i>front lot line</i> .		

9. Part 16, **Holding Provisions**, of By-law 2014-014, as amended, is further amended by adding a new Sections 16.3.63, 16.3.64, 16.3.65, 16.3.66, 16.3.67, 16.3.68, 16.3.69, 16.3.70 and 16.3.71 as follows:

H63	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: RM1, RM2, RM4, RL6, MU3, MU4
Map 19(19a)		(2025-148)
16.3.63.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
b)	All non-residential <i>uses</i> permitted by the underlying <i>zone</i> not requiring Regional Allocation as determined by the Regional Municipality of Halton	
16.3.63.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and Region of Halton:		

a)	<p>The Holding (H) Symbol may be lifted once the following conditions have been satisfied:</p> <ul style="list-style-type: none"> i. The Owner shall have the equivalent or sufficient number of IDUs converted to SDEs or has been provided written confirmation that all of the Water/Wastewater infrastructure, as referenced in Schedule “G2” of 2023 Allocation Agreement will be operational within twelve (12) months of the giving of such Notice; and; ii. The Owner shall not be in default under the 2023 Allocation Agreement. iii. The Region of Halton has provided written confirmation that the above two conditions have been satisfied to the Region’s satisfaction.
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H64	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4, MU3, RM1, RM2, RM4, RL6
Map 19(19a)		(2025-148)
16.3.64.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
b)	All non-residential <i>uses</i> permitted by the underlying <i>zone</i> not requiring Regional Allocation as determined by the Regional Municipality of Halton	
16.3.64.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and Region of Halton:		

a)	<p>The Owner shall provide written confirmation from the Region of Halton that the Owner has addressed the following requirements for all the units proposed for development to the satisfaction of the Region of Halton:</p> <ul style="list-style-type: none"> i. The Owner shall secure the appropriate amount of water and wastewater Servicing Allocation under the Region of Halton Allocation Program; ii. The Owner shall have signed the applicable Allocation Agreement or any required Amending Agreements; iii. The Owner shall have made all required payments associated with the Allocation Program; and, iv. The Owner shall be in receipt of the Region of Halton Public Works Commissioner’s Notice (PWCN) letter.
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H65	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: RM1
Map 19(19a)		(2025-148)

16.3.65.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, these lands shall only be *used* for the following:

- | | |
|----|--|
| a) | Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> . |
|----|--|

16.3.65.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and Conservation Halton:

- | | |
|----|--|
| a) | That the Owner provide confirmation (i.e., as-built drawings and letter from P.Eng.) that the approved alteration of natural hazards associated with tributary Reach 14E-8 is completed and that the subject lands are a minimum of 7.5 metres from the flood plain and erosion hazards. |
|----|--|

H66	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4
Map 19(19a)		(2025-148)
16.3.66.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	
16.3.66.2 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed by <i>Town Council</i> passing a By-law under Section 36 of the <u>Planning Act</u> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton:		
a)	The approval of comprehensive storm water management strategy for development of Blocks 4 and 5 as identified on Figure 15.440.1 within special provision 440 as determined through an EIR/FSS.	
b)	That the required stormwater management facilities and associated infrastructure to service Blocks 4 and 5 as identified on Figure 15.440.1 within special provision 440 as identified in the approved EIR/FSS, is constructed, operational, and in public ownership.	
c)	That the owner shall provide confirmation that the landowner is party to a landowners agreement reflecting any required works associated with the development of the lands east of Bronte Road, if applicable, and is in good standing.	

H67	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU3
Map 19(19a)		(2025-148)
16.3.67.1 Only Permitted Uses Prior to Removal of the “H”		
For such time as the “H” symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> .	

16.3.67.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville, Conservation Halton and Halton Region:

- | | |
|----|---|
| a) | the approval of comprehensive storm water management strategy for development of the block at the south east corner of William Halton Parkway and Bronte Road as determined through an EIR/FSS. |
| b) | That the required stormwater management facilities and associated infrastructure to service block at the south east corner of William Halton Parkway and Bronte Road as identified in the approved EIR/FSS, is constructed, operational, and in public ownership. |
| c) | That the owner shall provide confirmation that the owner is party to a landowners agreement reflecting any required works associated with the development of the lands east of Bronte Road, if applicable, and is in good standing. |

H68	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4, MU3, RM1, RM2, RM4, RL6, CU
Map 19(2a)		(2025-148)

16.3.68.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, these lands shall only be *used* for the following:

- | | |
|----|--|
| a) | Legal <i>uses, buildings and structures</i> existing on the <i>lot</i> . |
|----|--|

16.3.68.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville and Conservation Halton:

a)	That the lands for the stormwater management pond and associated storm infrastructure (access and outfall/outfall channel) are in the ownership of Palermo Village Corporation or the Town of Oakville.
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H69	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: RM4
Map 19(2a)		(2025-148)

16.3.69.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, these lands shall only be *used* for the following:

a)	<i>Legal uses, buildings and structures</i> existing on the <i>lot</i> .
----	--

16.3.69.2 Conditions for Removal of the “H”

The “H” symbol shall, upon application by the landowner, be removed by *Town Council* passing a By-law under Section 36 of the Planning Act. The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:

a)	The additional Village Square of 0.3 hectares as referenced in the Livable Oakville Plan and located on Block 1 as identified on Figure 15.443.1 within special provision 443 has been defined, and conveyed to the Town of Oakville.
----	---

b)	That a Land Use Compatibility Study has been completed regarding the interface of the residential <i>uses</i> and the transit station addressing noise, odor, <i>building setbacks</i> , buffering and width of <i>landscaping</i> requirements to the satisfaction of the Town of Oakville.
----	--

H70	Palermo Village Corporation Part of Lot 31, Concession 1, NDS	Parent Zone: MU4
Map 19(19a)		(2025-148)

16.3.70.1 Only Permitted Uses Prior to Removal of the “H”

For such time as the “H” symbol is in place, Block 1 as identified on Figure 15.440.1 within special provision 440 shall only be used for the following:

a)	<i>Legal uses, buildings and structures</i> existing on the <i>lot</i> .
----	--

b)	One <i>building</i> which contains a <i>retail store</i> where the primary goods sold is food.	
c)	<i>Uses</i> permitted are non-residential <i>uses</i> within table 8.2 for the MU4 zone	
16.3.70.2 Zone Provisions Prior to Removal of the “H”		
The following regulations shall additionally apply for such time as the “H” symbol is in place:		
a)	Minimum <i>height</i> for a non-residential <i>building and retail store</i> where the primary good(s) sold is food	5.0 m
b)	Minimum <i>storeys</i> for a non-residential <i>building and retail store</i> where the primary good(s) sold is food	Shall not apply
c)	Minimum <i>floor area</i> for a <i>retail store</i> where the primary good(s) sold is food	3000 m ²
d)	Maximum <i>floor area</i> for non-residential <i>uses</i> excluding the <i>retail store</i> where the primary good(s) sold is food	2000 m ²
16.3.70.3 Parking Regulations Prior to Removal of the “H”		
For such time as the “H” symbol is in place, the following parking regulations apply:		
b)	Maximum number of <i>parking spaces</i> located in a <i>surface parking area</i> for a <i>retail store</i>	1.0 per 24 sq. m of <i>net floor area</i>
16.3.70.4 Conditions for Removal of the “H”		
The “H” symbol shall, upon application by the landowner, be removed from all or part of the lands subject to the “H” symbol by the Town passing a By-law under Section 36 of <i>the Planning Act</i> . The following condition(s) shall first be completed to the satisfaction of the Town of Oakville:		

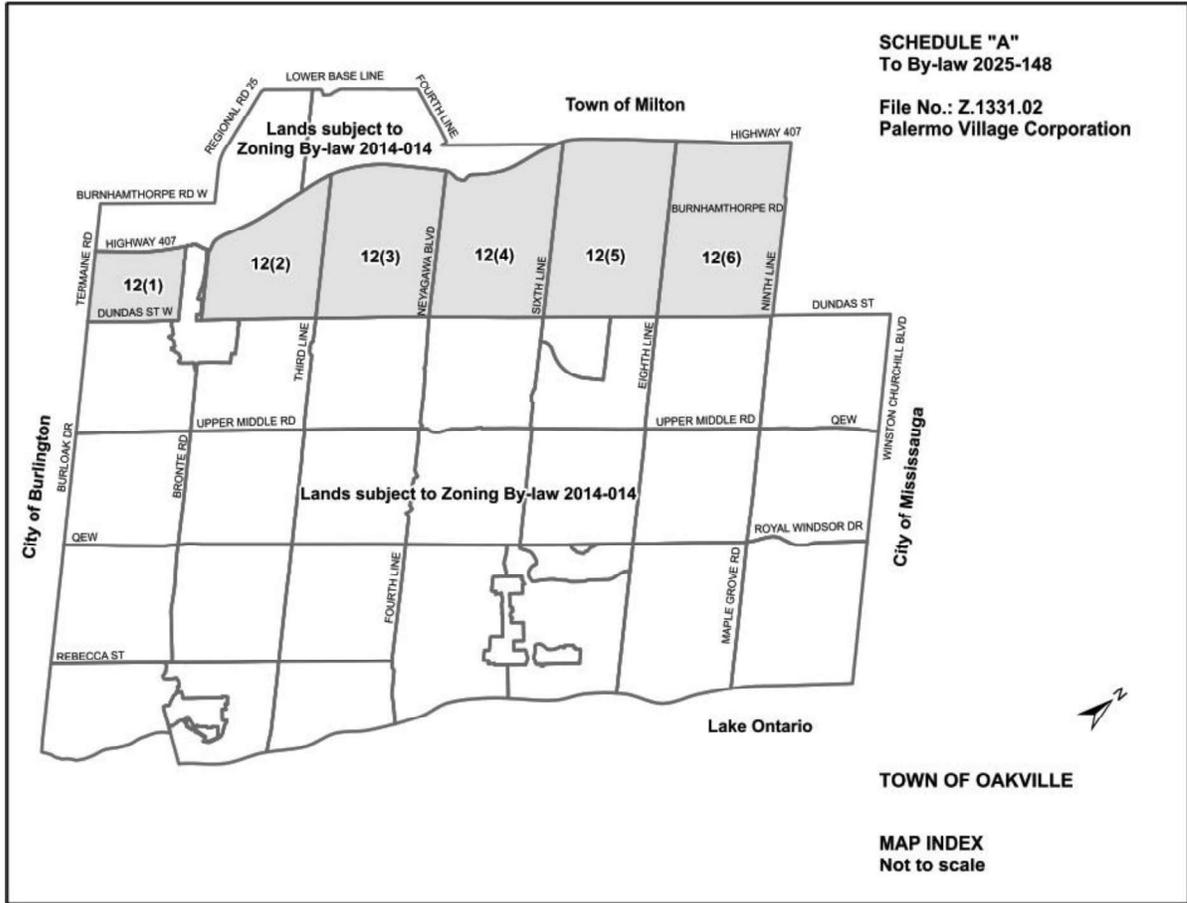
a)	Commencement of construction of a <i>retail store</i> where the primary good(s) sold is food with a minimum <i>floor area</i> of 3,000 sq.m located on Block 1 as referenced on site figure 15.440.1 within section 15.440.
b)	Construction of a continuous pedestrian walkway located from the <i>rear lot line</i> abutting Dundas Street West to the <i>front lot line</i> .

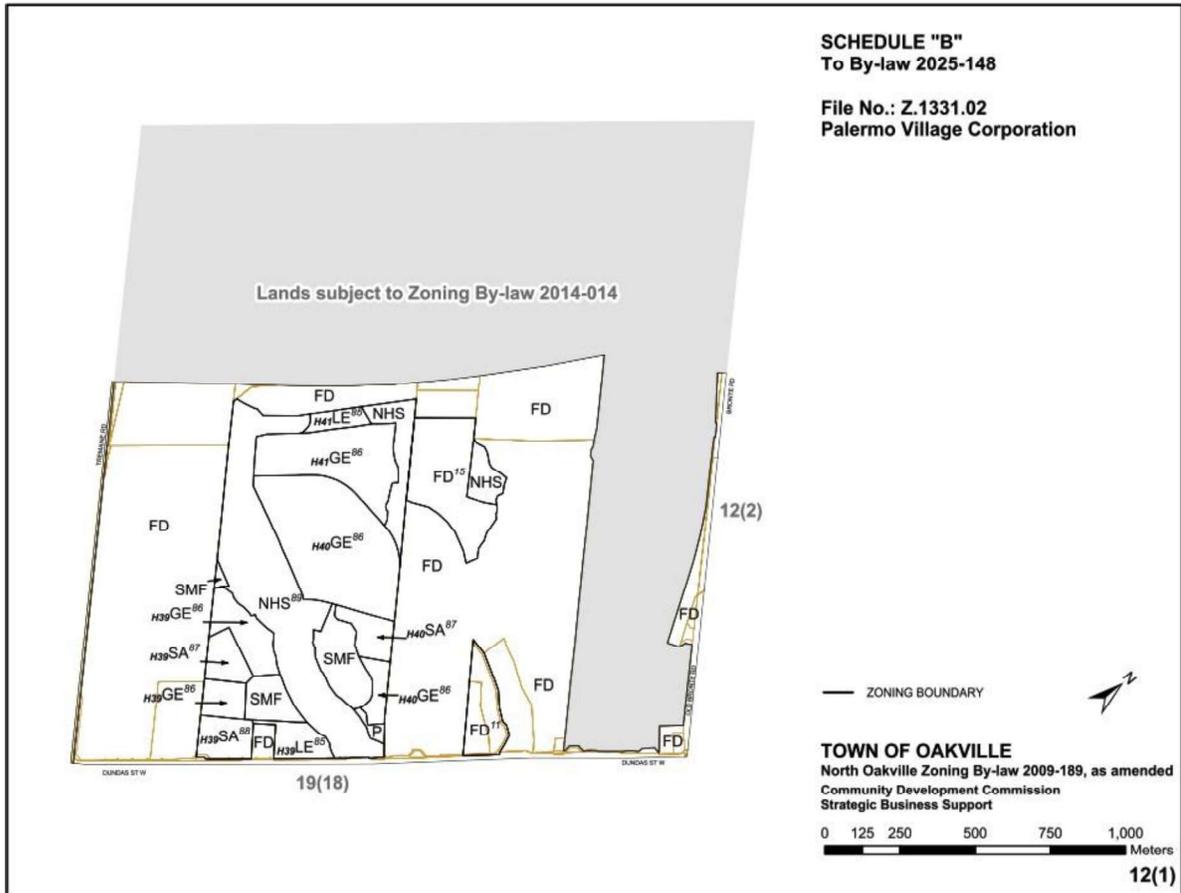
11. This By-law comes into force in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P.13, as amended.

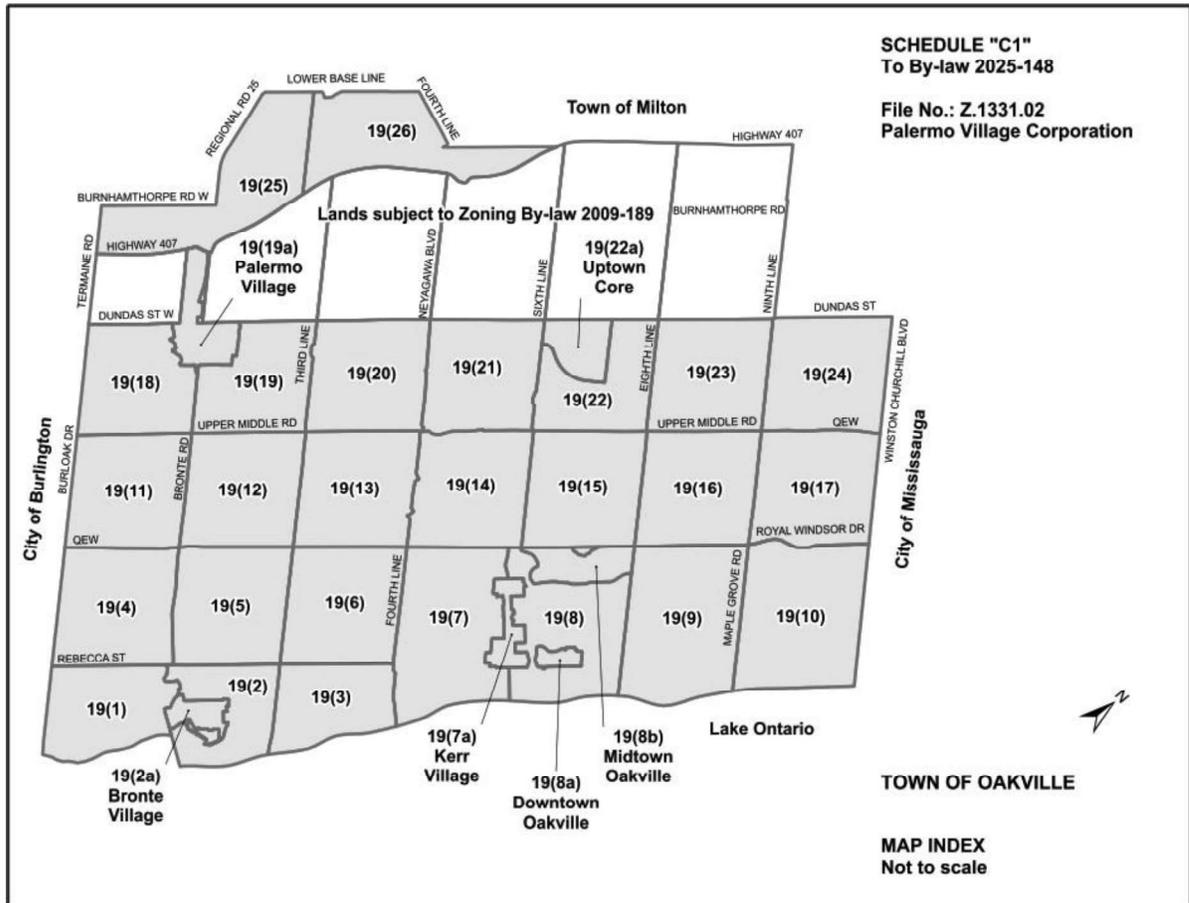
ORDERED by the Ontario Land Tribunal dated _____, 2025 for Case Number OLT-24-000105.

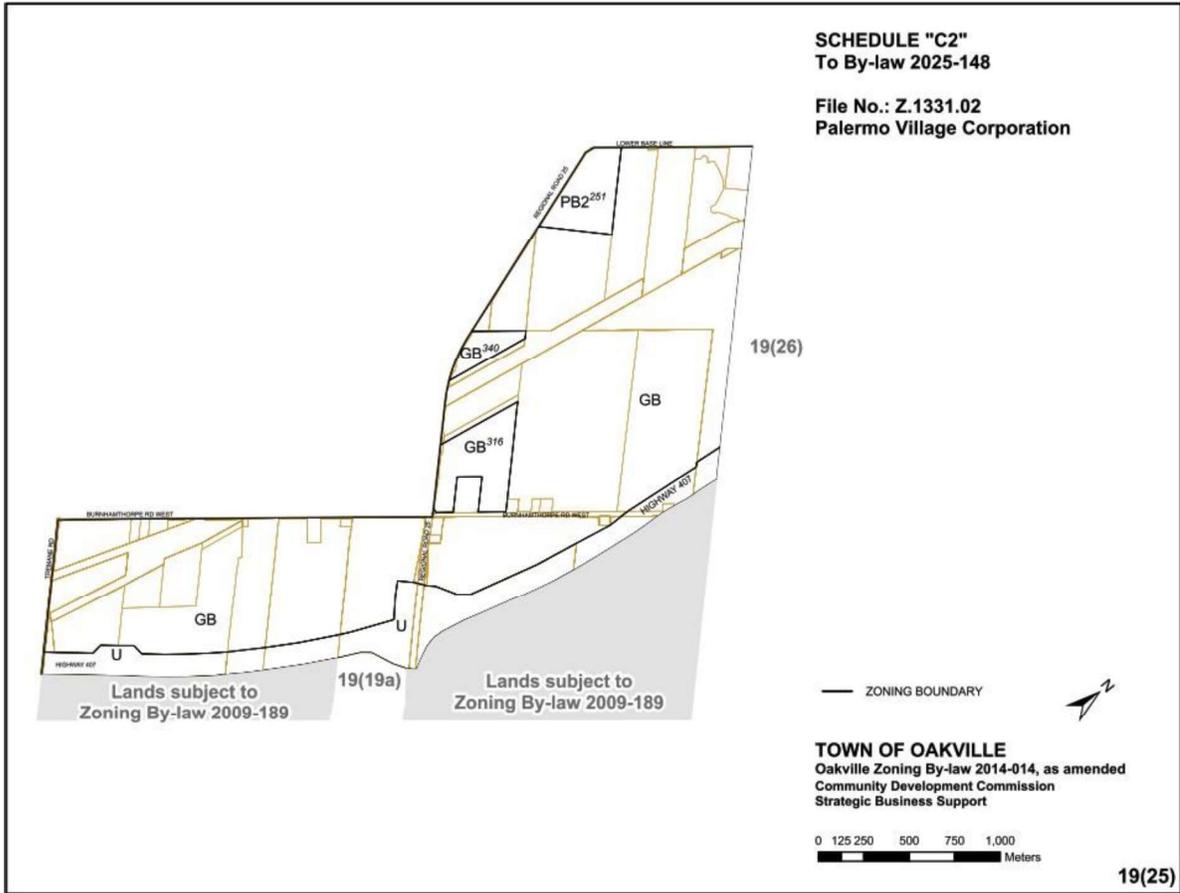
MAYOR

CLERK







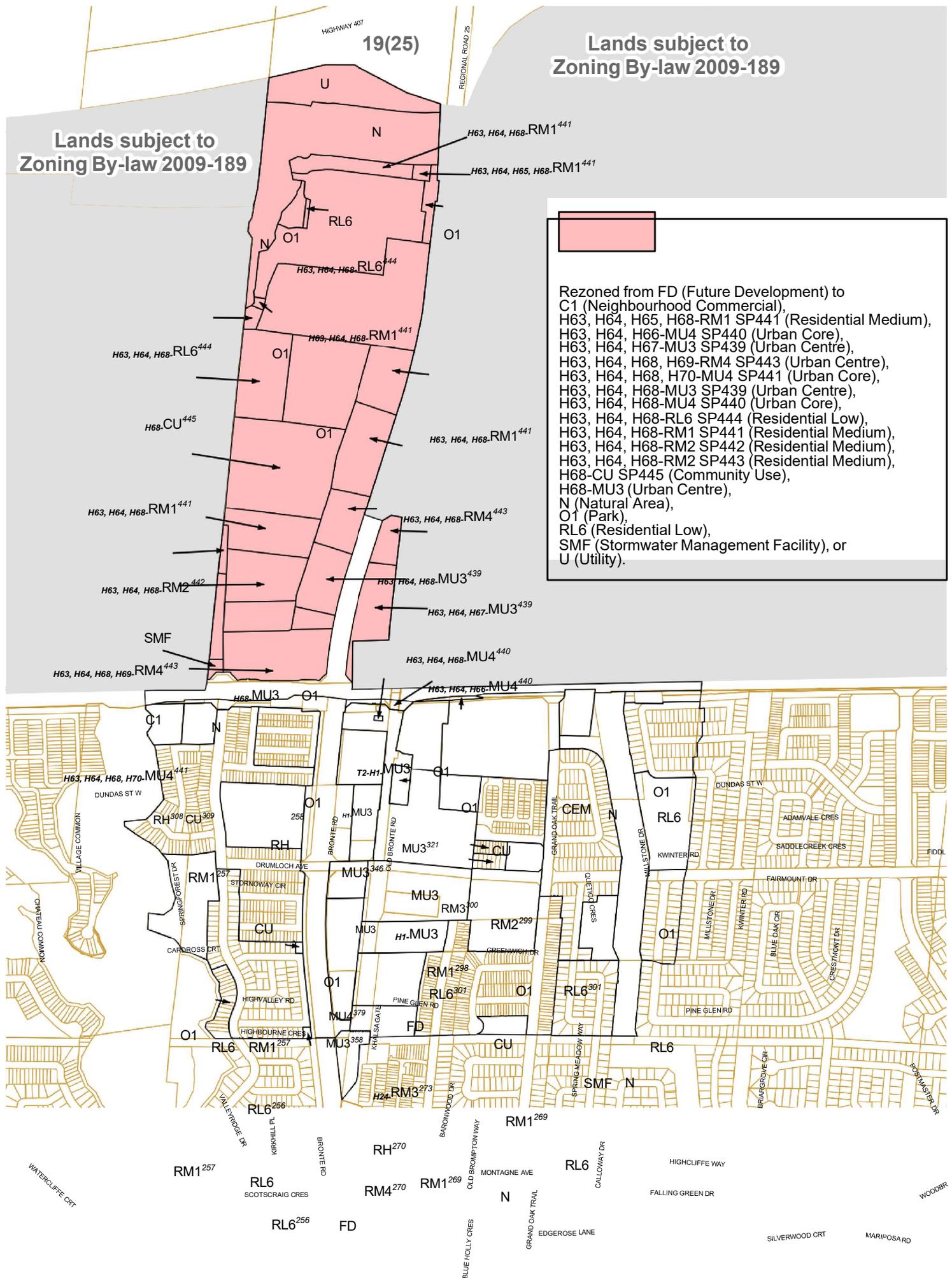


Lands subject to Zoning By-law 2009-189

Lands subject to Zoning By-law 2009-189



Rezoned from FD (Future Development) to C1 (Neighbourhood Commercial), H63, H64, H65, H68-RM1 SP441 (Residential Medium), H63, H64, H66-MU4 SP440 (Urban Core), H63, H64, H67-MU3 SP439 (Urban Centre), H63, H64, H68, H69-RM4 SP443 (Urban Centre), H63, H64, H68, H70-MU4 SP441 (Urban Core), H63, H64, H68-MU3 SP439 (Urban Centre), H63, H64, H68-MU4 SP440 (Urban Core), H63, H64, H68-RL6 SP444 (Residential Low), H63, H64, H68-RM1 SP441 (Residential Medium), H63, H64, H68-RM2 SP442 (Residential Medium), H63, H64, H68-RM2 SP443 (Residential Medium), H68-CU SP445 (Community Use), H68-MU3 (Urban Centre), N (Natural Area), O1 (Park), RL6 (Residential Low), SMF (Stormwater Management Facility), or U (Utility).



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SCHEDULE "D"
To By-law 2025-148

File No.: Z.1331.02
Palermo Village Corporation

— ZONING BOUNDARY

TOWN OF OAKVILLE
Zoning By-law 2014-014, as amended
Community Development Commission
Strategic Business Services



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

**Town File No.'s: 24T-23002/1331 and Z.1331.02
Draft Plan Dated
on September 26, 2025**

**TOWN OF OAKVILLE CONDITIONS FOR FINAL APPROVAL AND
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY
PALERMO VILLAGE CORPORATION**

This approval applies to the draft plan of subdivision (24T-23002/1331) prepared by Korsiak Urban Planning dated September 26, 2025 illustrating 120 blocks and 137 lots. The conditions applying to the approval of the final plan for registration are as follows:

	CONDITIONS TO BE MET PRIOR TO PRE-GRADING OR PRE-SERVICING	CLEARANCE AGENCY
1.	That the Owner shall carry out a heritage resource assessment (archaeological survey) 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 Citizenship and Multiculturalism. 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 Citizenship and Multiculturalism, being submitted to the Town of Oakville.	MCM OAK (PS)
2.	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. 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 (DS) OAK (PS)
3.	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, Conservation and Parks Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
4.	That the owner shall prepare and implement a tree preservation plan , prior to pre-grading, to the satisfaction of Parks and Open Space Department. Further, the owner shall not disturb or remove trees without written permission from the Town.	OAK (EP) OAK (POS) OAK (POSF)
5.	That the Owner shall not install any municipal services on the site until the Owner has received all relevant ECAs issued under CLI ECA # 34-S701 and 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 (DS) OAK (EP) OAK (POS)
6.	The Owner and/or their engineering consultants, shall arrange and hold a pre-construction meeting with the Transportation and Engineering Department and the contractor to review and discuss mitigation measures for all construction related impacts, including mud tracking, dust suppression, truck routes and contractor/trades parking, material storage, stockpile location, working hours, noise mitigation, etc, prior to the commencement of topsoil stripping and earthworks. Prior to the Earthworks Pre-construction Meeting, a Site Alteration Permit from the Town must be secured by the Owner and perimeter erosion and sediment control measures must be installed. A second pre-construction meeting is also required prior to the commencement of any servicing works. Prior to the Servicing Pre-construction Meeting, a complete set of	OAK (DS) OAK (TE) OAK (PS) OAK (EP)

	approved Engineering Plans is required, including the Traffic Management Plan and Composite Utility Plan.	
7.	For Lands Draining to the West Fourteen Mile Creek That, prior to pre-grading or pre-servicing, and prior to first engineering submission, the Owner submits an updated substantially complete West Branch Environmental Implementation Report and Functional Servicing Study (EIR/FSS), including the Conceptual Grading Plan , to address all comments from the Town of Oakville and Conservation Halton to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DS) OAK (POS) OAK (EP) CH
8.	For the Lands Draining to the East Fourteen Mile Creek That, prior to pre-grading or pre-servicing, and prior to first engineering submission, the Owner submits an updated substantially complete Environmental Implementation Report and Functional Servicing Study (EIR/FSS) for the East Branch 14 Mile Creek to address all comments from the Town of Oakville and Conservation Halton to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DS) OAK (POS) OAK (EP) CH
9.	That prior to pre-grading or pre-servicing, and prior to first engineering submission, the Owner provides confirmation that the Ministry of Transportation and, if applicable, the Region of Halton , accept the proposed flood hazard alterations and related grading proposed on lands within their ownership or control.	CH
10.	That, prior to first engineering submission, the Owner revises/updates the Linkage Preserve Area Memorandum Update, Wetland Memorandum Update, Stormwater Management Memorandums (#1 and #2) and Limit of Development Memorandum Update , as required, to address all comments from the Town of Oakville and Conservation Halton to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (PS) OAK (DS) OAK (EP) CH
11.	That the Owner prepares and submits a Functional Servicing Report and Stormwater Management Plan prior to pre-servicing in accordance with the updated substantially complete Environmental Implementation Report and Functional Servicing Study, to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (DS) CH
12.	That the Owner submits grading plans for all lots and blocks that contain or are abutting Conservation Halton regulated areas and the natural heritage system, to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP) OAK (DS) CH
13.	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 the 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 (EP) OAK (DS) CH
14.	That the Owner erects a temporary barrier to work fence prior to and during construction or regrading along the rear of blocks adjacent to the natural heritage system blocks to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (DS) OAK (POS) OAK (EP) CH
15.	For Lands Draining to the West Fourteen Mile Creek That prior to pre-grading, the Owner submits the required environmental monitoring plans and completes the baseline monitoring in accordance with substantially complete West Branch Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP) CH
16.	For the Lands Draining to the East Fourteen Mile Creek That prior to pre-grading, the Owner submits the required monitoring plans and completes the baseline monitoring in accordance with the substantially complete Environmental Implementation Report and	OAK (EP) CH

	Functional Servicing Study, to the satisfaction of Conservation Halton and the Town of Oakville.	
17.	That the Owner agrees to phase the development of the subject lands and provide a phasing plan which includes interim conditions, to the satisfaction of Conservation Halton and the Town of Oakville, if necessary.	OAK (DS) OAK (EP) CH
18.	That the Owner obtains Permit(s) from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 , for any development activities, activities to change or interfere with watercourses or wetlands and/or site alteration within the Conservation Halton regulated area, associated with pre-grading or pre-servicing. That the Owner also provide confirmation that they have an agreement with the Ministry of Transportation (MTO) for flood hazard alteration and grading on MTO lands.	CH
19.	That the Owner acknowledges no conflict with existing pole mounted or above-grade Hydro infrastructure and proposed future buildings.	OH
20.	The Owner shall submit a revised Transportation Impact Study (TIS) or a letter from a qualified Transportation Consultant that addresses MTO's comments with respect to the intersection of Street B at Bronte Road to the satisfaction of MTO. If MTO's comments with respect to the Street B/Bronte Road intersection are not addressed to the satisfaction of the MTO, the proposed Street B access would be converted to an emergency access only or be removed.	OAK (PS) MTO
21.	Should the proposed Street B/Bronte Road intersection not be permitted, that the Owner shall undertake an analysis of Street D between Street E and Street B to determine the appropriate road right of way width to the satisfaction of the Town of Oakville. The Owner agrees to implement the findings of such analysis including any revisions to the draft plan as required by the Town.	OAK (TE) OAK (PS)
22.	That the Owner obtains any permits from Ministry of Transportation for any site alteration within 45 metres of the highway right-or-way and within 395 m radius from the intersection of Hwy 407 and a municipal road.	MTO
23.	The Owner completes a hydraulic capacity assessment of the storm sewer system from culvert FM-D6 on Dundas Street downstream to the Valleyridge Stormwater Pond. The Owner agrees to update the stormwater management plan, associated modeling and engineering design to implement the findings of hydraulic assessment to the satisfaction of the Town and Conservation Halton.	OAK (DS) CH
24.	That the Owner agrees to design the trails plan in accordance with the North Oakville Trails Plan and the EIR/FSS to the satisfaction of the Town. The Owner shall coordinate and complete a trail siting field visit of the final location of the trail must be completed by Town and agency staff between May 1st and October 31st. The trail field fitting must be informed by Ecological Land Classification, the tree preservation plan and per the EIR	OAK (DS) OAK (POS) OAK (EP) CH
25.	Prior to Pre-Servicing, the Owner revises the Conceptual Grading Plan to address all matters related to major system conveyance and capture at the pond block to the satisfaction of the Town of Oakville. The final Draft Plan and M Plan must implement the results of the final Grading Plan.	OAK (DS)
26.	That the Owner obtain consent from adjacent landowners that grading and transitional works will be permitted on adjacent land owner's properties prior to pre-grading and prior to pre-grading and prior to submitting a detailed engineering design for the Subdivision to the Town of Oakville. This includes Region owned lands.	OAK (DS) RMH(LPS)

<p>27.</p>	<p>That the Owner submits the following plans and designs in accordance with the updated substantially complete Environmental Implementation Report and Functional Servicing Study and in keeping with CH's Landscaping Guidelines where applicable, prior to pre-grading to the satisfaction of the Town of Oakville, and to the satisfaction of Conservation Halton with respect to the wetland management plan and works within or along the valley:</p> <ul style="list-style-type: none"> • the Linkage Preserve Area design between Core 1 and Bronte Road including restoration and monitoring plan; • the restoration and monitoring plan including adaptive management plan for Core 1, applicable to the subject lands; • a plan showing the extent of works along 14W-20 and the valley of Fourteen Mile Creek, if any, including access and landscaping required for thermal mitigation; • the open country habitat restoration plan; • the invasive species management plan; • the wildlife relocation plan; and, • wetland management plan including a Relocation Plan, refined Wetland <p>Design and Restoration Plan, refined Wetland Water Balance, detailed Wetland Monitoring Plan, and Implementation Plan in accordance with the final Wetland Memorandum Update.</p>	<p>OAK (EP) CH</p>
<p>28.</p>	<p>That the Owner prepares an Environmental Monitoring Plan in-keeping with the monitoring framework in the final EIR/FSS to the satisfaction of the Town of Oakville and Conservation Halton.</p>	<p>OAK (EP) CH</p>
<p>29.</p>	<p>West Fourteen Mile Creek SWM Facility</p> <p>That the Owner agrees to be responsible for the conveyance to the town of all lands necessary for the construction and operation of a stormwater management pond west of Valleyridge Drive as determined through approved engineering plans and based on a substantially complete EIR/FSS, including and not limited to the following and to the satisfaction of the Town:</p> <ul style="list-style-type: none"> • The stormwater management pond, outfall and channel works and any downstream conveyance path including any land necessary for its construction, maintenance access and operations; <p>Arrangements for the conveyance of these lands shall be in place prior to site alteration and these lands shall be in the ownership of either the Town or the Owner prior to pre-servicing, all to the satisfaction of the Town. The conveyance of these lands to the Town shall be required at the registration of the first phase of development.</p>	<p>OAK (PS) OAK (DS)</p>
<p>30.</p>	<p>The Owner shall enter into pre-servicing agreement prior to pre-servicing, which in addition to standard provisions shall address liability, maintenance and monitoring requirements associated with any works proposed on Town lands if the lands described in condition 29 are in the ownership of the Town.</p>	<p>OAK (PS) OAK (DS) OAK (EP)</p>
<p>31.</p>	<p>That the Owner funds, designs, constructs, obtains any required permit(s) including permits from Conservation Halton related to the stormwater management pond including related structures, landscaping and maintenance access road(s) identified in condition 29, and assumes all maintenance and liability obligations of such until assumption of the stormwater management pond including outlet and access road(s).</p>	<p>OAK (PS) OAK (DS) CH</p>

32.	The Owner acknowledges that the zoning of the lands for the stormwater management pond must be amended to permit a stormwater management pond prior to its construction.	OAK (PS)
33.	<p>For Lands Draining East of Bronte Road</p> <p>That prior to site alteration or pre-servicing, that arrangements satisfactory to the town have been made for the construction of a stormwater management facility or facilities serving the lands east of Bronte Road, and the conveyance of the lands associated with such facilities into public ownership. This obligation may be satisfied by agreements between the Town and the Owner, or with third parties, provided the Owner is a party to any landowners agreement with respect to cost sharing.</p>	OAK (PS) OAK (DS)
CONDITIONS TO BE MET PRIOR TO MARKETING AND SALES		
34.	That the Owner finalize and submit for approval a revised Urban Design Brief .	OAK (PS)
35.	The Owner shall submit elevation drawings (all facades), typical floor plans (all levels) including garage floor plan showing vehicle space and storage areas and typical lotting plans for all models on lots not subject to Site Plan Approval to Planning and Development 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)
36.	<p>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:</p> <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; and, v. the control architect will discuss with Town staff any identified issues vi. the control architect will submit stamped/signed drawings with the building permit application in accordance with the foregoing. vii. 	OAK (PS)
CONDITIONS TO BE MET PRIOR TO INITIATING SALES PROGRAMME		
NEIGHBOURHOOD INFORMATION MAPPING		
37.	<p>The developer shall prepare a preliminary neighbourhood information map for the subdivision, to the satisfaction of the Town's Director of Planning and Development. The Map is to be posted in a prominent location in each sales office from where homes in the subdivision are being sold and included within the individual purchase and sale agreements. The Map shall include the location and type of parks, open space / valleyland and walkways, a general description of their proposed facilities as well as the following information:</p> <ul style="list-style-type: none"> a) All approved street names, 	OAK (PS)

	<ul style="list-style-type: none"> b) The proposed land uses within the subdivision based on the draft approved plan, c) The immediately surrounding existing and proposed land uses and potential building heights, d) For all blocks include the min/max heights permitted within the Zoning By-law including any development file numbers if applications for these blocks are under review, e) Where applicable, a statement indicating that place of worship and school sites may be used for residential uses if they are not acquired for their original purpose within the time period specified in the subdivision agreement, f) Those lots or blocks that have existing and potential environmental noise constraints based on the noise feasibility study. Include all relevant warning clauses on the map, g) The approximate locations of noise attenuation walls and berms, h) The approximate locations and types of other fencing within the subdivision, i) Where parks and open space, stormwater management facilities and walkway / vista blocks / servicing blocks are located, j) The types and locations of village squares, parks, valley lands and other open space (i.e., passive or active) and a general description of their proposed facilities and anticipated level of maintenance, k) The locations of all anticipated Canada Post Community Mailboxes, l) The anticipated Transit routes through the subdivision, m) Garage Floor Plan for each unit type offered showing typical vehicle type accommodation, waste and yard care storage, and bicycle storage. n) The following standard notes: <ul style="list-style-type: none"> 1. "This map, and the following list, is intended to provide potential home buyers with general information about the neighbourhood and the surrounding area. If you have specific questions, you are encouraged to call the Town's Planning Department during normal business hours which are 8:30 am to 4:30 pm, Monday to Friday." 2. "Please Note: this map is based on information available on _____(month/year) and may be revised without notice to purchasers." 3. "The map shows that there will be several types of proposed and potential housing and building heights in the subdivision." 4. "Sites shown on the map for future schools, townhouses, parks, shopping etc. could have driveways anywhere along their street frontage." 5. "Some streets in this subdivision will be extended in the future and temporary access roads may be closed." 6. "There may be catch basins or utilities easements located on some lots in this subdivision." 7. "Some lots and blocks will be affected by noise from adjacent roads, and warnings will apply to purchasers." 8. "Some dwelling units are in proximity to commercial, institutional 	
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	<p>and/or school uses from which activities may at times be audible. The map shows that some of the lots affected by noise will be fitted with noise barriers and some of the homes will be provided with central air conditioning to allow bedroom windows to be closed if necessary due to the noise.”</p> <p>9. “Village Square [Block(s) 227, 245] will be developed as passive park(s) and may contain play equipment, walkways, lighting, landscaping and free-play areas. Residents close to Block(s) 227 and 245 may be disturbed by noise and lighting from the park. For detailed information pertaining to the park or open space issues, please contact the Town’s Parks and Open Space Department 905.845.6601”</p> <p>10. “Natural Heritage System, valleys, woodlots and stormwater management ponds in this subdivision will be left in a natural condition with minimal maintenance and no grass cutting, only periodic removal of debris. Residents adjacent to these blocks are requested to limit the use of pesticides and fertilizers to reduce adverse effects on the NHS, and to not remove or replace vegetation in the NHS or stormwater management ponds.”</p> <p>11. “Community mailboxes will be directly beside some lots.”</p> <p>12. “Purchasers are advised that the final location of walkways in Blocks 238 and 239 may change without notice.”</p> <p>13. “Most streets contain on-street parking, and may be available for overnight parking, subject to parking permits.”</p> <p>14. “The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on the adjacent buildings.”</p> <p>15. “There may be Transit bus routes on some streets within this subdivision with stops beside some homes. Oakville Transit reserves the right to introduce transit services and facilities such as bus stops, shelters, pads and associated amenities on any municipal rights-of-way to provide effective service coverage.”</p> <p>16. “Boulevard trees will be planted according to Town standards and a tree will not necessarily be located in front of every home. Purchasers are further advised that home builders are not permitted to charge a purchaser separately for the cost of trees, sodding, fencing and paving of the driveway apron. The Town will not reimburse purchasers, nor assist in any recovery of moneys paid, under any circumstance.”</p> <p>17. “The design of features on public lands may change. Builders’ sales brochures may depict these features; however, the Town has no control over builders’ sales brochures.”</p> <p>18. “Gates are not permitted in fences when lots abut the Natural Heritage System, a trail, valleyland, active park, woodlot or stormwater management pond.”</p> <p>19. “The Town’s Zoning By-law regulates the width of driveways. Please do not have your driveway widened before inquiring about the permitted driveway width for your lot.”</p> <p>20. “Not all vehicle types can be accommodated on the proposed lots whether on the driveway or within a garage area. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”</p> <p>21. “Driveway entrance widenings or modifications on private or public lands beyond what was approved as part of the subdivision design will not be permitted. Property Owners must take note of the available parking space on their approved driveway and within the</p>	
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	<p>garage and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”</p> <p>22. “This community is subject to Architectural Control. Models available for sale have to be pre-approved by the Control Architect and certain models may not be available for some of the lots. Check with your builder regarding the particular situation for the model and lot you intend to purchase.”</p> <p>23. “Halton Region is responsible for household garbage, recycling and green bin collection. For further information, please call 311 or visit Halton.ca”</p> <p>24. “For further general information on proposed and existing land use, please call the Town’s Planning and Development Department 905.845.6601.”</p> <p>25. “For detailed grading and berming information, please call the Town’s Transportation and Engineering Department 905.845.6601.”</p> <p>26. “A portion of lots/blocks (i.e., Lots 1, 13, 14 and Blocks 177,183) backing onto the Natural Heritage System may contain areas regulated by Conservation Halton under the Conservation Authorities Act and Ontario Regulation 41/24, as proclaimed on April 1, 2024, and as may be amended from time to time. Permits are required from Conservation Halton prior to undertaking development activities within Conservation Halton’s regulated area. For further information please contact CH at chplanning@hrca.on.ca or 905.336.1158.”</p> <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <p>a) provides prospective purchasers with a “Notice to New Home Purchasers” from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement.”</p>	
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL / REGISTRATION		
38.	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)
39.	That the Owner shall provide the Town with a letter from a Trustee confirming that the Owner is in compliance with any landowner’s agreement, if applicable, prior to the release for registration of each phase of the plan of subdivision.	OAK (PS)
40.	That the Owner enter into a standard form subdivision agreement to the satisfaction of the Town to address all matters related to the financial and construction obligations and build out of the subdivision, including but not limited to, development charge reimbursements, works to be completed on behalf of the Town, subdivision assumption and maintenance and monitoring of stormwater management facilities, homeowner warning clauses, etc.	OAK (PS) OAK (DS) OAK (EP)
41.	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 (PS) OAK (DS)
42.	The Owner constructs and certifies the Low Impact Development (LID) pilot projects in accordance with the Town approved LIDs locations, type	OAK (DS)

	and detailed designs to the satisfaction of the Town of Oakville prior to registration. Certification must include inspection by a qualified person and as-constructed drawings. Certification may occur before the LID catchment is stabilized and before LID is on-line. Any adjustments to LIDs completed post-certification must be completed to the satisfaction of the Town.	
43.	The Owner prepares a Low Impact Development (LID) Monitoring Plan to the satisfaction of the Town, including the evaluation of the functional performance and long-term operational impacts of the LID pilot projects. It must include a financial assessment, comparing the operational and maintenance costs of a conventional end-of-pipe stormwater pond to the LID pilot sites.	OAK (DS)
44.	For Lands Draining to the West Fourteen Mile Creek That the Owner submits a final Environmental Implementation Report and Functional Servicing Study (EIR/FSS) to address all comments from the Town of Oakville and Conservation Halton and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums for the subject lands to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (PS) OAK (EP) OAK (DS) OAK (POS) CH
45.	For Lands Draining to the East Fourteen Mile Creek That the Owner submits a final Environmental Implementation Report and Functional Servicing Study (EIR/FSS) to address all comments from the Town of Oakville and Conservation Halton and agrees to implement all final recommendations contained within the approved EIR/FSS including any addendums for the subject lands to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (PS) OAK (EP) OAK (DS) OAK (POS) CH
46.	That the Owner prepares and submits a Final Functional Servicing Report and Stormwater Management Plan in accordance with the approved Environmental Implementation Report and Functional Servicing Study (EIR/FSS) to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (PS) OAK (EP) OAK (DS) CH
47.	That prior to the registration of the first phase of development, relocated Wetland 10 shall be constructed, stabilized and landscaped to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (EP) CH
48.	That the Owner shall design, provide a cost estimate, and implement open country habitat in the proposed linkage and core area to the north at 1:1 ratio for every square metre of stormwater management pond encroachment into the NHS, excluding the portion of the SWM pond outside the active storage area, restored to open country habitat. For any remaining area of stormwater encroachment, for which restoration or enhancement cannot be accommodated on Palermo Village Corporation lands, or in a location satisfactory to the Town, the Owner agrees to pay cash-in-lieu per sq. m. of such remaining area of encroachment for the purpose of restoration/enhancement elsewhere. The cash-in-lieu is to cover pre-site works, design and implementation of a planting plan, monitoring and post-planting maintenance.	OAK (EP)
49.	That the Owner ensures that the stormwater management pond and stormwater outfall to service the subject lands are designed, constructed, stabilized, operational and in public ownership in accordance with Town-approved engineering drawings, approved EIR / FSS, approved Stormwater Management Plan, MECP Environmental Compliance Approval (ECA), and Conservation Halton permits to the satisfaction of the Town of Oakville and Conservation Halton. The Owner is responsible for planting all required vegetation within 12 months of draft plan registration.	OAK (DS) OAK (POS) OAK (EP) CH
50.	The Owner agrees to revise the Conceptual Grading Plan to eliminate any retaining wall on or adjacent to Lots 97 and 103, Street C and Block 183 and find alternate servicing strategies to address adequate water	OAK (DS) RMH (LPS) MTO

	<p>pressure.</p> <p>If a retaining wall cannot be avoided, the Owner further agrees to work with the Region of Halton and Town of Oakville through the detailed design to accommodate the grade transition.</p>	
51.	<p>That the owner provide the required analysis to demonstrate that the hydraulic grade line has been appropriately considered in the design of any units with reverse slope driveways, to the satisfaction of the Town.</p>	OAK (DS)
52.	<p>The Owner agrees to evaluate the emergency flow conditions due to blockage/failure of the underground storage system on Valleyridge Drive north of Dundas Street to the satisfaction of the Town, Conservation Halton and Halton Region.</p>	OAK (DS) RMH LPS)
53.	<p>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.</p>	OAK (PS) OAK (DS) RMH (LPS)
54.	<p>The Owner agrees that Blocks 225, 238, 239, 246, 247, 248, 252 and 253 are to be conveyed to the Town and shall not count towards the required parkland dedication for the site.</p> <p>Notwithstanding this condition, partial credit (50%) shall be given towards parkland dedication requirements for Block 225.</p>	OAK (PS) OAK (POS)
55.	<p>The Owner agrees to convey Block 250 to the Region of Halton.</p>	OAK (PS) RMH (LPS)
56.	<p>The Owner shall dedicate the following blocks as parkland taken pursuant to section 51.1 of the Planning Act, and provide cash-in-lieu of parkland for an additional 0.23 ha at the time of registration of the first phase of development:</p> <ul style="list-style-type: none"> • Block 240 (0.30 ha) - Urban Square • Block 244 (2.53 ha) - Park • Block 245 (0.27 ha) - Northerly Village Square 	OAK (PS) OAK (POS)
57.	<p>That the Owner shall submit a final Environmental Impact Report / Functional Servicing Study (EIR/FSS) Stormwater Management Plan, Functional Servicing Report to address 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, Stormwater Management Plan, Functional Servicing Plan, 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.</p>	OAK (PS) OAK (EP) OAK (DS) OAK (POS) CH RMH (LPS)
58.	<p>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 Stormwater Management Plan, Functional Servicing Report 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"> • 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 • 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. 	OAK (DS) OAK (TE) OAK (EP) OAK (T)

	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.	
59.	<p>That the owner shall submit a roadway plan for the subdivision showing following information to the satisfaction of the Town's Transportation and Engineering Department:</p> <ul style="list-style-type: none"> • Right-of-way widths and on-street parking spaces with respect to the location of the driveways. A summary table to provide total number of parking spaces provided in the subdivision. • Active Transportation Plan of the subdivision showing trails, sidewalks, and pedestrian crossing locations in accordance with Active Transportation Master Plan for Transportation Planning staff review and approval. • Transit Plan of the subdivision showing transit services and facilities such as bus stops, shelters, pads and associated amenities on municipal right-of-way for Oakville Transit staff review and approval. • A Traffic Management Plan showing temporary signage and pavement marking plan during construction period for vehicular traffic, pedestrian, parking, municipal services and emergency services for staff review and approval. 	OAK (TE)
60.	<p>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):</p> <ul style="list-style-type: none"> • 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 • Construction Management Plan • Noise Impact Study • Erosion, Sediment, Dust Mitigation Plan 	OAK (DS) OAK (POS) OAK (EP) OAK (TE) OAK (T) RMH(LPS)
61.	That the Owner shall provide digital discs of the registered plan of subdivision with the following coordinate system NAD 83 / UTM Zone 17 with approved delineated features to the Regional Municipality of Halton and the Town of Oakville prior to registration of the plan.	OAK (DS) RMH (LPS)
62.	<p>That the Owner provides digital copies of the registered plan of subdivision including 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. Digital data should be delivered in one of the following formats:</p> <p>a) ESRI geodatabasev10.x (or newer) feature classes b) ESRI shape file format. c) AutoCAD DWG or DXF Format, version 2019 or earlier</p> <p>If the Project Consultant utilizes ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data 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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards. Questions can be directed to Conservation Halton GIS staff.</p>	CH

63.	That the Owner obtains Permit(s) from Conservation Halton, pursuant to the Conservation Authorities Act and Ontario Regulation 41/24 , for any development activities, activities to change or interfere with watercourses or wetlands and/or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, stormwater facilities or outfalls, trails, watercourse alterations or realignments, wetland relocation, and watercourse crossings. That the Owner also provide confirmation that they have an agreement with the Ministry of Transportation (MTO) for flood hazard alteration and grading on MTO lands.	CH
64.	That the Owner agrees to design the cycling and trails plans in accordance with the North Oakville Trails Plan and the EIR/FSS and are to be approved by Parks and Open Space.	OAK (DS) OAK (POS) OAK (EP) OAK (T)
65.	That the Owner designs, locates and constructs the NHS trail which allows for a proper alignment that accommodates operations and forestry maintenance vehicles to the satisfaction of the Town of Oakville.	OAK (POS) OAK (EP)
66.	The Owner shall submit a detailed parks facility fit plan (and detailed cost estimate) to demonstrate the ultimate programming of the park block(s), to the satisfaction of the Director of Parks and Open Space.	OAK (POS)
67.	The Owner shall be responsible for the installation and maintenance of temporary fencing around the parkland and its maintenance until such time as the development of the park blocks are completed.	OAK (POS)
68.	The Owner agrees not to stockpile any soils or materials, or use as an interim construction staging area, on the lands conveyed to the town.	OAK (POS)
69.	<p>The Owner, at their sole expense, agrees to develop the parkland to a base-level condition as a local service provision under section 59 of the Development Charges Act.</p> <p>This includes but is not limited to:</p> <ul style="list-style-type: none"> a. clearing and grubbing b. erosion and sediment control c. topsoil stripping and stockpiling d. servicing to just inside the property line (including water, hydro, storm, sanitary, electrical, fiber/phone, catchbasins, manholes, access boxes, meter and meter boxes) <ul style="list-style-type: none"> • The developer is to provide a full functioning electrical and water service to the park (to Oakville Hydro and Region of Halton standards) to which the park contractor will tie into • The full electrical and water service includes a water meter, hydro meter and boxes. All costs associated with providing a full service to the park (including Region of Halton or Oakville Hydro fees/testing/inspections/permits) shall be born by the developer. • Should the meters and boxes be planned more than 1 meter within park, the town shall bear the cost of the extending water piping or electrical lines to the planned location (e.g. precast shed). <ul style="list-style-type: none"> e. rough grading (pre-grading) to base level conditions and the supply of topsoil to the required depth f. topsoil placement per the applicable subdivision agreement g. temporary fencing (e.g. construction fence) h. temporary park sign i. permanent fencing to town standards (e.g. chainlink fence) applicable heritage feature(s). 	OAK (POS)
70.	The base-level pre-servicing of the park blocks (sanitary, storm, water, hydro) shall match (without modification) the ultimate park grading and servicing design.	OAK (POS)
71.	That the Owner designs, constructs, stabilizes and has in operation all creek realignments and alterations as well as any other alterations to natural hazards to the satisfaction of the Conservation Halton and the Town of Oakville.	OAK (EP) CH

72.	That the Owner designs, constructs, and stabilizes the relocated wetland in accordance with the approved Wetland Management Plan, Wetland Memorandum Update and Environmental Implementation Report and Functional Servicing Study to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP) CH
73.	That the Owner provides a detailed tree preservation design to support the long-term structural integrity and health of tree 918, and to integrate the tree into the proposed park area identified as Block 244. An updated arborist report will be provided to the Town.	OAK (POSF)
74.	That the Owner shall install information signs, not less than 2 metres by 3 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) OAK (DS) OAK (EP)
75.	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)
76.	That all public streets within the subdivision be named to the satisfaction of the Transportation and Engineering Department and in accordance with Street Names for Public Roads procedure.	OAK (TE)
77.	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 Planning and Development Department.	OAK (DS)
78.	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
79.	That the Owner submits the final clearance fee to Conservation Halton, prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee.	CH
80.	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, 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)
81.	That temporary easements be provided for watermain looping that are internal and/or external to the site that are not located in an existing road right-of-way and that these easements be dedicated to the Region of Halton for the purpose of watermain protection; these easements shall be dedicated with clear title (free & clear of encumbrances) and a certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services and Corporate Counsel.	RMH (LPS)
82.	The Owner agrees to provide and install individual pressure reducing valves (PRV), where required, at the residential units within the subdivision to meet the requirements of the Ontario Building Code to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
83.	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)

84.	That 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)
85.	That 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 low water pressures within the subdivision.	RMH (LPS)
86.	That 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 water pressures changes within the subdivision resulting from the realignment of the Region's water pressure zones from the existing zone condition to the interim and ultimate zone pressure conditions.	RMH (LPS)
87.	That the Owner is required to submit a revised Functional Servicing Study outlining in detail the proposed servicing of this property that includes water modelling and that addresses secondary watermain connections, flows, pressures and dead-end watermains to Halton Region's Development Project Manager, Regional Planning and Public Works Department for review and approval.	RMH (LPS)
88.	That the Owner shall design and construct an external secondary feed watermain along Bronte Road to provide additional water supply capacity and system redundancy for the lands. The alignment, sizing, and connection points of the watermain shall be confirmed through detailed design and shall be completed to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
89.	That the Owner is required to submit an addendum to the 407 West Employment Lands Area Servicing Plan (ASP) to reflect the proposed change in land use. The addendum must clearly describe the proposed sanitary sewer and watermain servicing strategies, including connection points, pipe sizes, and any required upgrades. The ASP Addendum shall be submitted to and approved by the Region of Halton to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
90.	The Owner is required to submit a revised Functional Servicing Study reflecting in detail the sanitary sewer servicing strategy outlined in the proposed addendum to the 407 West Employment Lands Area Servicing Plan to the satisfaction of the Region of Halton.	RMH (LPS)
91.	The Owner is required to submit a revised Functional Servicing Study reflecting in detail the watermain design outlined in the proposed addendum to the 407 West Employment Lands Area Servicing Plan to the satisfaction of the Region of Halton.	RMH (LPS)
92.	That the Owner acknowledges that portions of the subdivision, may experience water pressures below the Region's minimum static pressure of 275 kPa (40 psi) during peak hour conditions. The Owner agrees to work with the Region to identify and implement appropriate mitigation measures, which may include but are not limited to PRV connections to higher pressure mains, or the use of booster pumps within specific buildings or blocks. The preferred mitigation strategy shall be confirmed through further consultation with the Region and documented in the detailed design submission to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
93.	That the Owner is required to submit a revised Functional Servicing Study that includes updated water modelling and analysis for the interim, and ultimate pressure zone conditions associated with the Region's O3 and O4 pressure zones. The study shall reflect the Region's zone boundary realignment and the impacts these changes will have on the	RMH (LPS)

	development and shall be completed to the satisfaction of the Region's Development Project Manager.	
94.	That the Owner is required to submit a revised Functional Servicing Study, prepared in accordance with the standards of the Region of Halton, that outlines in detail the proposed servicing of the lands. The report shall include analysis that demonstrate that the existing water and sanitary sewer systems in the surrounding area can accommodate the proposed development, including any required infrastructure upgrades or interim measures.	RMH (LPS)
95.	That the Owner shall provide a water servicing strategy that includes a watermain connection to the existing 900 mm CPP transmission watermain on Bronte Road, a pressure reducing valve (PRV) chamber, and looping of the O3 pressure zone along William Halton Parkway with check valves to allow for backup supply from O3 to O4 during PRV maintenance events. The detailed design, including connection method, PRV location, and system configuration, shall be reviewed and finalized to the satisfaction of the Region's Development Project Manager at the detailed design stage.	RMH (LPS)
96.	That the Owner shall provide a water servicing strategy that includes a connection to the existing 900 mm CPP transmission watermain on Bronte Road, installation of a stepped pressure reducing valve (PRV) system consisting of two PRVs in series, and looping of the O3 pressure zone along William Halton Parkway with check valves to allow for backup supply from O3 to O4 during PRV maintenance. The detailed design of these components shall be reviewed and finalized to the satisfaction of the Region's Development Project Manager at the detailed design stage.	RMH (LPS)
97.	That the applicant be required to design and construct a 600mm diameter trunk watermain external to the subdivision on Bronte Road (Regional Road 25) (ID #5627) as required by the forthcoming 2051 Integrated Master Plan and as also required as per the Region of Halton's policy for the Design and Construction of Development Charges Projects by the Development Industry. The Applicant will be responsible for paying all costs associated with these works along the extent of the owners property. The Region will make reimbursement for the cost of designing and constructing the works when the appropriate funding is in place as per the policy.	RMH (LPS)
98.	That the Owner acknowledges, in writing, that the developer will be fully responsible for collection and disposal of all waste until the developer is able to confirm that the development has reached 90% occupancy, demonstrate that a waste collection truck is able to safely and consistently perform collection services without obstruction or delay, and that the development meets the Region's Development Design Guidelines for Source Separation of Solid Waste, to the satisfaction of the Region.	RMH (LPS)
99.	The Owner acknowledges, in writing, they will provide a letter to all tenants/owners within the development which clearly communicates the details of the Waste management system that will be provided by the Developer and when Region collection will begin, to the satisfaction of Halton Region. This includes that waste collection for the proposed development will not commence until the proposed development is 90% occupied and that a Waste collection truck is able to safely and consistently perform collection services without obstruction or delay. The owner shall provide a copy of the letter, which clearly communicates the details of the Waste management system, addressed to all tenant/owners within the development, to the satisfaction of Halton Region.	RMH (LPS)
100.	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: a) sufficient Water and Wastewater Plant capacity exists to	RMH (LPS)

	<p>accommodate this development; and,</p> <p>b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.</p>	
101.	<p>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 to the satisfaction of Halton Region.</p>	RMH (LPS)
102.	<p>The Owner acknowledges and agrees that as per the preliminary Municipal Class Environmental Assessment for Regional Road 25, additional land acquisition has been identified at the intersection of Regional Road 25 and Dundas Street. The Owner shall protect and not propose a development footprint that impacts the 54-meter right-of-way requirement identified at this time.</p>	RMH (LPS)
103.	<p>The owner/applicant acknowledges and agrees to dedicate lands that are part of the subject property to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements as set out below.</p> <p>While the Regional Road 25 Environmental Assessments identifies an ultimate right-of-way of 47m (23.5 metres from the centre line of the original right-of-way of Regional Road 25), the owner/applicant and Regional Municipality of Halton have agreed to a reduced ultimate right-of-way for Blocks 160, 161, 162, 209, 174, 175 and 176 as per the September 23, 2025, Draft Plan of Subdivision</p> <p>For the remainder of the subdivision lands including Blocks 226, 231, 230, 229, 240, 228, 255, 236, 234, 233 and 232, the ultimate right-of-way shall be dedicated as identified through the preliminary Municipal Class Environmental Assessment (MCEA) for Regional Road 25.</p>	RMH (LPS)
104.	<p>The owner/applicant acknowledges and agrees to dedicate any additional lands within the subject property for Blocks 226, 231, 230, 229, 240, 228, 255, 236, 234, 233 and 232 identified for the future widening of Bronte Road (Regional Road 25) as part of the Municipal Class Environmental Assessment, or the initial milestone for the Detailed Design Project Package, for the purpose of right-of-way widening and future road improvements.</p> <p>Note: If the subdivision is registered prior to the completion of the Bronte Road (Regional Road 25) Municipal Class Environmental Assessment, or the initial milestone for the Detail Design Project Package, this condition shall be deemed fulfilled and will be cleared.</p>	RMH (LPS)
105.	<p>The owner/applicant acknowledges and agrees to dedicate any lands within 25.0 metres of the centre line of the original right-of-way of Dundas Street (Regional Road 5) that are part of the subject property to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.</p>	RMH (LPS)
106.	<p>The owner/applicant acknowledges and agrees to dedicate any lands within 17.5 metres of the centre line of the original right-of-way of William Halton Parkway (Regional Road 40) that are part of the subject property to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.</p>	RMH (LPS)
107.	<p>The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along Bronte Road (Regional Road 25) and 15m along Dundas Street (Regional Road 5), based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.</p>	RMH (LPS)

108.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along Bronte Road (Regional Road 25) and William Halton Parkway (Regional Road 40)/Street A, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
109.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along Bronte Road (Regional Road 25) and Street E, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
110.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres along Bronte Road (Regional Road 25) and Street C, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
111.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres Dundas Street (Regional Road 5) and 15m along Valleyridge Drive, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
112.	The owner/applicant acknowledges and agrees to dedicate a daylight triangle measuring 15 metres William Halton Parkway (Regional Road 40) and 15m along Old Bronte Road, based on the ultimate Regional right-of-way requirements, to the Regional Municipality of Halton prior to registration for the purpose of road right-of-way widening and future road improvements.	RMH (LPS)
113.	The owner/applicant shall provide a legal survey (detailing land dedication to verify that the adequate property requirements are met), to the satisfaction of Halton Region.	RMH (LPS)
114.	Any proposed private signage, landscaping, etc., for the site must be placed outside of the ultimate Regional right-of-way and daylight triangle (on private property). Per Halton Region's Regional Road Landscaping Guidelines & Specifications (2018), only grasses and/or low lying shrubs are to be planted within the Regional ROW daylight triangles. All plantings must have a mature height that does not exceed 1 metre. Species that deviate from this rule can impact the safety of roadway and sidewalk users at intersections by obstructing sightlines.	RMH (LPS)
115.	That the owner/applicant agrees to implement the recommendations of the final, approved Noise & Vibration Impact Study required to support the subdivision to the satisfaction of Halton Region. The applicant is responsible for all costs associated with the improvements identified.	RMH (LPS)
116.	An updated detailed Noise Assessment Study should be conducted if any proposed grading information has significantly changed to refine the noise assessment and warning clauses.	RMH (LPS)
117.	The owner/applicant acknowledges and agrees to enter into a Servicing and/or Subdivision Agreement (through the Development Project Manager, Halton Region) prior to registration for the implementation of the required noise mitigation measures and Warning Clauses as identified in the latest approved Noise Feasibility Study.	RMH (LPS)
118.	The owner/applicant shall provide a signed/stamped letter from the development Architect, in conjunction with the Building Permit Application, stating that the recommendations from the approved Noise Feasibility Study will be implemented and have been reflected in the submitted drawings. Halton Region shall receive confirmation of such correspondence.	RMH (LPS)

<p>119.</p>	<p>All updated/amended Warning Clauses must be reviewed and approved by Halton Region and the Town of Oakville. All applicable warning clauses shall be listed in the Town of Oakville Site Plan Agreement and also be inserted in the Agreements of Purchase and Sale or Lease. That the owner/applicant agrees to the following, to the satisfaction of Halton Region:</p> <p>a) That for all lands, lots or blocks that will be fitted with noise control measures and/or features, the Owner shall instruct its sales staff and agents (in the sales centre or otherwise) to notify all interested or potential purchasers, parties, buyers and/or future owners of the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study as early in the purchasing process as possible (pre-sale); and,</p> <p>b) That for all lands, lots or blocks that will be fitted with noise control measures and/or features, the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study shall be registered on title, included in all pre-sales materials and all agreements of purchase and sale.</p>	<p>RMH (LPS) OAK (PS) OAK (DS)</p>
<p>120.</p>	<p>The owner/applicant acknowledges and agrees to provide noise easements for all required noise barriers to the satisfaction of Halton Region prior to registration for the purpose of allowing Regional staff access for maintenance. Halton Region requires a +/-1 metre easement on the inside of the acoustic barriers within the residential lots and a +/-2 metre easement on the outside of the acoustic barriers within any private or City/Town-owned blocks.</p>	<p>RMH (LPS)</p>
<p>121.</p>	<p>The owner/applicant acknowledges and agrees to implement all road improvements identified in the approved Transportation Impact Study required to support the subdivision to the satisfaction of Halton Region. The applicant is responsible for all costs associated with the improvements identified.</p>	<p>RMH (LPS)</p>
<p>122.</p>	<p>The owner/applicant acknowledges and agrees to enter into a Servicing and/or Subdivision Agreement (through the Development Project Manager, Halton Region) prior to registration for the completion of the works required as identified in the latest approved Transportation Impact Study.</p>	<p>RMH (LPS)</p>
<p>123.</p>	<p>Detailed design drawings of the works must be completed to the Region's satisfaction and submitted to Halton Region's Development Project Manager for review and approval. A design based on the specifications outlined in the Transportation Association of Canada (TAC) Geometric Design Guide for Canadian Roads (GDGCR) and approved by Road Operations and/or Engineering & Construction must be shown. The detailed design drawings should include the road improvements and all associated design details, including but not limited to grading & cross-sections, Traffic Signal drawings, the location of intersection street signs (advanced & at-intersection) and intersection pavement markings.</p>	<p>RMH (LPS)</p>
<p>124.</p>	<p>As part of the resolution of the Ontario Land Tribunal (OLT) appeal associated with this development, the Owner may request an additional 50 Infrastructure Dependent Units (IDUs) as part of the Region's 2023 Allocation Program. The Region of Halton and the Town of Oakville will consider this request subject to the execution of an Amending Agreement to the existing Allocation Agreement (Law File No. 2024-177), as well as the fulfillment of all applicable financial contributions and technical requirements. The request must also align with the parameters of the Region's Allocation Program and infrastructure capacity planning.</p> <p>Note: The Owner acknowledges that the approval of any additional IDUs is entirely at the discretion of the Regional Municipality of Halton and the Town of Oakville. There is no obligation on the part of either authority to grant such a request, and no entitlement to the additional IDUs shall be inferred.</p>	<p>RMH (LPS)</p>

125.	The Owner acknowledge that Halton Region and the Town of Oakville are committed to exploring opportunities to enhance safety and connectivity for all road users, including pedestrians, at the intersection of RR25 and Dundas Street through the acceptance and approval of a final Transportation Impact Study. This will involve evaluating potential improvements through the ongoing Municipal Class Environmental Assessment (MCEA) and subsequent detailed design process. Both parties will collaborate closely to ensure that any proposed solutions align with broader active transportation goals and adhere to best practices. As the design progresses, Halton Region and the Town of Oakville, alongside other stakeholders, will work together to address any necessary agreements for enhancements that exceed standard practices and guidelines, ensuring a comprehensive and inclusive approach to improving safety and accessibility for all active transportation (AT) users.	RMH (LPS)
126.	That prior to registration the Owner shall submit to the Town of Oakville Planning Services Department digital copies of the final draft plan of subdivision along with the applicable Land Registry Office PX Number (or 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)
127.	The Owner agrees to reserve within the proposed Plan of Subdivision an elementary school site in favour of the Halton District School Board, as identified as Block 243 on the draft plan of subdivision. Prior to final approval of the draft plan of subdivision or a phase of the draft plan that contains the school site, satisfactory arrangements will have been made with the Halton District School Board by either an agreement of purchase and sale or a seven year option agreement for the proposed acquisition of the subject lands, which are identified as Block 243, for public elementary school purposes in a state and condition acceptable to the Board.	HDSB
128.	The Owner agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton 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. The Owner will provide information on the anticipated start of construction and tentative occupancy dates of residential units.	HDSB HCDSB
129.	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
130.	Prior to registration of the plan, the Owner shall make satisfactory arrangements with Enbridge Gas Inc. (Enbridge Gas) to provide the necessary easements and/or agreements required by Enbridge Gas for the provision of local gas service for this project. Once registered, the owner shall provide these easements to Enbridge Gas at no cost, in a form agreeable and satisfactory to Enbridge Gas.	Enbridge Gas
131.	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 Rogers

<p>132.</p>	<p>The Owner agrees that until notice from Halton Region’s Commissioner of Public Works is given to the Owner that development of these lands is able to proceed by the issuance of a building permit with residential water/wastewater capacity or that units under the Region’s Allocation Program will be operational within 12 months, that the Owner shall not seek the issuance of building permits for any development in this phase and:</p> <p>a. Shall not sell or offer for sale any lot or block or any part thereof within this phase if such sale obligates the Owner or permits the purchaser to construct a residential building on such lot or block; and,</p> <p>b. Shall not seek final approval for registration of such lots or blocks or any part thereof.</p>	<p>RMH (LPS)</p>
<p>133.</p>	<p>For the portion of the plan subject to IDUs under the Allocation Program, the Owner agrees that the Region will not execute a subdivision agreement until the following conditions are met, to the satisfaction of the Region:</p> <p>a. The equivalent or sufficient number of Infrastructure Dependent Units (IDUs) are converted to Single Detached Equivalents (SDEs) or has been provided written confirmation that all of the W/WW infrastructure, as referenced in Schedule “G2” will be operational within twelve (12) months of the giving of such Notice and if applicable; and,</p> <p>b. The Region’s Commissioner of Public Works has given a written Notice to the Owner that all of the Projects referenced in Schedule “G-1” of the 2023 Allocation Agreement are to be built as part of a plan of subdivision or a servicing agreement with respect to the Owner’s lands within twelve (12) months of the giving of such Notice.</p> <p>Note: Consideration will be given at the time of the subdivision agreement execution, should directions be given from the Lower-Tier Municipality.</p>	<p>RMH (LPS)</p>
<p>134.</p>	<p>The Owner agrees that the purchase and sale of all prospective units shall not occur until:</p> <p>a. The equivalent or sufficient number of Infrastructure Dependent Units (IDUs) are converted to Single Detached Equivalents (SDEs) and, has been provided written confirmation that all of the W/WW infrastructure, as referenced in Schedule “G2” will be operational within twelve (12) months of the giving of such Notice and if applicable; and,</p> <p>b. The Region’s Commissioner of Public Works has given a written Notice to the Owner that all of the Projects referenced in Schedule “G-1” of the 2023 Allocation Agreement are to be built as part of a plan of subdivision or a servicing agreement with respect to the Owner’s lands within twelve (12) months of the giving of such Notice.</p>	<p>RMH (LPS)</p>
<p>135.</p>	<p>Prior to final approval, the Owner shall address all the requirements of the Allocation Program including, but not limited to, the signing of any additional agreements, provision of any required payments, and the issuance of a Region of Halton Public Works Commissioner’s Notice (PWCN), to the satisfaction of the Region of Halton. Appendix B outlines the procedure for PWCN.</p>	<p>RMH (LPS)</p>
<p>136.</p>	<p>That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Stormwater Management Report indicating the intended treatment of the calculated runoff.</p> <p>Stormwater Management Reports must adhere to accepted ministry policies/standards and must be stamped and signed by a Professional Engineer of Ontario.</p>	<p>MTO</p>

137.	<p>That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a Traffic Impact Study to assess the impacts to Hwy 407 and identify any related highway improvements including a review of the proposed right-in/right-out.</p> <p>NOTE: The Traffic Impact Study must adhere to accepted ministry practices/standards and must encompass the full build-out of the entire development (e.g., all phases), as well as be prepared by a RAQS qualified consultant, stamped, and signed by a Professional Engineer of Ontario</p> <p>a. MTO recommends the proponent submit a Terms of Reference for review and comments before starting work on the TIS. b. Traffic data collection must also be by a RAQS approved consultant/company.</p> <p>Any proposed access must adhere to the ministry's highway access policy.</p>	OAK (PS) OAK (TE) MTO
138.	<p>That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, detailed Grading, Servicing, Survey, and Internal Road Construction plans.</p>	MTO
139.	<p>That prior to final approval, the owner shall submit to the Ministry of Transportation for their review and approval, a detailed Lighting Plan.</p>	MTO
140.	<p>That prior to final approval, the owner or Town or Region shall enter into a Legal Agreement with the 407 ETR Concessions Company whereby the owner or Town or Region agrees to assume 100% financial responsibility for all works associated with the proposed ecopassage, grading, and other related matters, within the Hwy 407 ETR right-of-way (if necessary).</p>	MTO
141.	<p>If this legal agreement as referenced on condition 140 is with the Town or the Region, the Owner shall agree to indemnify that municipality for such costs</p>	OAK (PS)
142.	<p>The Owner shall enter into an agreement with the Regional Municipality of Halton acknowledging that, while the Regional Municipality of Halton will make best efforts to coordinate the construction and timing of the eco-passage with the widening of Regional Road 25 where feasible, the final timing and coordination decisions rest solely with the Regional Municipality of Halton and its technical departments, and are subject to approval by the MTO and Highway 407 ETR. The coordination of these works will require a future development agreement between the Owner and the Region be executed prior to the Regional Municipality of Halton tendering of the construction project. Should the construction timing of the Regional Road 25 widening not align with other elements of the Owner's development plans and require the eco-passage infrastructure to be in place in advance of the widening project the responsibility to coordinate and construct these works rest with the Owner through the submission of an Engineering Submission to the Regional Municipal of Halton.</p>	OAK (PS) OAK (DS) OAK (EP) RMH (LPS)
143.	<p>The Owner agrees to provide the Region with a preliminary design and associated comprehensive cost estimate for the proposed eco-passage in accordance with the Linear Design Manual and to submit the design as part of the first engineering submission for the subdivision, to the satisfaction of the Regional Municipality of Halton. The Owner further agrees that the final design of the eco-passage design shall not interfere with existing or proposed infrastructure and will be completed at the Owner's expense as part of the detailed design of the Regional Road 25 Widening and in accordance with all Regional Design standards and specifications.</p> <p>If the detailed design of the Regional Road 25 is not completed prior to final engineering submission for the subdivision, the preliminary design and cost estimate for the eco-passage shall be included in a Regional Agreement, and arrangements will be made with the Region of Halton</p>	OAK (PS) OAK (DS) OAK (EP) RMH (LPS)

	through a future Development Agreement to have the eco passage design updated through the detailed design of Regional Road 25, as required. The design of Regional Road 25 shall not hold up the subdivision Registration.	
144.	The Owner agrees that all costs associated with the construction of the eco-passage and/or retrofitting or modifying existing infrastructure, including the full width of the Regional Road 25 widening, Highway 407 on-ramps, existing retaining walls, or implementing design changes to accommodate future infrastructure to accommodate an eco-passage, as determined solely by the Regional Municipality of Halton, acting reasonably, shall be at the Owner's sole cost and responsibility. Inclusion of the eco-passage in the Region's project requires the Owner to provide the funds in full for the design (as needed) and construction of the eco-passage prior to the Region tendering the works and is ultimately responsible for actual costs upon completion of the works.	OAK (PS) OAK (DS) RMH (LPS)
145.	The Owner acknowledges that the proposed eco-passage shall be owned by a public authority upon construction completion	OAK (PS) OAK (DS) RMH (LPS)
CONDITIONS TO BE MET PRIOR TO FINAL APPROVAL/ REGISTRATION		
NEIGHBOURHOOD INFORMATION MAPPING		
146.	<p>The developer shall prepare a final neighbourhood information map, based on the final M-plan, and approved by the Town's Director of Planning Services, to replace the preliminary neighbourhood information map in all affected sales offices. This map shall contain the following information:</p> <ul style="list-style-type: none"> a) all of the information required on the preliminary map, b) the locations of all sidewalks and walkways, c) the locations of all rear yard catch basins and utilities easements on private property where applicable, d) the proposed locations of all above ground utilities, where known, e) the proposed locations of all bus stops, f) The proposed locations of all temporary mailboxes. <p>The developer shall ensure that each builder selling homes within the subdivision:</p> <ul style="list-style-type: none"> a) provides prospective purchasers with a "Notice to New Home Purchasers" from the Town in the prescribed format that includes all of the notes required on the neighbourhood information maps, and, attaches a copy of the most up-to-date neighbourhood information map to each offer of purchase and sale agreement. 	OAK(PS)
CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENT		
147.	The Owner acknowledges that the Town may require minor revisions to the draft plan to ensure property alignment with existing or proposed lots, blocks, streets, and/or facilities on lands adjacent to this draft plan.	OAK (PS) CH
148.	That the Owner agrees to submit a revised Planning Statistics Spreadsheet to the satisfaction of Planning Services based upon the registration of M-Plans.	OAK (PS)
149.	That the Owner acknowledges that any eligible Development Charge reimbursements will be in accordance with the Town's Development Charge By-law. The Owner agrees to submit progress reports for any Development Charge reimbursable items identified to be reimbursed through Development Charge credits, whether repaid through	OAK (F)

	Development Charge credits or other means, in a form satisfactory to the Town's Finance Department. The Owner further agrees to abide by the Town's requirements for matters dealing with Development Charge credits.	
150.	The Owner acknowledges that work completed on behalf of the Town shall not exceed the estimated values contained within the subdivision agreement and that the Town will not accept any further progress certificates relating to the Schedule 'K' works and will not consider the payment of said progress certificates received after the assumption of the subdivision by the Town. The Owner further acknowledges that work done on behalf of the Town may not be reimbursed until funded in the Town's approved capital budget.	OAK (DS) OAK (F)
151.	The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (DS)
152.	The Owner agrees to convey a 0.3 hectare Village Square within Block 227 as shown on the draft plan of subdivision prior to the development of that block. And further agrees to include, in any future purchase and sale agreement related to Block 227, a reference to the required the 0.3 hectare parkland conveyance to the Town of Oakville.	OAK (L)
153.	The Owner agrees that the total minimum parkland obligation under section 51.1 of the Planning Act is 3.65 ha (calculated using an agreed upon estimated unit count of 2773 units) to be provided as follows: Community Park (2.53 ha) North Village Square (0.27 ha) South Village Square (location TBD) (0.30 ha) Urban Square (0.30 ha) Cash-in-lieu of parkland (0.23 ha) 50% credit for 0.04 ha servicing easement adjacent to Northern Village Square (0.02 ha) The parkland obligation shall be satisfied at the time of registration of the first phase of development unless otherwise agreed to by the Town. The Town agrees that the conveyance of the South Village Square may be delayed pending the development of Block 227. The Owner further agrees: a. That the estimated 2773 units will be allocated among blocks at the time of subdivision agreement. b. that additional cash-in-lieu of parkland may be payable under section 42 of the Planning Act at the time of development of individual blocks in the event that unit count of the individual blocks is greater than their assigned share of the 2773 units. c. agrees that there will be no credit or refund of any parkland contribution should the ultimate number of units result in less than the agreed upon 2773 units. d. agrees to advise future perspective purchasers/owners and includes in any purchase and sale agreement of the individual blocks, clauses a) and b) as referenced above.	OAK (PS) OAK (L)
154.	The owner shall register a Section 118 restriction on title to Blocks 227, 229, and 241 at the time of subdivision registration which prevents any transfers or mortgages of the Block without Town consent, and such	OAK (L)

	<p>restriction shall remain in place until the following occurs.</p> <ul style="list-style-type: none"> • a village square within Block 227 has been conveyed to the Town of Oakville. • satisfactory arrangements with the Town of Oakville have been made for a community centre and library on Block 229. • satisfactory arrangements with the Town of Oakville have been made for the acquisition of the transit station (Block 241) by the Town of Oakville <p>The section 118 restrictions on Block 229 and Block 241 may remain in place at the discretion of the Town following the execution of an agreement related to the acquisition of rights in those blocks for the purpose of protecting the town's interests under such agreement(s).</p>	
155.	<p>That the Owner's engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and Stormwater outfalls are operational to the satisfaction of the Planning and Development Department prior to building permit issuance.</p>	OAK (DS)
156.	<p>That the Owner and/or perspective purchasers agree that the development of Block 227 shall not impact the operation of the abutting transit station on Block 241, including any access onto Street G and Valleyridge Drive.</p> <p>The Owner further agrees to include this clause into any purchase and sale agreement for Blocks 227.</p>	OAS (PS) OAK (DS)
157.	<p>West Fourteen Mile Creek SWM Pond</p> <p>That the Owner agrees to construct stormwater management facilities according to the approved plans and reports for this subdivision. Additionally, the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Stormwater Management Plan, Functional Servicing Plan, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance are to be undertaken by the Owner for a minimum period of 2 years for Ponds and 3 years for LIDs once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 year for Ponds and 3 years for LIDs following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.</p>	OAK (DS) OAK (POS)
158.	<p>East Fourteen Mile Creek SWM Pond</p> <p>That the Owner agrees to construct stormwater management facilities according to the approved plans and reports for this subdivision. Additionally, the Owner agrees to monitor and maintain the facilities until they are accepted by the town. The Owner shall provide a monitoring procedure and schedule for all stormwater management facilities / works immediately after all stormwater management facilities / works become operational. All monitoring shall be in accordance with the requirements of the approved EIR / FSS, Stormwater Management Plan, Functional Servicing Plan, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance are to be undertaken by the Owner for a minimum period of 2 years once all stormwater management works become operational and stabilized or at the Town's discretion for a minimum period of 2 years following construction of the majority of the contributing drainage area in accordance with the approved Operations Maintenance and Monitoring</p>	OAK (DS) OAK (POS)

	<p>Program. Should the monitoring results fail to demonstrate to the satisfaction of the Town of Oakville, acting reasonably, that the performance of the stormwater management facilities / works is in accordance with acceptable engineering practices, the Owner shall take immediate remedial action.</p> <p>This obligation may also be satisfied by the Owner being a party to a cost sharing agreement with a third party who has agreed to provide, maintain and monitor stormwater management facilities servicing the owner's lands through an agreement with the town with respect to other lands serviced by such facilities.</p>	
159.	That storm sewerage, lot grading and street grading must be in conformity with the Town of Oakville's Storm Drainage Policies and Criteria Manual and to the satisfaction of the Planning and Development Department, in accordance with the Development Engineering Procedures and Guidelines Manual.	OAK (DS)
160.	The Owner agrees that LIDs will be monitored in accordance with the approved LID Monitoring Plan for a minimum of 3 years after the approval of certification and activation of LIDs. The Owner is required to submit annual monitoring reports, address deficiencies of the LID practices and prepare an Operations and Maintenance Manual to the satisfaction of the Town prior to assumption of the stormwater facilities. These commitments will form part of the Owners Subdivision Agreement.	OAK (DS)
161.	That the Owner agrees to provide grading plans for all lots/blocks that directly abut the NHS or stormwater management pond.	OAK (EP) OAK (DS) OAK (POS)
162.	The Owner agrees to pay for electricity supplied to light the streets in the development until such time as the first homeowners take possession. This will include the supply of power to the street lights, the commodity cost, transmission and independent electricity marketing operator charges, distribution charges and administration fees, details of which will be outlined in the subdivision agreement.	OAK (DS)
163.	The Owner shall agree to deposit mylars and digital discs (.dwg file format) of the registered plan of subdivision to the satisfaction of the Town.	OAK (DS)
164.	That the Owner agrees to pay for and install all required temporary signage as per the approved Traffic and Parking Management Plan prior to the issuance of any building permits and agrees to ensure that these temporary signs are maintained throughout the construction phase or until the permanent signage is installed.	OAK (DS)
165.	That the Owner agrees to pay for and install all permanent signage within six (6) months of the first building occupancy as per the approved Traffic and Parking Management Plan. In the event that the Owner fails to install the permanent signage in the required timeframe the Town may carry out the work on behalf of the Owner, and will charge the Owner a 100% administration surcharge for all costs incurred by the Town in carrying out this work.	OAK (DS)
166.	That the Owner shall place public and educational signage within the stormwater management block to identify the general operation of the stormwater management facilities and list public restrictions for recreational use all to the satisfaction of the Engineering and Construction Department.	OAK (DS)
167.	<p>That the Owner agrees within the subdivision agreement to deliver to the Town the following materials to accommodate PSAB requirements (hereinafter in this section referred to as the "Materials") within the times herein provided:</p> <p>a) Prior to registration of the Plan, a table in form and content acceptable to the Town and certified accurate by an Ontario Land Surveyor, setting out the area of all lands to be dedicated to the Town</p>	OAK (DS)

	<p>pursuant to this agreement, including rights of way (herein after referred to as the "Dedicated Lands");</p> <p>b) Prior to acceptance of Maintenance, a table in form and content acceptable to the Town, and certified by the Owner's Engineer, setting out all materials used in the Town's Work, the dates of their respective installation, together with certification of their fair market value at installation; and</p> <p>c) Prior to assumption of the Plan, updated certification by the aforementioned Ontario Land Surveyor, Owner's Engineer or Appraiser as applicable, of the Materials and their current fair market value in form and content acceptable to the Town, together with certification in the manner and by the persons set out herein of any works to be assumed by the Town and not previously certified.</p>	
168.	That the Owner agrees that all roadways are to be designed to Town of Oakville standards and partial roads within the draft plans are not permitted, unless other suitable arrangements are made with the Director of Transportation and Engineering.	OAK (TE)
169.	In the event that required subdivision land use and notice signage becomes damaged and/or missing from their original approved locations, the Town may re-install signage on the Owner's behalf and the Owner shall reimburse the Town for such works.	OAK (DS)
170.	That the Owner satisfies the telecommunications provider with respect to their land requirements and agrees to permit all electrical and telecommunication providers who have signed the Town's access agreement to locate on the roads within the plan and that the Owner allow these services to connect to the buildings, all to the satisfaction of the Town.	OAK (DS)
171.	That the Owner shall provide in each of the sales offices a large coloured map, not less than 1.5 metres by 2 metres, of the approved land use plans to date and/or where applicable, the land use plans approved in the Official Plan for the overall community together with a copy of the Town of Oakville Official Plan and a prominent note indicating that further information can be obtained from the Oakville Planning and Development Department.	OAK (DS)
172.	<p>West Fourteen Mile Creek SWM Facilities and Outfalls</p> <p>a) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond will occur at an above average rate compared to the rate for a stabilised condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner's Engineer which is to outline the monitored performance of the pond as documented over time and the current state of sediment level within the pond. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Facility for at least a minimum two year</p>	OAK (DS)

	<p>maintenance period after the construction and stabilization of the stormwater management facility, or at the Town's discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p>	
173.	<p>East Fourteen Mile Creek SWM Facility and Outfall</p> <p>a) That the Owner acknowledges that during the active construction process it is anticipated that sediment accumulation in the stormwater management pond/facility will occur at an above average rate compared to the rate for a stabilised condition. Based on this assumption the Owner agrees to monitor the sediment accumulation level and clean the pond/facility periodically to ensure its operational efficiency is maintained. Prior to assumption a condition and monitoring report is to be prepared by the Owner's Engineer which is to outline the monitored performance of the pond/facility as documented over time and the current state of sediment level within the pond/facility. The Engineers report will make recommendations with respect to any maintenance required at the time of the requested assumption and itemise such items which the Owner will be required to remediate prior to the assumption.</p> <p>b) That the Owner agrees, at the time of the requested assumption, to provide an up-to-date bathymetric survey to determine the sediment level within the storm water management pond. If the accumulated sediment level is less than 25% of the design sediment storage volume within the fore-bay and/or main bay area of the pond, the Owner will provide a cash-in-lieu payment to the town for future clean-out based on an amount to be determined. Notwithstanding the above, should the sediment accumulation exceed 25% of the design sediment storage volume, the Owner agrees to clean out the pond/facility.</p> <p>c) That the Owner agrees that the Town shall retain securities for any Stormwater Management Pond/Facility for at least a minimum two year maintenance period after the construction and stabilization of the stormwater management pond, or at the Town's discretion, for a minimum 2 year period following the assumption the majority of contributing development plans. The value of this security will be determined by the Town based on the size of any pond as well as the number of contributing plans.</p> <p>This obligation may also be satisfied by the Owner being a party to a cost sharing agreement with a third party who has agreed to provide, maintain and monitor stormwater management facilities servicing the owner's lands through an agreement with the town with respect to other lands serviced by such facilities.</p>	OAK (DS)
174.	<p>That the Owner designs, constructs and has in operation all necessary flood control structures and stormwater outfall structures prior to the issuance of any building permits to the satisfaction of the Conservation Halton and Planning and Development Department and Parks and Open Space Department.</p>	OAK (DS) OAK (POS) CH
175.	<p>That the Owner install a 1.2 metre high black vinyl coated chain link fence, or equivalent barrier as approved by the Town, along the common boundary line, setback 0.15 metres on Town property, between the Natural Heritage System / parkland / stormwater management facility (where applicable) blocks and the abutting lots and/or blocks. The fence must be installed prior to Building Permit issuance on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the natural heritage system / parkland / stormwater management facility (where applicable) blocks to the satisfaction of the Planning and Development Department, Transportation and Engineering Department, Conservation Halton and Parks and Open Space Department. And further that the Owner provide a legal survey, prepared and signed by an (OLS), confirming the location of all fencing installed in 100% on public</p>	OAK (PS) OAK (POS) OAK (TE)

	property and also confirming that there are no known encroachments at the time of assumption.	
176.	<p>That the Owner retain the services of a landscape architect in good standing with the OALA from a roster of prequalified landscape architectural consultants and agrees to provide for the preparation and submission of landscape plans including planting, grading, sodding, fencing and the design of park facilities together with cost estimates for the open space system including parkland, walkways, valley land / natural heritage system buffer areas and stormwater management facilities; and further, that the applicant finance the provision of the park facilities and the implementation of the landscape plans to the satisfaction of the Planning and Development Department, Parks and Open Space Department and in accordance with the Town's Development Charges By-law.</p> <p>Native non-invasive species shall be planted for lands adjacent to Natural Heritage System, including swales and stormwater management facilities, and within Conservation Halton's regulated area.</p> <p>And further, that the Owner prepare a facility fit plan for any urban square, village square or community park blocks confirming that the expected program elements may be incorporated. This will include any and all active sports fields, their associated buffer requirements and all supporting amenities.</p>	<p>OAK (PS) OAK (POS) OAK (DS) OAK (EP) CH</p>
177.	<p>That the Owner agrees at their cost to implement a municipal tree planting program for all public roads in accordance with the approved Composite Utility Plan and/or Tree Planting Plan. The selection of species, caliper and timing of work shall be undertaken to the satisfaction of the Parks and Open Space Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan, where applicable.</p>	<p>OAK (DS) OAK (POSF)</p>
178.	<p>That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, tree attributes, planting date(s), and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Planning and Development.</p>	<p>OAK (POS) OAK (POSF) OAK (DS)</p>
179.	<p>That the Owner warranty all boulevard street trees and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until Assumption or to the end of the warranty period, where the warranty extends beyond assumption. A minimum of two deficiency inspections must be performed by Forestry staff and corrected to the satisfaction of Parks and Open Space.</p>	<p>OAK (DS) OAK (POSF)</p>
180.	<p>That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards.</p>	<p>OAK (POS) OAK (DS) OAK (POSF)</p>
181.	<p>That the Owner agrees to implement a monitoring program to the satisfaction of the Town and Conservation Halton (regarding natural hazards and regulated areas) for erosion and sediment control, stormwater management facilities, modified streams and stormwater management works, municipal services and trails within the Natural Heritage System, in accordance with the Monitoring Mediation Reports (Ontario Municipal Board) dated July 26, 2007 and the final approved EIR/FSS.</p>	<p>OAK (DS) OAK (EP) CH</p>
182.	<p>That the Owner agrees to implement the Environmental Monitoring Plan to the satisfaction of the Town and Conservation Halton. The annual monitoring reports are to be submitted annually to the Town of Oakville and Conservation Halton.</p>	<p>OAK (EP) CH</p>
183.	<p>That the Owner agrees to submit monthly (or after significant rainfall equal or greater than 10mm or snowmelt events) sediment and erosion control reports during construction to the satisfaction of Conservation Halton and the Town of Oakville.</p>	<p>OAK (DS) CH</p>

184.	That the Owner agrees to post acceptable securities with the Town of Oakville as part of any subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including the rehabilitation of any natural heritage system block (including CH regulated areas) or open space areas to the satisfaction of Conservation Halton and the Town of Oakville which may be disturbed during the development of the subdivision.	OAK (DS) OK (POS) CH
185.	That the Owner shall prepare and implement at no cost to the Town, a landscape restoration and enhancement plan(s) for the stormwater management facility and restoration works outlined in condition 27 and the EIR/FSS to the satisfaction of the Planning and Development Department, Parks and Open Space and Conservation Halton and in accordance with the Town's stormwater management Landscaping Standards. The Owner shall be entirely responsible for the implementation of these features including all financial costs.	OAK (EP) OAK (POS) CH
186.	That the Owner prepares and implements a landscape restoration and enhancement plan for the restorative works within any Conservation Halton regulated areas that are disturbed as part of the subdivision works and/or that require restoration or enhancement in accordance with the final Environmental Implementation Report and Functional Servicing Study (EIR/FSS), to the satisfaction of the Town of Oakville and Conservation Halton.	OAK (EP) CH
187.	The Owner agrees to use native, non-invasive species to the satisfaction of the Town of Oakville and in accordance with Conservation Halton's current Landscaping Guidelines for all landscaping adjacent to all watercourse block(s), natural heritage system block(s) (including CH regulated area), and any associated buffer block(s).	OAK (EP)
188.	That the Owner agrees to not store construction materials on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.	OAK (DS) OAK (POS)
189.	That the Owner agrees to implement cycling and trails plans in accordance with the North Oakville Trails Plan, when finalized, and the enacted Development Charges By-law to the satisfaction of the Town.	OAK (POS)
190.	That the Owner provides a fire break plan and other fire prevention measures to the satisfaction of the Town of Oakville, where necessary.	OAK (FD)
191.	That the Owner agrees that any exposed soil within a watercourse block, either as a result of realignment or rehabilitation works, will be seeded or otherwise stabilized in accordance with approved erosion and sediment control plans.	CH
192.	That the owner agrees that no fill from the site may be dumped on or off-site in the natural heritage system or in an area regulated by a Conservation Authority without the prior written permission of the appropriate Conservation Authority and Town of Oakville.	OAK (EP) CH
193.	That the Owner agrees, that should it be determined through detailed design that any grade changes are required in order to accommodate development of lots/blocks adjacent to the Natural Heritage System blocks, any grade changes must be consistent with NOCSS NHS grading permissions, and the lot lines must be adjusted if necessary, to the satisfaction of Conservation Halton and the Town of Oakville.	OAK (EP) OAK (DS) CH
194.	That the Owner agrees to provide as-built drawings for the relocated wetland and flood hazard alterations. Surveys undertaken to delineate any hazard or wetland shall be provided to Conservation Halton digital format. Digital data should be delivered in one of the following formats (shape file preferred): a) ESRI geodatabase10.x (or newer) feature classes b) ESRI shape file format. c) AutoCAD DWG or DXF Format, version 2019 or earlier	CH

	<p>If the Project Consultant uses ESRI products to produce maps, the matching .mxd will be provided that corresponds to the map figure. Digital data will be provided in UTM NAD 83 Zone 17 NAD 83 datum. Data 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). Vertical datums must be clearly identified in the survey documentation. Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.</p>	
195.	<p>That the Owner agrees to phase the development of the subject lands, if necessary, to the satisfaction of Conservation Halton and the Town of Oakville.</p>	<p>OAK (DS) CH</p>
196.	<p>That the Owner acknowledges that 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 "record" field information, and to ensure compliance with the approved drawings and the Region's Current Construction and Design Standards.</p>	<p>RMH (LPS) OAK (DS)</p>
197.	<p>That the Owner shall agree that pre- and post-development stormwater flows from the site to the existing drainage systems on Dundas Street and Bronte Road are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage systems on these roadways, to the satisfaction of Halton Region's Development Project Manager.</p>	<p>RMH (LPS)</p>
198.	<p>That 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 the Region's Development Project Manager.</p>	<p>RMH (LPS)</p>
199.	<p>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 the Region's Development Project Manager.</p>	<p>RMH (LPS)</p>
200.	<p>That the Owner acknowledges that development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.</p>	<p>RMH (LPS)</p>
201.	<p>The applicant shall acknowledge that Halton Region is committed to reviewing the provision of municipal water and wastewater services to adjacent landowners, specifically the Vaishno Devi Temple. The availability of such services is contingent upon the submission of a detailed engineering design to the Region and the completion of a capacity analysis to the satisfaction of Halton Region's Development Engineering Department by the applicant. This analysis must confirm downstream servicing capacity and identify any constraints.</p> <p>Furthermore, appropriate arrangements must be made between the applicant and adjacent landowners to address servicing requirements and financial responsibilities</p>	<p>RMH (LPS)</p>
202.	<p>The Owner agrees that should the 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 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</p>	<p>OAK (PS) OAK (DS) OAK (EP) CH</p>

	engineering reports. The phasing shall be to the satisfaction of Conservation Halton and the Town of Oakville.	
203.	<p>The Owner agrees that a final phasing plan shall be submitted prior to registration 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, bedroom count for the specific units to be developed, site access to each phase, grading and the construction of public services, and which allocation law file the noted units are using. The phasing must be reflected in all engineering reports.</p> <p>Note: For Lands utilizing Infrastructure Development Units (IDUs), the Owner acknowledges and agrees that no portion of the proposed first phase of development shall proceed without a Holding Provision.</p>	RMH (LPS)
204.	That the Owner shall submit a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.	OAK (DS) HDSB HCDSB
205.	That the Owner agrees to submit to the satisfaction of the Halton District School Board appropriate soil and environmental investigations, site grading plans, stormwater management plans, site servicing plans (sanitary, water and utilities) and archaeological investigations. In the event of an identified concern, the Board may commission its own studies at the cost of the landowners. Prior to registration of the plan, the Owner shall certify that all properties to be conveyed to the Board are free of contamination.	HDSB
206.	The Owner agrees to the satisfaction of the Halton District School Board to erect a chain link fence, in accordance with the Board's standards. The fence shall be located along the school block boundaries as determined by the Board and shall be erected at such time as the adjacent development proceeds.	HDSB
207.	That the Owner provides the Halton District School Board and Halton Catholic District School Board a geo-referenced AutoCAD file of the draft M-plan once all Lot and Block numbering configuration has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.	HDSB HCDSB
208.	The Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the final approval.	HDSB
209.	The Owner obtains written permission from the Halton District School Board prior to placing any fill on Block 243.	HDSB
210.	<p>The Owner agrees to submit to the satisfaction of the Halton District School Board the following studies:</p> <ul style="list-style-type: none"> • Functional Servicing Study • Stormwater Management Study • Archaeological Impact Assessment • Cultural Heritage/Archaeological Assessment • Sustainability Study • Hydrogeology, Geotechnical and Geomorphology Report • Noise and Vibration Report • Environmental Site Assessments • Traffic Impact Study • Pipeline Details (if necessary) • Site Grading Plans <p>In the event of an identified concern, the Board may commission its own studies at the cost of the landowners. Prior to registration of the plan, the</p>	HDSB

	Owner shall certify that all properties to be conveyed to the Halton District School Board are free of contamination	
211.	The Board requires 12-18 boreholes to be completed on the school site (pending the size and building footprint considerations). It is recommended that the Owner consult with the Board on the location of boreholes.	HDSB
212.	The Owner agrees to rough grade the school block to the satisfaction of the Halton District School Board, to ensure that it meets the grades of adjacent lots/ blocks. The Board also requires that there be no swales that cross the property, which would have the impact of encumbering the development of the site. Prior to commencing rough grading operations, the Owner is responsible for coordinating with the Halton District School Board to confirm site specifications. Subsequent to the completion of grading operations, the Owner will deliver a certificate from a qualified engineer confirming the quality, compaction, and final grades of the site, among other School Board specifications provided to the Owner.	HDSB
213.	The developer agrees to grade the school lands adjacent to the park to a suitable elevation that will provide AODA-compliant grades from our site to the park.	OAK (DS) HDSB
214.	That the Owner agrees to ensure that all new home buyers will be officially notified of the exact Community Mail Box locations prior to any house sales. Also, that the owner shall post in a clear site a copy of the plan indicating the Community Mail Box sites at the sales office. This plan is requested to be completed and approved prior to the start of the House sales for the subdivision. Once the homeowner has closed their home sale, the developer shall notify all new homebuyers of the process to initiate Mail Delivery as well as the address of the local Post office where new homeowners can go and show their warranty documentation as well as a license for identification to begin the process of requesting mail delivery.	CP
215.	The Owner agrees to provide the location of all Community Mail Boxes on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.	CP
216.	The Owner agrees, prior to offering any units for sale, to display and maintain a map on the wall of the sales office in a place readily accessible to potential homeowners that indicates the location of all Community Mail Boxes within the development, as approved by Canada Post. Further, the Owner agrees to inform all homebuyers of the process to initiate mail delivery for their new home address.	CP
217.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CP
218.	The Builder/Owner/Developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CP
219.	The Owner agrees to provide a suitable and safe temporary site for Community Mail Box locations. This temporary mail box pad will be a compacted gravel area with a minimum of a single row of patio stones for mail box placement. Temporary pad specifications will be provided to the Owner during the siting process. This location must be set up a minimum of 30 days prior to first occupancies.	CP
220.	The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.	CP

221.	That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more conduit or conduits of sufficient size will be provided from each unit to the room(s) in which the telecommunication facilities are situated and three conduits from the room(s) in which the telecommunication facilities are located to the street line.	BC Cogeco Rogers
222.	The Owner agrees to (a) permit all CRTC-licensed telecommunications companies intending to serve the Subdivision (the "Communications Service Providers") to install their facilities within the Subdivision, and (b) provide joint trenches for three agencies for such purpose.	BC Cogeco Rogers
223.	That the Owner acknowledge its responsibility to up-front the cost of any expansion to the electrical distribution system, calculated in accordance with the Ontario Energy Board Distribution System Code.	OH
224.	<p>That the Owner agrees to place the following notification in all offers of purchase and sale for all lots and/or units and in the Town's subdivision agreement to be registered on title:</p> <p>a. "Purchasers and/or tenants of Blocks 227, 184 -194, 220, 221 - 224 and 231 are advised that their properties are adjacent to or near lands which may be developed for future residential (high density), commercial or mixed commercial / residential uses up to 30 storeys."</p> <p>b. "Purchasers and/or tenants are advised that private landscaping is not permitted to encroach within the Town's road allowance, public open space, Natural Heritage System, Stormwater Management Ponds, or any other Town property. Any unauthorised encroachments are to be removed by the homeowner prior to Assumption. If not removed by the homeowner unauthorized landscape material may be removed without notification by the Town."</p> <p>c. "Purchasers and/or tenants are advised that the Town of Oakville's current street tree planting standards, are intended to have an average of one tree for every 12 metres of frontage, but not every dwelling will receive a tree. The ability to plant a street tree depends on factors such as housing form, setbacks, utilities, driveway width, and location. The Town will determine whether a street tree will be planted, especially on narrow building lots."</p> <p>d. "Purchasers and/or tenants of lots or units adjacent to or near village squares, community parks, urban square or servicing/walkway blocks are advised that these open spaces will be used for both active and passive public recreation, including walkways, bikeways, playgrounds, sports fields (lit or unlit), splash pads, skateboard parks, tennis courts, visitor parking, and multi-use courts. These areas may also contain children's play equipment, community mailboxes, and sports field lighting, which could generate noise or nuisance, particularly for those living nearby. Park facilities may be used during the day, evenings, and weekends, with visitors parking on the street in front of dwellings."</p> <p>e. "Purchasers and/or tenants of lots or units adjacent to or near the storm water management blocks, village squares, community park or any other parkland and open space are advised that these areas, in whole or in part, may be vegetated to create a natural setting. In such areas, the Town may not carry out routine maintenance such as grass and weed cutting."</p> <p>f. "Purchasers and/or tenants of lots or units in Blocks 181,182 and Lots 37, 39, 57 and 59 are advised that they abut Walkway Blocks which will allow for public access. These walkways may be lit or unlit at certain times."</p> <p>g. "Purchasers and tenants of Blocks 177 - 183 and lots 1 – 15 adjacent to the Natural Heritage System are advised that a public trail or walkway may be installed near their property, in accordance with the North Oakville Trails Plan. Normal use of the trail may generate occasional noise that could impact outdoor activities. Individual gate</p>	<p>OAK (PS) OAK (TE) OAK (DS) OAK (POS) CH HDSB HCDSB CP RMH (LPS)</p>

	<p>access to these areas is prohibited, and no encroachments, private landscaping, vegetation removal, or dumping of yard waste or household materials is allowed. The Town reserves the right to install public trail connections within these blocks.”</p> <p>h. “Purchasers and /or tenants are advised that gates are not permitted to be installed along any boundary fence adjacent to any lands intended for a park or Natural Heritage System. In the event a gate is installed, it will be removed at the owner’s expense”</p> <p>i. “Purchasers and/or tenants are advised that, prior to placing any structures, including air conditioners, in side and rear yards, the Zoning By-law should be reviewed to determine compliance, and a Site Alteration Permit may be required before proceeding with any site work.” Grading alterations or the placement of any structures, including sidewalks, that impact or alter the approved lot drainage arrangement are not permitted within 0.3m (1 foot) of all side and rear yards without prior review and approval from the Town of Oakville.”</p> <p>j. “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this lot and Plan of subdivision. Some lots will incorporate the drainage of adjoining lots through swales and rear lot catch basins. The drainage and grading arrangement for the entire area, including the subject lot, must be maintained and cannot be altered without the approval of the Town of Oakville. Additionally, purchasers of lots are advised that their properties may be subject to a municipal storm sewer drainage easement to accommodate rear lot catch basins located on or adjacent to their lot or block. Any unauthorized alteration of the established grading or drainage patterns may negatively affect the lot or neighbouring lots. The builder is responsible for addressing grading issues until the Town accepts the lot grading certification prior to assumption. After assumption, any grading issues will become the homeowner’s responsibility.”</p> <p>k. “Purchasers and/or tenants are advised that a private swimming pool cannot be installed until the property receives the final lot grading certification confirming the lot has been constructed/graded according to the approved plans. Once certified, owners must obtain the necessary permits for pool installation, which may include changes to the lot’s grading.”</p> <p>l. “Purchasers and/or tenants are advised that stormwater management ponds will contain water, with levels rising and falling due to rainfall. The pond(s) is not intended for recreational use. It will undergo regular maintenance and periodic clean-outs. Additionally, the Town reserves the right to install a public trail connection within this area.”</p> <p>m. “Purchasers and/or tenants are advised that winter maintenance and snow plowing from public streets and laneways will be done in accordance with the Council approved protocol and policies for snow removal.”</p> <p>n. “Purchasers and/or tenants are advised that overnight on-street parking may be available on one side or both sides of the street. Vehicles may be parked overnight with a valid permit, but a permit does not guarantee a specific parking space or availability if all spaces are occupied.”</p> <p>o. “Purchasers and/or tenants are advised that this subdivision was designed with a defined amount of on-street parking for public use. Driveway widening or modifications beyond the approved subdivision design are not permitted. Public roads accommodate pedestrians, cyclists, and various vehicles, and on-street parking is open to the public, not reserved for individual property owners and is especially important near parks, schools, laneways, and commercial or mixed-use areas. Purchasers should consider their approved driveway and garage capacity when buying a home, as additional parking may be</p>	
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limited or unavailable.”

p. “Purchasers and/or tenants are advised that the site is founded on the principle of prioritizing public transit, and as such, buses operate at varying frequencies throughout the neighbourhoods. Residents should expect bus operations as part of the community. Transit infrastructure, including bus stops and shelters, may be installed on municipal streets as temporary or permanent features.”

q. “Purchasers are advised that the following street(s) in the area may be designated as interim or permanent bus routes, and that bus stops and shelters may be installed along the street(s): Streets xx”

r. “Purchasers and/or tenants of lots xx are advised that a noise wall is located on public property and that no modifications or alterations are permitted to the noise wall structure.”

s. “That purchasers and/or tenants of lots/blocks (Lots 1, 13, 14 and Blocks 177, 183) backing onto the Natural Heritage System blocks are advised in the offers of purchase and sale that a portion of their lot/block may contain areas regulated by Conservation Halton under the Conservation Authorities Act and Ontario Regulation 41/24, as proclaimed on April 1, 2024, and as may be amended from time to time. Permits are required from CH prior to undertaking development activities within CH’s regulated area. For further information please contact CH at chplanning@hrca.on.ca or 905.336.1158.”

t. “Purchasers and/or tenants of Lots 1 – 15 and Blocks 177 - 183 are advised that no encroachments are permitted into the natural heritage system.”

u. “Purchasers and/or tenants are advised of the following warning clauses regarding school accommodation and facilities:

a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. School attendance areas are subject to change and/or student redirections can be implemented to accommodate students outside of their community to address immediate school accommodation pressures.

b. Prospective purchasers are advised that school busses will not enter culs-de- sac and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.

c. Prospective purchasers of lots/units abutting, fronting and adjacent to the school site designated for the Halton District School Board are advised that temporary facilities/portables may be sited on the school site in order to accommodate pupils in excess of the school building capacity.

d. Prospective purchasers of lots/units abutting, fronting, and adjacent to the school site designated for the Halton District School Board are advised that the school building may be constructed as a two to four storey building.

e. The owners of lots adjoining the site intended for use or actually used for a HDSB school are prohibited from installing or using for any purpose a gate in any boundary line fence on such school property. In the event a gate is installed, the Board will remove it at the owner’s expense.

f. Purchasers and/or tenants are advised that due to the proximity of the adjacent school, sound levels from these facilities may at

	<p>times be audible.</p> <p>g. Purchasers and/or tenants of lots or units in proximity to school blocks are advised that the road adjacent to these lands will be subject to higher than normal traffic volumes as a result of the school facilities and activities.</p> <p>h. Prospective purchasers are advised that the surrounding neighbourhood may not be fully constructed, and will be under construction once the school is in operation. As such, not all sidewalks, roadways, and/or other infrastructure may not be immediately available.</p> <p>i. Prospective purchasers are advised that school buses shall not enter new subdivisions (construction areas) until all major construction activity has been completed. School bus stops will be placed at or near the entrance to the new subdivision. Bus stop locations within new subdivisions will be determined by Halton Student Transportation Services upon completed site reviews. It is therefore the responsibility of future purchasers who have students attending an HDSB school to identify a suitable means for home-to-school transportation requirements (whether walking or bused).</p> <p>v. "Purchasers and/or tenants are advised that home/business mail delivery will be from designated Community Mail Boxes and that purchasers are to be notified by the developer/owner regarding the exact centralized mail box locations prior to the closing of any home sales."</p> <p>w. "Purchasers and/or tenants are advised that there may be sidewalks and/or above ground utility facilities such as fire hydrants, hydro transformers, switchgears structure, community mailboxes, cable / telecommunication pedestals and on-street parking restrictions located in front of their property within the Town's road allowance or on easements. The switchgear structure and easement are owned and maintained by Oakville Hydro, and the operation and maintenance of this facility may occasionally produce audible noise."</p> <p>x. "Purchasers and/or tenants are advised that there is the potential for high water pressures within the subdivision."</p> <p>y. "Purchasers and/or tenants of lots or units are advised that the developer/builder will be responsible for waste disposal until such time as Halton Region deems their street to be safe and accessible to receive Regional waste collection services."</p> <p>z. "Purchasers and/or tenants must inform future buyers of these warning clauses indefinitely. A property cannot be exempt from this agreement unless this specific section is mentioned in the exemption."</p> <p>aa. "That for all lands, lots or blocks that will be fitted with noise control measures and/or features, the Owner shall instruct its sales staff and agents (in the sales centre or otherwise) to notify all interested or potential purchasers, parties, buyers and/or future owners of the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study as early in the purchasing process as possible (pre-sale)."</p> <p>bb. "That for all lands, lots or blocks that will be fitted with noise control measures and/or features, the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study shall be registered on title, included in all pre-sales materials and all agreements of purchase and sale."</p> <p>cc. "Purchasers and/or tenants of lands, lots or blocks south of William Halton Parkway are advised that a transit station is located in</p>	
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	<p>the near vicinity and noise will emanate from the operation of this facility.”</p> <p>In cases where offers of purchase and sale have already been executed, the owner/developer shall send a letter to all purchasers which includes the above statements.</p>	
225.	<p>That the owner agrees to register a blanket easement on Block 228, as shown on the Draft Plan of Subdivision, for the purpose of providing a mid-block pedestrian connection between Dundas Street West and Street G (and the future transit station planned for Block 241) to the satisfaction of the Town of Oakville.</p> <p>The extent of the easement may be reduced at the time of site plan approval for the development of Block 228 to the satisfaction of the Town of Oakville.</p> <p>The owner agrees that the pedestrian connection would be constructed at their expense in conjunction with the development of the lands, with the details such as defining a walkway at least 6 m in width which provides a continuous route with limited drive aisle crossings and includes landscaping, lighting, and other features to be refined and secured in conjunction with the site plan approval process to the satisfaction of the Town.</p> <p>That the owner agrees to advise any perspective purchaser of Block 228 of the above referenced conditions and include such conditions into any future purchase and sale agreement</p>	OAK (PS)
CLOSING CONDITIONS		
1	<p>Prior to signing the final plan, the Director of Planning and Development 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.</p>	OAK (PS)
2	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by the Regional Municipality of Halton that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.</p>	OAK (PS) RMH (LPS)
3	<p>Prior to the signing of the final plan, the Director of Planning and Development shall be advised by Conservation Halton that all applicable conditions inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.</p>	OAK (PS) CH
4.	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton District School Board that all applicable conditions inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.</p>	OAK (PS) HDSB
5.	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by the Halton Catholic District School Board that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.</p>	OAK (PS) HCDSB
6.	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by the telecommunications provider that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.</p>	OAK (PS) BC Cogeco Rogers
7.	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by Canada Post that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.</p>	OAK (PS) CP
8.	<p>Prior to signing the final plan, the Director of Planning and Development shall be advised by the Ministry of Tourism, Culture and Sport that all</p>	OAK (PS) MTCS

	applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied.	
9.	Prior to signing the final plan, the Director of Planning and Development shall be advised by Oakville Hydro that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	OH
10.	Prior to signing the final plan, the Director of Planning and Development shall be advised by Union Gas/Enbridge Gas that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	UG/Enbridge
11.	Prior to signing the final plan, the Director of Planning and Development shall be advised by Ministry of Transportation that all applicable conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied.	MTO
	All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day , Month , 2025.	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
- MECP Ministry of Environment, Conservation and Parks
- MNRF Ministry of Natural Resources, Forestry and Parks
- MCM Ministry of Citizenship and Multiculturalism
- MTO Ministry of Transportation
- OAK (A) Town of Oakville – Planning Administration
- OAK (EP) Town of Oakville – Environmental Planning
- OAK (F) Town of Oakville – Finance
- OAK (FD) Town of Oakville – Fire Department
- OAK (L) Town of Oakville – Legal
- OAK (POS) Town of Oakville – Parks and Open Space Department
- OAK (POSF) Town of Oakville – Parks and Open Space Forestry
- OAK (PS) Town of Oakville – Current Planning and Development
- OAK (T) Town of Oakville – Transit
- OAK (DS) Town of Oakville – Planning and Development/Development Services
- OAK (TE) Town of Oakville – Transportation and Engineering
- OAK (Z) Town of Oakville – Building Services Department, Zoning Section
- OH Oakville Hydro
- RMH (LPS) Regional Municipality of Halton – Legislative and Planning Services
- Rogers Rogers
- Enbridge Gas Enbridge Gas

NOTES:

1. That the Owner shall obtain a Permit from Conservation Halton, pursuant to Ontario Regulation 41/24, 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. The Owner should obtain authorization from Fisheries and Oceans Canada (DFO) for the Harmful Alteration, Disruption or Destruction of Fish Habitat, pursuant to the **Fisheries Act**, where necessary.
 3. The Owner should obtain the written approval of the Ministry of Environment, Conservation and Parks(MECP) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
 4. The Owner should obtain the written approval of the Environment and Climate Change Canada or Fisheries and Oceans Canada for any work within significant habitat of endangered and threatened species, as per the **Species at Risk 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. 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.
 8. The owner is to enter into satisfactory arrangements with the Town related to the payment of Parkland / Cash in Lieu in accordance Section 42 of the Planning Act and the Town's By-law 2022-108 and the payment of a Community Benefit Charge (if applicable) in accordance with By-law 2022-069 The owner is to contact the Towns Manager of Realty Services no later than 90 days prior to their intended date to draw the first building permit for the proposed development or redevelopment, to arrange coordination of the necessary appraisal.
 9. 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.
 10. The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, the water, wastewater and road portions of the Regional development charges are payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017, every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery payment. Residential developments on lands located in Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.

The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.

Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge and Front-ending Recovery Payment information, which is subject to change.

11. Fees are required by Halton Region for each extension to draft approval and for major revisions to the draft plan or conditions.
12. Please note the Owner should be made aware that Halton Region will have the following requirements at the time of registration of the subdivision:

- Final draft M plans signed and dated by the Owner, Surveyor and initialed by the Town's Planner
 - Regional Registration fee
 - Land Registry Office review (PX Number)
13. Education 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 that are additional to the maximum 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.
14. Additional Dwelling units (ADU) constructed as part of a primary dwelling unit prior to occupancy are subject to EDC's. For ADU's to be eligible for an exemption the building permit must be issued after occupancy of the primary unit and must meet other requirements such as size and number of units relative to the existing unit. For more information on EDCs and ADUs, please reach out to the school boards.
15. The contact for all Ministry conditions of approval, including the submission and approval of all required reports, plans, and agreements, etc. is:

Paul Nunes | Senior Project Manager (Peel/Halton)

Highway Corridor Management Section | Central Operations | Ontario Ministry of Transportation
159 Sir William Hearst Avenue, 7th Floor, Toronto, ON. M3M 0B7
Telephone: 416-270-3108 | Email: paul.nunes@ontario.ca

All ministry submissions should be provided in electronic form.

Please make the applicant aware that the ministry does not clear individual conditions. The ministry issues a single "Clearance Letter" once all plan conditions have been addressed to our satisfaction.

Ministry draft plan comments may need to be updated/revised if the applicant delays securing ministry clearances and/or ministry priorities change.

16. Ministry of Transportation Permits

Ministry Building and Land Use permits will be required for individual building lots within 45 m of the highway right-of-way and within a 395 m radius from the intersection of the Hwy 407 and a municipal road.

Ministry permits are required **prior to** any on site grading being undertaken.

Sign permits are required for signing within 400 m of the Hwy 407.

Permit inquiries can be directed to Mahsa Faramarzi, Corridor Management Officer, at mahsa.faramarzi@ontario.ca or 437-993-0427.

Please provide the owner the following link to the ministry's online services/permitting system - Highway Corridor Management System (HCMS)

<https://www.hcms.mto.gov.on.ca/>