

**Ontario Municipal Board**  
Commission des affaires municipales  
de l'Ontario



**ISSUE DATE:** June 21, 2017

**CASE NO(S):** PL141318

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Bronte Green Corporation  
Subject: Proposed Plan of Subdivision - Failure of Town of Oakville to make a decision  
Purpose: To permit the development of an integrated mixed-use, mixed-density community  
Property Address/Description: 1401 Bronte Road  
Municipality: Town of Oakville  
Municipality File No.: 24T-14004/1530  
OMB Case No.: PL141318  
OMB File No.: PL141320  
OMB Case Name: Bronte Green Corporation v. Oakville (Town)

**PROCEEDING COMMENCED UNDER** subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Bronte Green Corporation  
Subject: Proposed Plan of Condominium - Failure of Town of Oakville to make a decision  
Purpose: To permit the development of an integrated mixed-use, mixed-density community  
Property Address/Description: 1401 Bronte Road  
Municipality: Town of Oakville  
OMB Case No.: PL141318  
OMB File No.: PL141319

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

Applicant and Appellant: Bronte Green Corporation  
Subject: Request to amend the Official Plan - Failure of Town of Oakville to adopt the requested amendment  
Existing Designation: Private Open Space and Parkway Belt

Proposed Designation: Site specific (To be determined)  
 Purpose: To permit the development of an integrated mixed-use, mixed-density community  
 Property Address/Description: 1401 Bronte Road  
 Municipality: Town of Oakville  
 OMB Case No.: PL141318  
 OMB File No.: PL150064

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

Applicant and Appellant: Bronte Green Corporation  
 Subject: Application to amend Zoning By-law No. 1984-63 – Neglect or Refusal of application by Town of Oakville  
 Existing Designation: 05 Zone  
 Proposed Designation: Site specific (To be determined)  
 Purpose: To permit the development of an integrated mixed-use, mixed-density community  
 Property Address/Description: 1401 Bronte Road  
 Municipality: Town of Oakville  
 Municipality File No.: Z.1530.07  
 OMB Case No.: PL141318  
 OMB File No.: PL141318

**Heard:** October 2015, January, June and November 2016 in Oakville, Ontario

**APPEARANCES:**

**Parties**

Bronte Green Corporation

Town of Oakville

Regional Municipality of Halton

**Counsel**

P. Foran  
 P. Harrington  
 L. Chee-Hing

J. Huctwith  
 C. Lyons  
 M. Laskin (Student-at-Law)

S. Waqué  
 I. Tang

Conservation Halton	J. Inglis H. Watson S. Fung
Halton District School Board	B. Teichman
Victor Enns, Joyce Enns, 1442839 Ontario Ltd.	N. Smith

### **DECISION OF THE BOARD DELIVERED BY J. V. ZUIDEMA**

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[1] Bronte Green Corporation ("Appellant") made applications for a Plan of Subdivision and to re-designate and rezone its property, formerly known as the Saw-Whet Golf Course located at 1401 Bronte Road ("subject property") in the Town of Oakville ("Town") in the Region of Halton ("Region"). The Appellant owns approximately 55 hectares of land and the proposal was the development of an integrated mixed-use, mixed-density community.

[2] There was serious opposition from community groups and individual community residents such that the Town, the Region, the local conservation authority, Conservation Halton ("CA") and the Halton District School Board ("School Board") attended the hearing to marshal a case against the proposed development. While the School Board was a party to these proceedings, it did not attend each and every day. Similarly to minimize costs, counsel for the CA and counsel for Enns did not attend always, although employees of CA and Mr. and Mrs. Enns often were in attendance to monitor the proceedings.

[3] For reference, Municipal File No. 24T-14004/1530 was for the draft plan of subdivision and Municipal File No. 24CDM-14003/1530 was for the draft plan of condominium.

[4] Municipal File No. Z.1530.07 was for the Zoning By-law Amendment (“ZBA”) to amend the Town’s Zoning By-law Nos. 1984-63 (“ZBL No. 1984-63”) and 2014-014 (“ZBL 2014-014”) which was also appealed through a separate process and was before the Board, differently constituted with Board’s Case No. PL140317. The Appellant sought to rezone the subject property from Parkway Belt Public Use (05 Zone) and Private Open Space (O2), respectively, to a site specific zoning.

[5] Municipal File No. OPA 1530.07 was for a private Official Plan Amendment (“OPA”) to amend the Town of Oakville Official Plan (“OP”) and re-designate the subject property from Private Open Space and Parkway Belt to a site specific designation.

[6] The Appellant appealed to this Board, pursuant to subsections 51(34), 22(7) and 34(11) of the *Planning Act*, due to Town Council's failure to make decisions within the statutory timeframes.

[7] There were a number of steps involved before the hearing before me commenced. Specifically, following the launch of the appeals, Board Vice-Chair Jan Seaborn conducted a number of Pre-Hearing Conferences (“PHC”). Those PHCs set out the structure and timing of the hearing. It also confirmed the obligations of those involved in the hearing. These PHCs spanned most of 2015.

[8] Vice-Chair Seaborn also conferred status to recognize the parties and participants. At earlier sessions, the Board recognized the following individuals and entities as Participants:

<b>Participants List</b>	
1.	Shirley C. Addison
2.	Peter S. Birkbeck
3.	Mary Bradley
4.	Coral Brennauer
5.	William H. Brown
6.	Sue Elias
7.	Evelyn Gowan

8.	Richard Haynes
9.	James Hislop
10.	Sonia C. Illner
11.	Mihaly Jankovic
12.	Sheran and Steve Jankowski
13.	Joshua Creek Residents Association
14.	Mike Kronic
15.	Bob Laughlin
16.	Trevor Leathem
17.	Lisa Lobsinger
18.	David Mayhew
19.	Yvonne Mayhew
20.	Robert V. McCarlie
21.	Douglas B. McCarten
22.	Iris McGee
23.	Nicola Moris
24.	Kenneth C. Musgrave
25.	Oakvillegreen Conservation Association Inc.
26.	John Oliver
27.	Tina Padda
28.	Liana Palmerio-Mclvor
29.	Pedro M. Pereyra
30.	Sheila Robinson
31.	John A. Ross
32.	Renee Sandelowsky
33.	Nicholas Semenov
34.	Seniors Working Action Group
35.	South Peel Naturalists' Club
36.	Maria Spears
37.	Gayle Shermet
38.	Amanda Towe
39.	Trafalgar Chartwell Residents Association
40.	Jean Wettlaufer
41.	Al Wilmot
42.	Randy Wood
43.	Chartwell-Maple Grove Residents Association
44.	Halton Standard Condominium Corporation #420
45.	Shaniah Leduc

[9] The hearing on the merits began before me on October 13, 2015. On that day, I heard from Ms. Dana Anderson who appeared under summons. Ms. Anderson had been the Director of Planning for the Town. Ms. Anderson provided the history and background associated with the proposed development, and her opinion to the Board was the same as that expressed in her earlier planning analysis provided to the Town. In a nutshell, she had supported the proposed development and provided that recommendation to the Town Council.

[10] I found Ms. Anderson to be a credible and competent professional. She provided her professional land use planning opinion in support of the development in a dispassionate and objective manner.

[11] Her evidence spanned nearly three hearing days. The hearing consumed the remaining days of October and then resumed again in January 2016.

[12] Besides Ms. Anderson, I also heard from the following professionals on behalf of the Appellant:

- a. Mr. Dan Cherepacha, qualified and accepted as expert in transportation and traffic engineering;
- b. Messrs. Mike Baldesarra and David Schaeffer, who were qualified and accepted as experts in engineering and municipal infrastructure and servicing. These gentlemen testified as a panel;
- c. Mr. Jean-Francois Sabourin, qualified and accepted as an expert in water resources engineering including stormwater management design, hydrologic and hydrolic modelling and calibration;
- d. Mr. John Parish, qualified and accepted as an expert in fluvial geomorphology and erosion;
- e. Mr. Daniel Man, qualified and accepted as an expert in geotechnical engineering and slope stability;

- f. Ms. Joanne Thompson, qualified and accepted as an expert in geoscience and hydrogeology;
- g. Ms. Joanne Lane, qualified and accepted as an expert in aquatic ecology;
- h. Messrs. Don Fraser and Ken Ursic, qualified and accepted as experts in ecology with a specialty in flora for Mr. Ursic and fauna for Mr. Fraser. These gentlemen testified as a panel;
- i. Messrs. Hazem Gidamy and Brian Howe, qualified and accepted as experts in acoustical engineering. These gentlemen testified as a panel.

[13] These experts provided testimony and opinion evidence to try to establish that the proposed development at that time, should be accepted. These experts addressed most, if not, all of the technical issues raised by the public authorities and in their view, explained that the concerns of the Town, the Region and CA could and would be adequately addressed through mitigation and design.

[14] To her credit, counsel for the Town did an admirable job in cross-examination of these witnesses. It was clear that the Town took these issues very seriously and took all reasonable measures to address their concerns. However, in the end, because of the settlement which was ultimately achieved, no professional witness with like expertise was called to challenge the opinions provided by the Appellant's team.

[15] The hearing was adjourned for the months of February, March, April and May 2016. At the resumption of the hearing on June 6, 2016, the Board was asked to stand down the proceedings. This request was made jointly by all parties.

[16] The parties wished to schedule their respective experts to continue to meet and dialogue with a view to finding a possible resolution. The parties were also engaged in Board mediation conducted by former Associate Chair, now part-time Member Wilson Lee. That mediation process was completely separate and apart from the hearing proper.

[17] The Participants in the meantime wished to have their concerns heard. As such, the Board scheduled specific dates for Participants to testify. Those days were completed near the end of June 2016 and I heard from the following individuals:

- a. Mr. Trevor Leathem;
- b. Mr. John Oliver;
- c. Ms. Sue Elias;
- d. Mr. Peter Birkbeck;
- e. Ms. Amanda Towe;
- f. Mr. Al Wilmot;
- g. Ms. Gayle Shermet;
- h. Ms. Leslie Manchester;
- i. Mr. Ron Corkum;
- j. Ms. Lisa Lobsinger;
- k. Mr. Pedro Peryra;
- l. Mr. Anthony Partington.

[18] Each testified as a lay witness. Each Participant was eloquent and genuine in expressing their concerns. What I found remarkable was that these residents were not opposing the development because they did not want to see any development whatsoever. Instead, the thrust of their concerns was to ensure that the development was sensitive to the unique and fragile natural environment and harmonious to the surrounding community. The proposals that they had seen to date were far too intense and in their view, did not properly protect the threatened species of Fourteen Mile Creek and its environs.

[19] The hearing was then adjourned to the next sitting which was to be September 13, 2016. Shortly prior to that date, the Board was advised that the parties wished to have the matter stood down yet again as they were progressing with positive results through the Board mediation and their own discussions.



[20] Other than knowing that mediation was in progress, it should be made clear that at no time was I informed of any specifics or details associated with the mediation or any settlement discussions. The Board always expects open dialogue amongst parties to scope or remove issues, whether that is through a private process or through Board sponsored mediation.

[21] The hearing then resumed on November 14, 2016 at which time the Board was advised that the parties had achieved a settlement. Minutes of Settlement were filed and marked as Exhibit 86A. Further, the Board was asked by counsel for the Region to withhold its Order pending the completion of a real estate transaction involving the Region. For ease of reference, the Minutes of Settlement are appended to this decision and marked as "Attachment 1."

[22] On that day, I heard from Mr. Paul Lowes, qualified and accepted as an expert in land use planning. He testified on behalf of the Appellant.

[23] Mr. Lowes methodically reviewed the proposed draft planning instruments which had been amended over the intervening months and opined that they represented good and proper planning and were in the public interest. He testified that the amended instruments were consistent with and conformed to provincial policy and the Region's and Town's respective Official Plans. He explained that the revised instruments were as a result of extensive discussions, analysis and debate and he recommended approval. There were no questions in cross-examination of Mr. Lowes by any of the counsel for the other parties.

[24] The Board was advised by the Town that leading up to the settlement, the Town had taken steps to inform the Participants and the broader community of how the development proposal had been amended to address the concerns raised by the public authorities. Those concerns had now been alleviated to the satisfaction of the Town, the Region and CA.

[25] The hearing was stood down for three days and resumed on November 17, 2016. On that day, the Board heard evidence on behalf of Victor and Joyce Enns and the numbered company, who were parties in this proceeding. The Enns own some parcels of property on the west side of Bronte Road, directly across from the subject property. To be clear, there were seven parcels which were included in the official plan amendment which was before me: 1300, 1316, 1326 and 1342 Bronte Road (these four were owned by the Enns) and 1350, 1354 and 1372 Bronte Road.

[26] On behalf of these parties, I heard from Ms. Ruth Victor, who was qualified and accepted as an expert in land use planning. Ms. Victor set out her professional planning opinion in connection with the proposed draft amended official plan amendment. Specifically, Ms. Victor clarified that the original OPA contained consolidated policies associated with the Merton Area Study, whereas the revised OPA now was site specific for the subject property and the parcels west of Bronte Road, sometimes referred to as the “Bronte Green West” lands, which lands included the parcels owned by the Enns.

[27] Ms. Victor opined that the revised draft OPA represented good planning, was in the public interest and met the tests of consistency and conformity to provincial policy and the Region’s Official Plan. She recommended its approval.

[28] Following her testimony in chief, there were no questions in cross-examination by any other party.

[29] I then heard evidence on behalf of the Region. Ms. Laurielle Brooks was qualified and accepted as expert in land use planning. Ms. Brooks explained that the Region had been provided with updated technical studies and further, there was updated staking information provided by CA. The outcome of this updated information was that the Region had determined that a 30-metre buffer from the dripline of the woodlands would be acceptable.

[30] She testified that she had been advised by the Region's environmental consultant that the buffer and delineation of the natural features were now appropriate. As such, she recommended approval. She also opined that the proposed OPA filed as Exhibit 92 represented good planning, was in the public interest and was consistent with provincial policy.

[31] Although there were some questions by Ms. Lyons on behalf of the Town and by Ms. Smith on behalf of the Enns to clarify Ms. Brooks' evidence, her evidence was not materially challenged. There were no questions by counsel for the Conservation Authority or counsel for the Appellant.

[32] Following that session, the Board had scheduled a follow-up sitting for those Participants who either had not been able to testify earlier or wished to comment given that they had now had the benefit of hearing the evidence associated with the settlement. That took place on November 23 and 24, 2016.

[33] On those days, I heard from:

- a. Ms. Amanda Towe, who had earlier testified and was permitted to testify thrice in total;
- b. Ms. Karen Brock, who spoke on behalf of the Oakvillegreen Association;
- c. Mr. Al Wilmot, who had earlier testified;
- d. Mr. Ron Corkum, who had earlier testified and spoke on behalf of the South Peel Naturalists' Club;
- e. Mr. Bob Laughlin;
- f. Ms. Lisa Lobsinger, who had earlier testified;
- g. Mr. Doug McCarten;
- h. Ms. Maria Speers;
- i. Mr. Brian Burton;
- j. Ms. Wendy Bodnoff;
- k. Mr. Anthony Partington, who had earlier testified;

I. Ms. Diane Burton.

[34] As with the earlier testimonies of Participants, each of these individuals were articulate and sincere. A theme running through their respective testimonies was that they felt betrayed by the Town. They could not understand how the Town could have accepted such a settlement. However, in fairness to the Town, a number of them conceded that they had not reviewed the settlement in detail. Information surrounding the resolution was put on the Town's website and the Town held a drop-in session on the evening of November 17<sup>th</sup> for the community to have their queries answered.

[35] These lay witnesses implored the Board to disregard the expert evidence provided by Mr. Lowes, Ms. Victor and Ms. Brooks and instead, accept the their evidence to reject the revised development proposal implemented by the amended planning instruments. In their views, they still saw the proposal as being intense and inappropriate.

[36] The Board sympathizes with these Participants but unfortunately, cannot summarily dismiss the expert professional evidence, which evidence was presented to support a joint settlement. The Board routinely encourages parties to dialogue and find common ground with the hope that a resolution might be found. In this case, the public authorities, specifically the Town, the Region and CA, who are also vested with ensuring the public interest has been met, were satisfied with the revisions made to the development proposal.

[37] To be specific, between the Town, the Region and CA, the issues of noise, odour, traffic, natural heritage, functional servicing, stormwater management, hydrogeology, hydrology and land use planning were addressed to their satisfaction. The Board had no other comparable expert evidence to challenge the opinions provided by witnesses for the Appellant, the Region and the Enns.

[38] The Board conducts an independent review and basis its decision on the evidence presented and in this circumstance, cannot blindly ignore the professional expert evidence which was provided. I am satisfied with the opinions provided by Mr. Lowes, Ms. Victor and Ms. Brooks to arrive at a decision to approve the amended planning instruments as a result of the settlement. The specific clauses associated with my decision are provided further below.

[39] Given these circumstances, the Board determines that the appeals are allowed in part in order to bring into effect the joint settlement achieved. Pursuant to the request made by the Region, the Board will withhold its Order.

[40] Upon the completion of the real estate transaction mentioned earlier in this decision, the Board should be informed in writing by either Bronte Green Corporation or the Region of Halton so that the Order can be released.

[41] The appeal associated with the Plan of Condominium is adjourned *sine die* as requested jointly by the parties. This panel of the Board shall remain seized of the Draft Plan of Condominium appeal and may be spoken to with respect to this or any other related matter associated with this particular appeal.

[42] The appeal by Bronte Green Corporation is allowed in part and as such, the Board modifies the Town of Oakville's Official Plan in the form shown as that filed with the Board as Exhibit 92 and referenced as Schedule "C" of the corrected Minutes of Settlement, filed as Exhibit 86A and as modified, approves this revised OPA for the subject property as well as the Bronte Green West lands. For ease of reference, this revised private OPA is appended to this decision and marked as "Attachment 2."

[43] Further the appeal by Bronte Green Corporation is allowed in part and as such, the Board amends the Town of Oakville's Zoning By-Law in the form shown as that filed with the Board as Exhibit 93 and referenced as Schedule "B" in the above-noted Minutes of Settlement and as amended, approves this revised ZBA for the subject property. This private ZBA includes the adjacent lands being acquired by Bronte Green Corporation from the Regional Municipality of Halton as noted above. For ease of reference, this revised ZBA is appended to this decision and marked as "Attachment 3."

[44] Further the appeal by Bronte Green Corporation is allowed in part and as such, the Board approves the Draft Plan of Subdivision in the form as that filed with the Board as Exhibit 90 and referenced as Schedule "D" in the above-noted Minutes of Settlement. For ease of reference, this Draft Plan is appended to this decision and marked as "Attachment 4."

[45] Further the above noted Draft Plan is subject to the Draft Plan Conditions and Conditions of Subdivision Agreement. The Board approves the Conditions in the form as that filed with the Board as Exhibit 94A and as referenced as Schedule "E" in the above-noted Minutes of Settlement. For ease of reference, the Conditions are appended to this decision and marked as "Attachment 5."

[46] Final approval of the plan of subdivision for the purposes of ss. 51(58) of the *Planning Act* is to be given by the Town. Should there be any difficulties associated with the implementation concerning the Board's decision, the Board can be addressed.

[47] Further should the Appellant appeal pursuant to ss. 51(43) of the *Planning Act*, any of the Draft Plan Conditions and the Conditions of Subdivision Agreement to the Board prior to the approval of the final plan of subdivision, this Panel of the Board shall remain seized of that appeal, given its connection with instruments upon which this Panel has adjudicated and determined.

*“J. V. Zuidema”*

J. V. ZUIDEMA  
VICE-CHAIR

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

**Ontario Municipal Board**

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PL141318

**ONTARIO MUNICIPAL BOARD**  
**Commission des affaires municipales de l'Ontario**

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Bronte Green Corporation  
 Subject: Proposed Plan of Subdivision - Failure of Town of Oakville to make a decision  
 Purpose: To permit the development of an integrated mixed-use, mixed-density community  
 Property Address/Description: 1401 Bronte Road  
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 Municipal File No.: 24T-14004/1530  
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PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P. 13, as amended

Applicant and Appellant: Bronte Green Corporation  
 Subject: Proposed Plan of Condominium - Failure of Town of Oakville to make a decision  
 Purpose: To permit the development of an integrated mixed-use, mixed-density community  
 Property Address/Description: 1401 Bronte Road  
 Municipality: Town of Oakville  
 Municipal File No.: 24CDM-14003/1530  
 OMB Case No.: PL141318  
 OMB File No.: PL141319

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

Applicant and Appellant: Bronte Green Corporation  
 Subject: Application to amend Zoning By-law Nos. 1984-63 and 2014-014 - Neglect or Refusal of application by Town of Oakville  
 Existing Zoning: 05 Zone, By-law 1984-63, and O2 Zone, By-law 2014-014  
 Proposed Zoning: Site Specific  
 Purpose: To permit the development of an integrated mixed-use, mixed-density community  
 Property Address/Description: 1401 Bronte Road



Municipality: Town of Oakville  
 Municipal File No.: z.1530.07  
 OMB Case No.: PL141318  
 OMB File No.: PL141318

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

Applicant and Appellant: Bronte Green Corporation  
 Subject: Application to amend Livable Oakville Official Plan  
 Neglect or Refusal of application by Town of Oakville  
 Existing Designation: Special Policy Area; Private Open Space  
 Proposed Designation: Low/Medium Density Residential; Neighbourhood  
 Commercial; Natural Area  
 Purpose: To permit the development of an integrated mixed-use, mixed-  
 density community  
 Property Address/Description: 1401 Bronte Road  
 Municipality: Town of Oakville  
 Municipal File No.: OPA 1530.07  
 OMB Case No.: PL141318  
 OMB File No.: PL150064

### MINUTES OF SETTLEMENT

BETWEEN:

THE REGIONAL MUNICIPALITY OF HALTON  
 (hereinafter referred to as the "Region")

- and -

BRONTE GREEN CORPORATION  
 (hereinafter referred to as "Bronte Green")

**WHEREAS** Bronte Green is the owner of certain lands bounded by Upper Middle Road to the north, the Halton Region municipal offices to the south, Bronte Road to the west and Fourteen Mile Creek to the east and is municipally known as 1401 Bronte Road in the Town of Oakville (the "Bronte Green Lands");

**AND WHEREAS** in 2014, Bronte Green submitted applications for an Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision and Plan of Condominium (the "Applications")

to the Town of Oakville (the "Town") to permit the development of an integrated mixed-use, mixed-density community on the Bronte Green Lands;

**AND WHEREAS** Bronte Green appealed the Town's failure to make decisions on the Applications within the statutory time periods set out in the *Planning Act* to the Ontario Municipal Board (the "Board"), such appeals bearing OMB Case No. PL141318 (the "Appeals");

**AND WHEREAS** between October 2015 and January 2016, the Board conducted five weeks of hearing for the Appeals;

**AND WHEREAS** following five weeks of hearing, the Region and Bronte Green (the "Parties" and each a "Party"), along with other parties including the Town and Conservation Halton, conducted settlement discussions with a view to resolving the Appeals in their entirety;

**AND WHEREAS** on November 9, 2016, Regional Council endorsed a proposed settlement with Bronte Green on the basis that the revised concept plan, attached hereto as **Schedule "A"**, and the proposed draft conditions satisfies outstanding noise, odour, traffic, natural heritage and functional servicing issues and further directed that the Director of Planning Services and Chief Planning Official be authorized to execute Minutes of Settlement between the Region and Bronte Green Corporation consistent with the conditions of draft approval;

**AND WHEREAS** the revised concept plan includes certain lands owned by the Region located immediately north of the Woodlands Operation Centre and east of Bronte Road (the "Transferred Lands") and the Transferred Lands are being acquired by Bronte Green to facilitate the settlement;

**AND WHEREAS** as a result of negotiations between the parties hereto, the Parties have agreed to resolve the Appeals on the terms and conditions contained herein;

**NOW THEREFORE** the Parties in consideration of the mutual covenants set out below and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, agree as follows:

1. The Parties agree that the recitals are true.
2. The Parties agree and acknowledge that in order to link the Halton Region municipal offices with the proposed development and create a good planning solution, the Transferred Lands are to be transferred to Bronte Green. The terms for this transfer are

provided in an agreement of purchase and sale signed by Bronte Green and held in escrow by the Region pending execution by the Region (the "**Sale Agreement**").

3. The Parties agree and acknowledge that the settlement of the Appeals requires the implementation of holding provisions on certain lots and/or blocks in the Draft Plan of Subdivision and the Transferred Lands, including but not limited to Block 466 (Residential Condominium) and the existing stormwater management facility block located on the Transferred Lands, as set out in the revised Zoning By-law Amendment attached hereto as **Schedule "B"**.
4. The Parties shall jointly request that the Board approve the following planning instruments:
  - a. revised Official Plan Amendment for the Bronte Green Lands and the Transferred Lands attached hereto as **Schedule "C"**;
  - b. revised Zoning By-law Amendment for the Bronte Green Lands and the Transferred Lands attached hereto as **Schedule "B"**;
  - c. revised Draft Plan attached hereto as **Schedule "D"**, subject to the Draft Plan Conditions and Conditions of Subdivision Agreement attached hereto as **Schedule "E"** (together with the revised Official Plan Amendment and revised Zoning By-law Amendment, the "**Approvals**");

on the condition that the Board withhold the issuance of its Final Order on the Approvals until the Board is advised in writing by either of the Parties that the Sale Agreement has successfully closed.


5. Notwithstanding section 4(c) herein, the Parties acknowledge that modifications to the Draft Plan Conditions and Conditions of Subdivision Agreement in **Schedule "E"** may be directed by the Board prior to the conclusion of this proceeding. The Parties agree to reasonably discuss and negotiate in good faith such modifications prior to advising the Board of their respective positions on any such modifications. In all other respects, the Parties shall support the Board's approval of **Schedule "E"** in the form attached.
6. The Region acknowledges that pursuant to subsection 51(43) of the *Planning Act*, Bronte Green may appeal any of the Draft Plan Conditions and Conditions of

Subdivision Agreement to the Board prior to approval of the final plan of subdivision. Notwithstanding this appeal right, for all conditions for which the Region is a clearance agency, Bronte Green agrees to:

- a. not appeal the wording of the conditions and thus limit any such appeal to matters concerning the clearance of the condition(s);
  - b. provide the Region with ten (10) days' notice of Bronte Green's intention to file an appeal concerning the clearance of the condition(s); and
  - c. upon issuing a notice in section 6(b) herein, make reasonable efforts to discuss and negotiate in good faith with the Region concerning the clearance of the relevant condition(s), failing which Bronte Green may proceed with its appeal.
7. The Parties shall jointly request that the Board direct that final approval of the plan of subdivision for the purposes of s. 51(58) of the *Planning Act* is to be given by the Town of Oakville.
  8. The Parties recognize that the Region has no authority over additional requirements of provincial and federal jurisdictions, matters that are subject to federal or provincial jurisdiction, additional requirements resulting from changes to environmental legislation or regulations or Board decisions that may affect the implementation of these Minutes.
  9. The Parties shall each bear their own costs of this part of the Appeals and of all matters contemplated by these Minutes.
  10. The Parties agree that these Minutes address all of the terms and conditions of their agreement and that there are no other written or oral terms, save and except for the terms and conditions set out in the Sale Agreement (which should be read together with these Minutes), which amend or modify or otherwise affect the provisions of this agreement.
  11. The Parties acknowledge and agree that these Minutes may be executed by their solicitors, respectively, in counterpart, and if so executed, these Minutes shall be of force and effect as if executed by the Parties themselves.

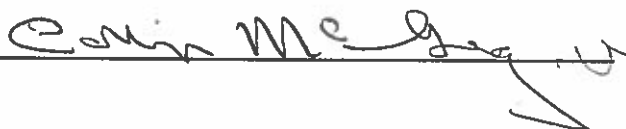
DATED this 14<sup>th</sup> day of November, 2016.

THE REGIONAL MUNICIPALITY OF HALTON, ~~by its  
solicitors~~



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BRONTE GREEN CORPORATION, ~~by its solicitors~~



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Schedule A



# PRIVILEGED AND CONFIDENTIAL

BRONTE GREEN | OAKVILLE, ONTARIO  
REVISED CONCEPT PLAN



NOV 03-2016

SK-110



OAKVILLE

## THE CORPORATION OF THE TOWN OF OAKVILLE

## BY-LAW NUMBER 2016-102

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as Part of Lots 28, 29 and 30, Concession 2, Town of Oakville (Bronte Green Corporation, File No.:Z.1530.07)

## ORDERED BY THE ONTARIO MUNICIPAL BOARD:

1. Map 19(12) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 is amended by adding a new Section 15.376 as follows:

<b>376</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zones: RL6, RM1, RM2, RM4, C1
Map 19(12)		2016-102
<b>15.376.1 General Zone Provisions for All Lands</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . However, steps may encroach into the required depth. <i>Porches</i> shall have walls that are open and unenclosed for at least 60% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
b)	Notwithstanding Table 4.3, bay, box out and bow windows with or without foundations, with a maximum width of 3.0 m. and maximum height of 2 storeys may encroach up to a maximum of 0.6 m into a minimum <i>yard</i> and may include a door.	



c)	Notwithstanding Table 4.3, a <i>porch</i> may encroach up to 1.0 m from the <i>flankage lot line</i> and access stairs may encroach up to 0.6 m from the <i>flankage lot line</i> .	
d)	Notwithstanding Table 4.3, in a Residential Low RL6 zone and Residential Medium RM1 zone, maximum encroachment of <i>uncovered platforms</i> with or without a foundation shall be 3.0 metres from the <i>rear lot line</i> , except access stairs may encroach up to 1.8 m from the <i>rear lot line</i> .	
e)	Notwithstanding Table 4.3, in a Residential Medium RM1 and RM2 zone, the maximum encroachment of <i>porches</i> with or without a foundation shall be up to 1.5 m from the <i>front lot line</i> .	
f)	Notwithstanding Section 5.2.3 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 5.5 metres in depth.	
g)	Notwithstanding Section 5.2.3 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>• Where one <i>parking space</i> is provided, 3.0 metres in width; and,</li> <li>• Where two <i>parking spaces</i> are provided, 5.6 metres in width.</li> </ul>	
h)	For the purpose of calculating the required <i>yards</i> , <i>lot area</i> and <i>frontage</i> on a street, a publicly-owned 0.3 m. reserve adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .	
i)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade.	
j)	"Lot" when used for a community use means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.	
<b>15.376.2 Zone Provisions for RL6 Lands</b>		
The following regulations apply:		
a)	Maximum <i>front yard</i> for <i>lots</i> identified as Block 1 on Figure 15.376.1	6.5 m, measured from the <i>front lot line</i> to the <i>main wall</i>
b)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>



c)	Minimum <i>rear yard</i>	7.0 m, except that the <i>first storey</i> may project a maximum 3.0 m from the rear wall of the <i>dwelling</i> into the <i>rear yard</i> for a maximum of 45% of the <i>dwelling</i> width. The maximum <i>first storey</i> ceiling height shall be 3.1 m, and a minimum <i>side yard</i> setback of 1.2 m, measured at the rear of the main <i>building</i> shall be provided.
d)	Maximum number of <i>storeys</i>	3, except for those <i>lots</i> identified on Figure 15.376.3, the maximum number of <i>storeys</i> shall be 2.
e)	Maximum <i>height</i>	12.0 m
f)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
g)	Minimum <i>landscaping coverage</i>	10%
<b>15.376.3 Special Site Provisions for RL6 Lands</b>		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or building to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	

b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 m of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.3 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>lot frontage</i> less 1.8 m on an <i>interior lot</i> or 50% of the <i>lot frontage</i> less 3.1 m on a <i>corner lot</i> .
e)	Section 5.8.6, " <i>Private Garage Maximum Sizes</i> " shall not apply.
f)	No more than 30% of the elevations of <i>detached dwellings</i> along a street in any block shall be alike in external design with respect to size and location of doors, windows, projecting <i>balconies</i> , landings and <i>porches</i> . <i>Building elevations</i> alike in external design shall not be erected on adjoining <i>lots</i> fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining <i>lots</i> fronting on the same street.
g)	<i>Lots</i> identified on Figure 15.376.2 shall be deemed <i>interior lots</i> .
h)	Notwithstanding Table 6.2.1, a <i>public school</i> is permitted on the lands identified as Block 1 on Figure 15.376.6 subject to the CU regulations.
i)	Notwithstanding Table 4.3, in a RL6 zone, access stairs may encroach up to 0.6 m from the <i>front and flankage lot line</i> .
J)	Notwithstanding Table 6.2.1, a townhouse dwelling is permitted on the lands identified as Block 1 on Figure 15.376.5 subject to the RM1-376.6 regulations.

**15.376.4 Zone Provisions for RM1 Lands**

The following regulations apply:

a)	Minimum <i>lot area</i>	125.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>
e)	Minimum <i>separation distance</i> between <i>dwelling units</i> backing onto <i>Lane A</i> as identified on Figure 15.376.4	12.0 m for second <i>storey</i> and above



f)	Minimum number of <i>storeys</i> for <i>lots</i> within 20.0 m of Bronte Road	3
g)	Minimum <i>rear yard</i> for dual frontage <i>townhouse dwelling</i> units as identified on Figure 15.376.8	3.0 m
h)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof. For those lots identified on Figure 15.376.3, the maximum number of storeys shall be 2
<b>15.376.5 Special Site Provisions for RM1 Lands</b>		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same lot, measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.5 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	Where a <i>lot</i> is adjacent to a public park or Bronte Road the <i>front yard</i> shall be deemed to be the <i>lot line</i> adjacent to the public park or Bronte Road.	
e)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>townhouse dwelling</i> width where the garage door faces the <i>front</i> or <i>flankage lot line</i> .	
f)	The maximum <i>private garage</i> depth shall be 9.0 m	
g)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	

h)	Notwithstanding Section 4.11.1 a), the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension of 3.0 m by 3.0 m.	
i)	Section 4.6.6 c) shall not apply to a <i>rooftop terrace</i> located on the roof of the <i>first storey</i> .	
j)	Notwithstanding Section 4.6.6 b) a <i>rooftop terrace</i> shall be permitted on the roof of the <i>first storey</i> within any RM1 zone.	
<b>15.376.6 Zone Provisions for RM2 Lands</b>		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80.0 sq.m
b)	Minimum <i>lot frontage</i>	5.5 m/unit
c)	Minimum <i>flankage yard</i>	2.5 m with porch in flankage yard
d)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof
e)	Minimum <i>landscaping coverage</i>	10%
f)	Minimum <i>front yard</i>	3.0 m
<b>15.376.7 Special Site Provisions for RM2 Lands</b>		
The following additional provisions apply:		
a)	The maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.7 b), one walkway access may be connected to the side of a <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	

<b>15.376.8 Additional Permitted Uses for RM4 Lands</b>		
The following additional <i>uses</i> are permitted:		
a)	<i>Back-to-back townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM2-376.6 and RM2-376.7 regulations
b)	<i>Stacked townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM3 regulations
<b>15.376.9 Zone Provisions for RM4 Lands</b>		
The following regulations apply to apartment <i>buildings</i> :		
a)	Minimum <i>front yard</i>	0.5 m
b)	Maximum <i>front yard</i> for the first 12.0 m of building height	3.0 m
c)	Minimum <i>flankage yard</i>	0.5 m
d)	Minimum flankage yard Street A	1.0 m
e)	Maximum <i>flankage yard</i> for the first 12.0 m of building height	3.0 m
f)	Minimum <i>interior side yard</i>	0.5 m, except where abutting the Enbridge Pipeline right-of-way, the minimum shall be per Section 4.19.1
g)	Maximum <i>interior side yard</i> for the first 12.0 m of building height	3.0 m, except where abutting the Enbridge Pipeline right-of-way, the maximum shall be 5.0 m.
h)	Minimum <i>rear yard</i>	0.5 m



i)	Minimum <i>main wall</i> proportions	75% of the length of main walls oriented towards the front, interior, and/or flankage lot line shall be located within the area on the lot defined by the minimum and maximum yards.
j)	Minimum <i>separation distance</i> between buildings containing <i>dwelling units</i>	12.0 m, to only apply where the <i>dwelling unit</i> contains a <i>balcony</i> .
k)	Minimum <i>height</i>	14 m and 4 <i>storeys</i>
l)	Maximum <i>height</i>	22.0 m and 6 <i>storeys</i>
<b>15.376.10 Additional Zone Provisions for RM4, Block A Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block A on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	180 units
<b>15.376.11 Additional Zone Provisions for RM4, Block C Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block C on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
<b>15.376.12 Additional Zone Provisions for RM4, Block D Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block D on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
<b>15.376.13 Parking Regulations for RM4 Lands</b>		
The following parking regulations apply:		
a)	Maximum <i>surface parking area</i>	25% of required parking

<b>15.376.14 Special Site Provisions for RM4 Lands</b>		
The following additional provisions apply:		
a)	The westerly <i>lot line</i> abutting Bronte Road shall be deemed the <i>front lot line</i> .	
<b>15.376.15 Zone Provisions or C1 Lands</b>		
The following regulations apply:		
a)	Maximum <i>front yard</i>	3.0 m
b)	Maximum <i>flankage yard</i>	3.0 m
c)	Minimum height	7.0 m
d)	Maximum <i>height</i>	12 m
e)	Maximum <i>net floor area</i> for all retail and service commercial <i>uses</i>	3,500.0 sq.m
<b>15.376.16 Special Site Provisions for C1 Lands</b>		
The following additional provisions apply:		
a)	A <i>building</i> shall occupy at least 80% of the <i>lot lines</i> identified on figure 15.376.7.	
b)	The lot line abutting Street K is deemed to be a front lot line.	
c)	Section 9.4 shall not apply.	
d)	Notwithstanding Table 5.2.1, office uses on the second floor may be permitted up to a maximum net floor area of 40% of the net floor area on the ground floor with no additional parking requirements.	



15.376.17 Special Site Figures

Figure 15.376.1

Fig 15.376.1 (Max Front Yard)

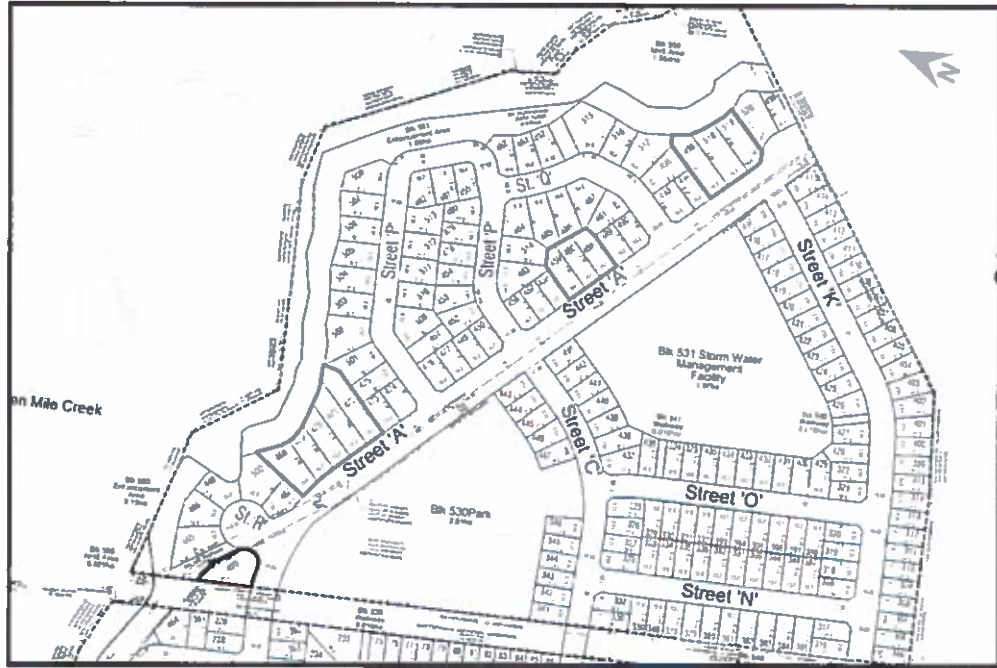


Figure 15.376.2

Fig 15.376.2 (Flankage)

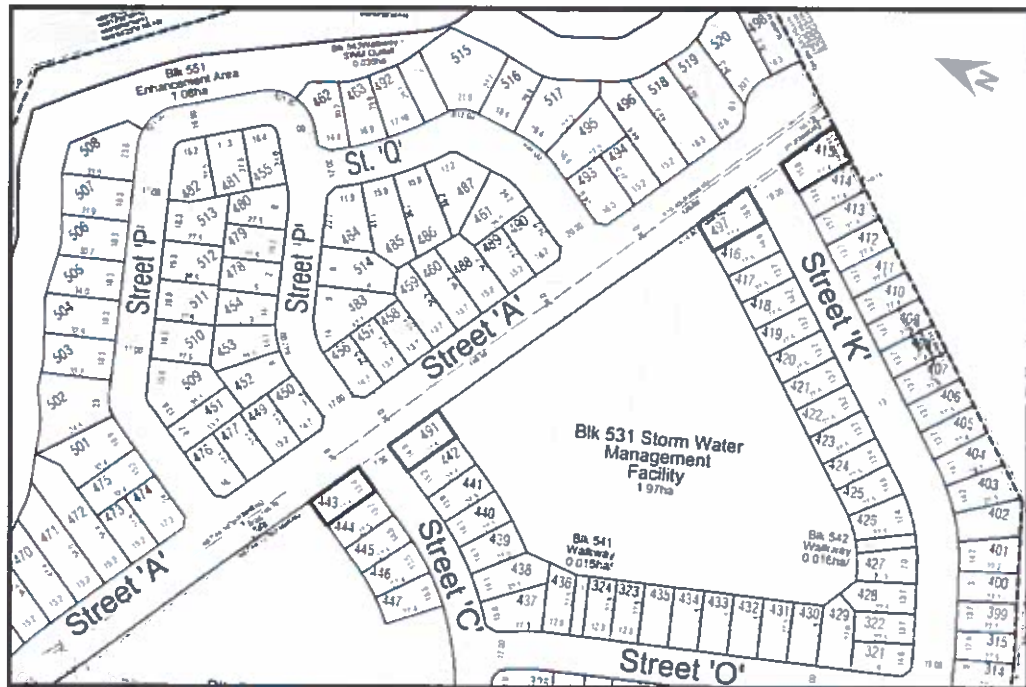




Figure 15.376.3

Fig 15.376.3 (Max Heights)

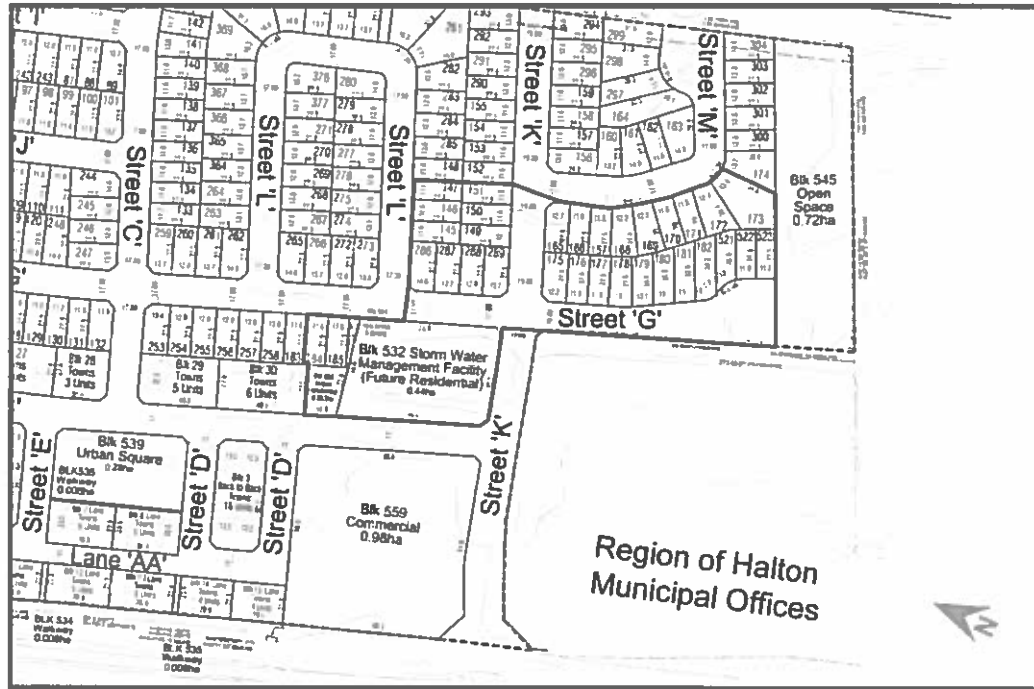


Figure 15.376.4

Fig 15.376.4 (Blocks and Lane)

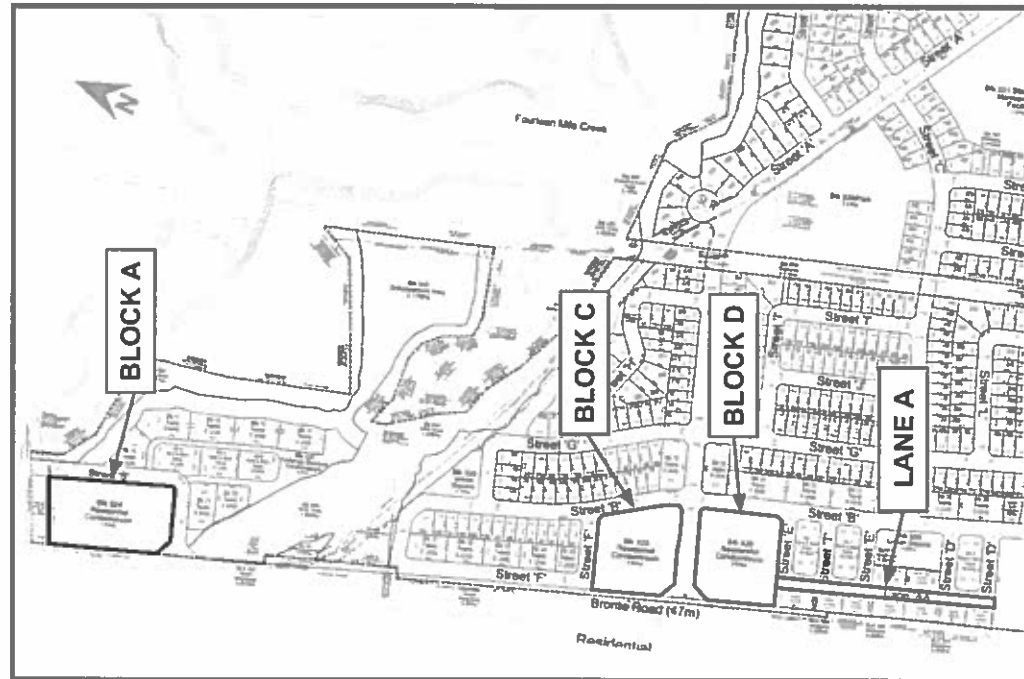




Figure 15.376.7

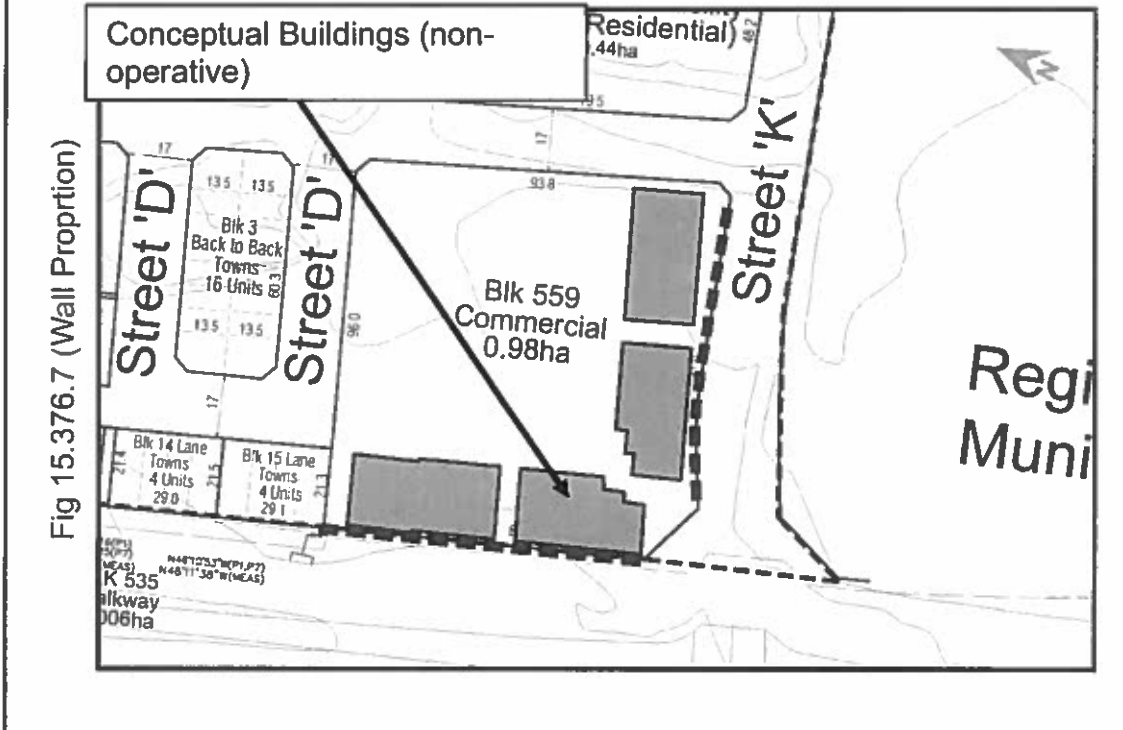
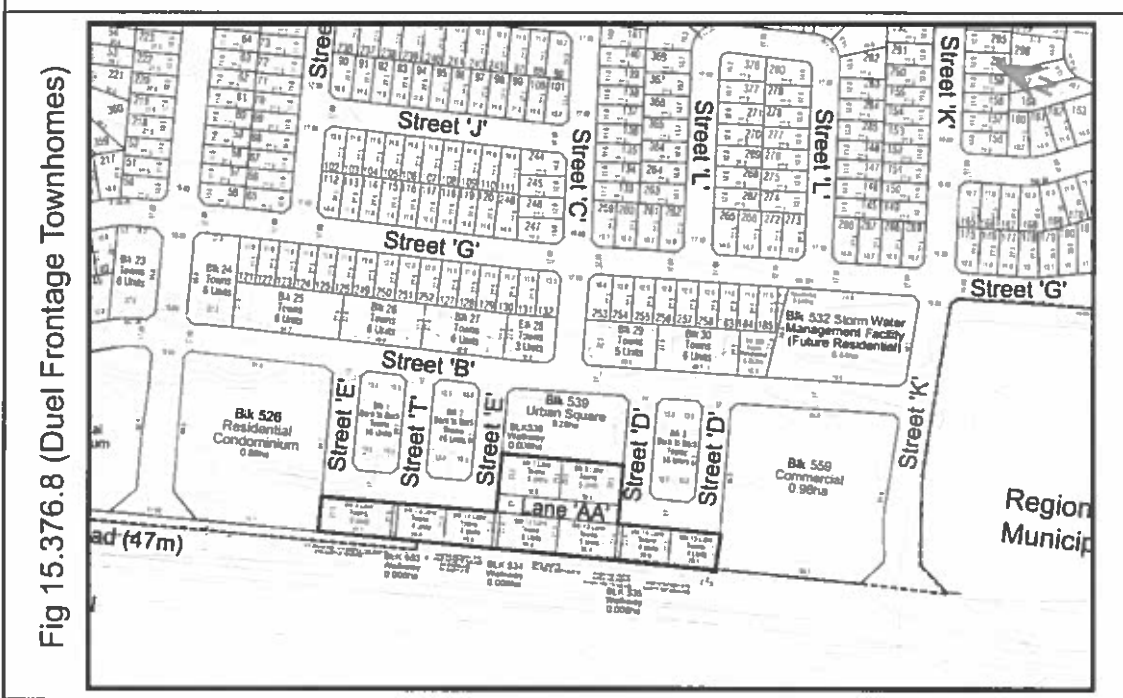


Figure 15.376.8





3. Part 16, Holding Provisions, of By-law 2014-014 is amended by adding a new Section 16.3. H30, 31, 32 & 33 as follows:

<b>"H30</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RL6
Map 19(12)		(2016-102)
<b>16.3.30.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Stormwater Management Facility	
<b>16.3.30.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the SMF Zone shall apply.		
<b>16.3.30.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That sufficient water and wastewater services are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.	
b)	A Ministry of Environment acknowledged Record of Site Condition, certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	
c)	That a detailed noise study conducted by a qualified Professional Engineer shall be provided which demonstrates compliance with Ministry of Environment sound level limits, to the satisfaction of Halton Region and the Town of Oakville.	
d)	That an updated functional servicing report be submitted which provides for potential decommissioning of the existing stormwater management pond and all grading, drainage and SWM and implications on the Region's future EMS lands be provided to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.	
e)	The required noise walls associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region."	



<b>"H31</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RM4
Map 19(12)		(2016-102)
<b>16.3.31.1 Only Permitted Uses Prior to Removal of the "H"</b>		
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</i> of land existing on the <i>lot</i> as of the effective date of this by-law.	
b)	Temporary sales office in accordance with Section 4.25.3	
<b>16.3.31.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the ED Zone shall apply.		
<b>16.3.31.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	The completion of the widening of Bronte Road to 6 lanes to allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region."	

<b>"H32</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RL6
Map 19(12)		(2016-102)
<b>16.3.32.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Stormwater Management Facility	
<b>16.3.32.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the SMF <i>Zone</i> shall apply.		
<b>16.3.32.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That an updated functional servicing report be submitted which confirms the lands are not required for stormwater management, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville."	

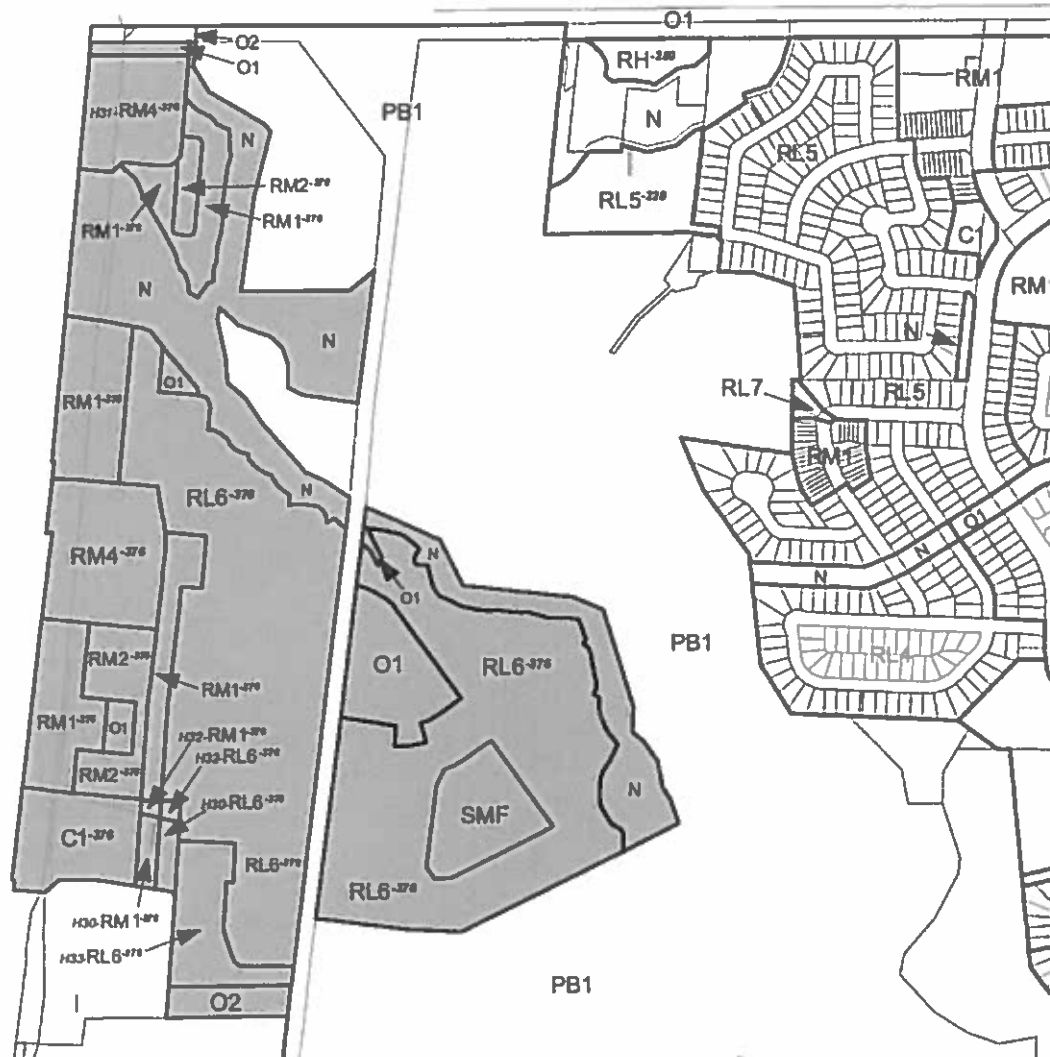
<b>"H33</b>	<b>Bronte Road, Upper Middle Road</b>	<b>Parent Zone: RL6</b>
Map 19(12)	<b>(Part of Lots 28, 29 and 30, Concession 2)</b>	(2016-102)
<b>16.3.33.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses of land existing on the lot as of the effective date of this by-law.	
<b>16.3.33.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the ED Zone shall apply.		
<b>16.3.33.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That the Owner's acoustical engineer shall prepare further technical details in co-operation with the Region of Halton for the implementation of the necessary noise control measures to reduce the acoustic emissions of the two existing generator sets located within the former Police Services Building in the Halton Regional Centre, at the cost of the Developer and to the satisfaction of the Region in order to comply with the sound level limits provided in MOECC noise guidelines and NPC-300 at the residential lots.	
b)	The required noise walls associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region."	

ORDERED by the Ontario Municipal Board dated November ##th/st/nd/rd, 2016 for OMB File No. PL141318.

\_\_\_\_\_  
MAYOR

\_\_\_\_\_  
CLERK

**SCHEDULE "A"**  
**To By-law 2016-102**



**AMENDMENT TO BY-LAW 2014-014**

 Rezoned from Private Open Space (O2) and Institutional (I) to

- Residential Low (RL6 sp:376, H30-RL6 sp:376, H32-RL6 sp:376, H33-RL6 sp:376);
- Residential Medium (RM1 sp:376, H30-RM1 sp:376, H32-RM1 sp:376);
- Residential Medium (RM2 sp:376);
- Residential Medium (RM4 sp:376, H31-RM4 sp:376);
- Neighbourhood Commercial (C1 sp:376);
- Park (O1);
- Natural Area (N); and
- Stormwater Management Facility (SMF)

**EXCERPT FROM MAP**  
**19 (12)**



**SCALE 1 : 8500**

## **Official Plan Amendment Number XX to the Town of Oakville's Livable Oakville Plan**

### **Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the Livable Oakville Plan.

### **Part I — Preamble**

#### **A. Purpose**

The purpose of the proposed official plan amendment is to incorporate into the Livable Oakville Plan site-specific modifications to the text and schedules necessary to implement land uses and policies for the Bronte Green Lands.

The Bronte Green Lands comprise the former Saw-Whet Golf Course known municipally as 1401 Bronte Road. The Bronte Green Lands also include a portion of the Region of Halton's campus known as the Halton Regional Centre at 1151 Bronte Road.

The Bronte Green Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west.

The effect of the changes to the text of the Plan will be to insert into Section 27 – Exceptions:

- Policies that provide for the protection of natural environment areas including enhancement areas and linkages;
- Site-specific policies for the redevelopment of private open space lands and public institutional lands.

The effect of the changes to the schedules of the Plan will be to:

- Identify a proposed road providing access to the Bronte Green Lands on Schedule C, Transportation Plan;
- Redesignate several properties and identify land uses subject to an exception for the Bronte Green Lands on Schedule H, West Land Use.



## **B. Background**

- Council adopted the Livable Oakville Plan on June 22, 2009. Halton Region then approved the Plan, with modifications, on November 30, 2009, as it was deemed to conform to the Growth Plan, 2006, and be consistent with the Provincial Policy Statement, 2005, and the Region's Official Plan, as amended, including the proposed ROPA 38. That decision was appealed by a number of parties.
- Following the resolution of a majority of the appeals, the Ontario Municipal Board approved the Plan with further modifications on May 10, 2011. More modifications were approved by the Board throughout 2012 to resolve outstanding site-specific appeals.
- The Plan is in force except for seven outstanding site-specific appeals identified in Appendix 2 and Appendix 3 of the Plan.

## **C. Basis**

- The Region of Halton Official Plan (ROPA 38) identifies the Bronte Green Lands, contained within the larger area of the Merton Lands, as Regional Natural Heritage System and Urban Area.
- Section 26.6 of the Livable Oakville Plan identifies the Merton Lands as an area for potential future development and which should be comprehensively studied to determine future land uses and policies.
- The Merton Planning Study was initiated in 2012 and the outline and objectives for the study were endorsed by Council on November 12, 2012. A notice of study commencement was provided on March 14, 2013. A public open house was held on May 15 and 16, 2013, to introduce the study and draft development options prepared for the Merton Lands.
- Council received the Merton Planning Study terms of reference and draft development options June 10, 2013. An online user forum and survey were made available on the Town of Oakville website throughout the summer and fall of 2013 and winter 2014 to solicit additional public input. Several meetings were also held with area stakeholders over the summer and fall of 2013. A public open house was held on March 19, 2014 to provide feedback on the draft preferred plan prepared by town staff.
- A statutory public meeting for town staff's draft proposed Official Plan Amendment was held on April 14, 2014.
- A privately initiated Official Plan Amendment for was received in May 2014 and subsequently appealed to the Ontario Municipal Board. Through the OMB process, the private amendment was revised based on town and agency review and input and now forms the Bronte Green amendment.

- The land uses and policies being introduced by this amendment are supported by detailed background studies addressing servicing and infrastructure needs, transportation needs, noise, air quality, natural heritage and related matters.

## **Part 2 - The Amendment**

### **A. Text Changes**

The amendment includes the changes to the text of the Livable Oakville plan listed in the following table, and shown in Appendix 1.

<b>Item No.</b>	<b>Section</b>	<b>Description of Change</b>
1.	<b>27.3</b> EXCEPTIONS	<i>Insert a new section "27.3.9 Bronte Green Lands," as provided in Appendix 1.</i>
	<b>27.3</b> West Exceptions – Schedule H	

### **B. Schedule Changes**

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 2.

<b>Item No.</b>	<b>Schedule</b>	<b>Description of Change</b>
4.	<b>Schedule C</b> TRANSPOR- TATION PLAN	<i>Amend Schedule C as shown in Appendix 2 to:</i>  - identify the proposed road on the Bronte Green Lands
4.	<b>Schedule H</b> WEST LAND USE	<i>Amend Schedule C as shown in Appendix 2 to:</i>  - identify the new land uses and proposed roads on the Bronte Green Lands - add symbols ("⊙") and outlines ("-----") to identify sites subject to an exception policy within the Bronte Green Lands.

**APPENDIX 1**  
**New Section**  
**27.3.9 Bronte Green Lands**

### **27.3.9 Bronte Green Lands**

The Bronte Green Lands comprise the former Saw-Whet Golf Course known municipally as 1401 Bronte Road. The Bronte Green Lands also includes a portion of lands owned at the time by the Region of Halton situated north of the southerly section of the proposed Collector Road shown on Schedule H.

The Bronte Green Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west.

The following policies provide a framework for *development* of the Bronte Green Lands.

#### **27.3.9.1 Development Concept**

The Bronte Green Lands consist of a preserved and enhanced natural environment area along Fourteen Mile Creek and its tributaries. These lands provide for environmental protection and linkages with Bronte Creek to the west.

*Development* of the Bronte Green Lands intends to provide for environmental protection and the redevelopment of existing private open spaces and public institutional lands.

*Development* of the Bronte Green Lands shall contribute to a *complete community* with a mix of uses including a range of residential uses, commercial uses, recreation and open space areas, convenient access to public transportation and local services, and community facilities such as a school, if required.

*Development* within 400 metres of Bronte Road, a higher order transit corridor with frequent transit service, shall be transit-supportive with built form oriented toward Bronte Road.

The proposed minor collector road shall be the primary route through the Bronte Green Lands. The proposed minor collector shall support multiple mobility choices and connections and shall link community facilities including a neighbourhood park. The minor collector road shall form a minor gateway location at the northern intersection with Bronte Road. Multiple mobility choices and connections to urban squares and an open space trail network shall also be supported through the local road network to be developed.

#### **27.3.9.2 Functional Policies**

In addition to the policies in Part C of this Plan, the following policies apply to the Bronte Green Lands.

a) Urban Design

- i) *Development* should be designed to provide a sense of place and neighbourhood character.
- ii) *Development* shall provide a high quality public realm incorporating focal points such as parks and urban squares featuring gathering spaces, enhanced landscaping, seating and public art.
- iii) *Development* shall be designed to provide for a mix of uses and various lot patterns and housing choices.
- iv) *Development* shall provide a seamless transition between the public and private realms and promote pedestrian access between the built form and public realm along the street edge.
- v) Buildings should be oriented towards higher-order street frontages, open spaces and parks to provide interest and comfort at ground level for pedestrians.
- vi) Residential buildings should feature active frontages with living spaces and/or porches to support pedestrian streetscape.
- vii) Residential uses shall be designed to reduce the visual appearance of garage doors along the street edge.
- viii) To avoid garage-dominated streetscape where lot frontages are narrow, rear laneways may be permitted.
- ix) For *development* adjacent to Bronte Road:
  - Buildings should be located close to Bronte Road to provide visual interest to pedestrians and a sense of enclosure to the street.
  - Building frontages and main entrances shall address Bronte Road;
  - Midblock pedestrian connections from Bronte Road into the interior of the community shall be provided for blocks longer than 200 meters;
  - A window street may be permitted with limited frontage along Bronte Road.
  - Land uses directly abutting the Natural Area shall be comprised of a combination of residential lots, single loaded vista roads and open space.
- x) Views and pedestrian connections from the developed area into the Natural Area and Parks and Open Space areas along the west side of Fourteen Mile Creek valley shall be encouraged.

## xi) Gateways

- The northern intersection of Bronte Road with the proposed minor collector road shall be a minor gateway location.
- Gateway locations should be enhanced by features including prominent buildings, strategic building placement, landscape features and public art.

## b) Transportation

- i) The proposed public road shown on Schedule H, West Land Use shall be classified as minor collector road.
- ii) Notwithstanding Table 4 in section 8.4 Rights-of-Way, the right-of-way for:
  - The minor collector road shall be a minimum of 19 metres wide.
  - The minor collector road where it contains the Region of Halton trunk sewer easement shall be a minimum of 24 metres wide. A portion of the 24m right-of-way containing part of the Region of Halton trunk sewer easement shall be a boulevard.
  - Local roads shall be a minimum of 17 metres wide but may be reduced by 1 metre in width when a sidewalk is not required on both sides of the road in accordance with Section 8.10.7 of this Plan.
- iii) *Development* shall provide for modified grid road patterns, coordinated road connections and coordinated intersections. Culs-de-sac shall be discouraged.
- iv) Single loaded roads shall be encouraged abutting portions of the Natural Area.
- v) Roadway alignments shall be coordinated with existing infrastructure wherever feasible to minimize impact on the surrounding area.
- vi) *Development* shall provide for a complete and connected active transportation network including bike routes, trails, pedestrian connections, and sidewalks as well as improved connectivity with the existing active transportation network.
- vii) On-street parking shall be encouraged on the proposed minor collector road.

## c) Sensitive Land Uses

- i) Sensitive land uses shall not be located within 300 metres of the property line of the Mid-Halton Wastewater Treatment Plant.

ii) Noise from all existing stationary sources of sound emanating from the Woodlands Operation Centre and works yard, Halton Regional Centre, future Emergency Medical Services building, and associated facilities, and the reasonable or planned expansion of such Regional facilities shall be appropriately mitigated by the proponents of the proposed development to achieve the MOECC NPC-300 guidelines for all sensitive land uses within the development. The costs associated with the required acoustic barriers and all recommended site source controls to achieve MOECC NPC-300 noise criteria shall be borne solely by the proponents of a proposed development.

d) Community Facilities

i) The opportunity for an elementary school block shall be provided through the *development* process if required. In determining the location for a potential school block if required, the following criteria shall be considered:

- the site shall be located on the proposed minor collector road;
- the site is located to limit traffic infiltration;
- the site is located adjacent to, or in proximity to a neighbourhood park where practical and where land efficiencies can be achieved through joint programming;
- the site is designed to reduce the overall land requirements through means such as incorporation of on-street parking, multiple storeys, and joint use to reduce land requirements.

ii) A neighbourhood park shall be provided. In determining the location for the neighbourhood park, the following criteria shall be considered:

- the site is located along the minor collector road.

iii) Two urban squares shall be provided. In determining the location of the urban squares the following criteria shall be considered:

- the site(s) supports walkability across the balance of the residential areas and are correspondingly distributed;
- the site(s) is located to support the enhancement of Natural Area or identified natural features, where feasible;
- the site(s) is located to support and enhance the higher density development along Bronte Road, where feasible.

- iv) A trail system shall be provided along the west side of Fourteen Mile Creek and its tributaries and may include pedestrian crossings where feasible. The trail system shall support future connections to the planned trail system on the east side of Fourteen Mile Creek.
  - v) A trail system shall be provided primarily within the buffer and enhancement areas in the Natural Area and adjacent to the land uses directly abutting the Natural Area.
  - vi) The provision of the trail system adjacent to the land uses directly abutting the Natural Area shall not preclude future connections to the planned trail system on the east side of Fourteen Mile Creek.
  - vii) A trail system shall be encouraged on the lands designated Parkway Belt containing the transmission corridor in consultation with the owner.
- e) Sustainability
- i) *Development* of the Bronte Green Lands will provide for the long-term protection, preservation and enhancement of the related features, functions and linkages of the natural heritage system.
  - ii) *Development* shall provide tree canopy cover in accordance with the North Oakville Urban Forest Strategic Management Plan.
- f) Stormwater Management
- i) Stormwater management shall not increase risk to downstream flood prone areas.
  - ii) Stormwater management shall take into consideration the ecological sensitivity of 14 Mile Creek and shall adhere to all local, provincial and federal requirements.
  - iii) Best management practices including low impact development shall be required.

### **27.3.9.3 Land Use Policies**

Land use designations for the Bronte Green Lands are provided on Schedule H, West Land Use. In addition to the policies in Part D of this Plan, the following policies apply to the Bronte Green Lands.

- a) Transit-supportive density targets
  - i) Residential *development* within 400m of Bronte Road shall achieve an overall minimum transit supportive density target of 37 units per gross hectare.



b) Low Density Residential

- i) On the lands designated Low Density Residential, a row of townhouses may be permitted on the north side of the southerly section of the proposed Collector Road shown on Schedule H to buffer from adverse impacts from the Regional lands located to the south. The need for, and design of, the potential townhouse block will be determined through a Noise Study.

c) Medium Density Residential

- i) On the lands designated Medium Density Residential, the minimum building height shall be 3 storeys for *development* abutting Bronte Road.
- ii) On the lands designated Medium Density Residential, permitted residential uses on the north side of the southerly section of the proposed collector road shown on schedule H, may require a buffer to mitigate adverse impacts from the Regional lands located to the south. The need for a buffer and the design of the buildings will be determined through a noise study.

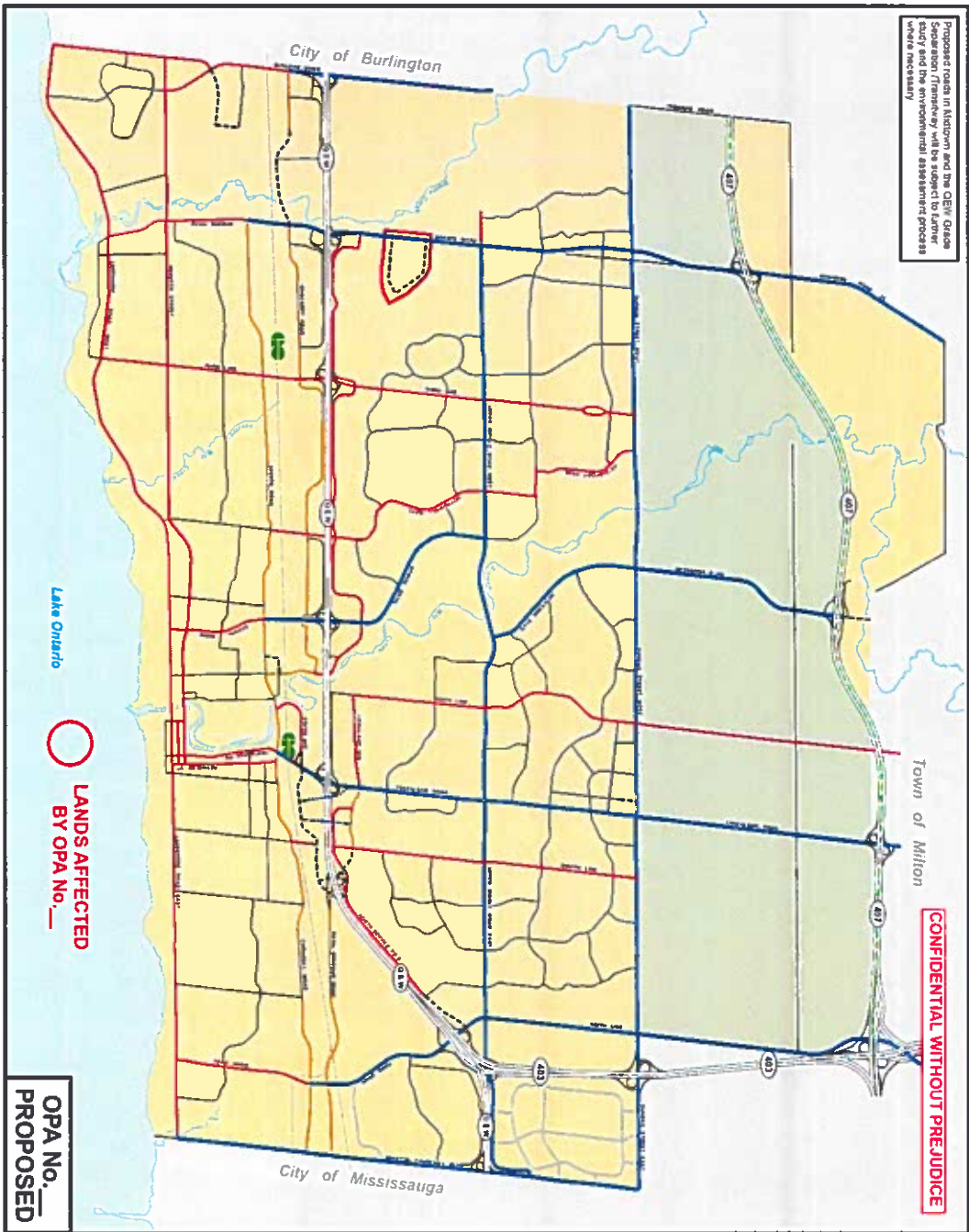
d) High Density Residential

- i) On the lands designated High Density Residential adjacent to Bronte Road, the minimum building height shall be 4 storeys and the maximum building height shall be 6 storeys.
- ii) For the lands designated High Density Residential at the south-east corner of Bronte Road and Upper Middle Road the maximum density shall be 200 units per ha.

e) Neighbourhood Commercial

- i) On the lands designated Neighbourhood Commercial, the minimum building height shall be 2 storeys. *Development* shall be in the form of two storey buildings while a portion of the second storey shall contain functional office space. The extent of functional office space shall be determined through implementing zoning and site plan design.

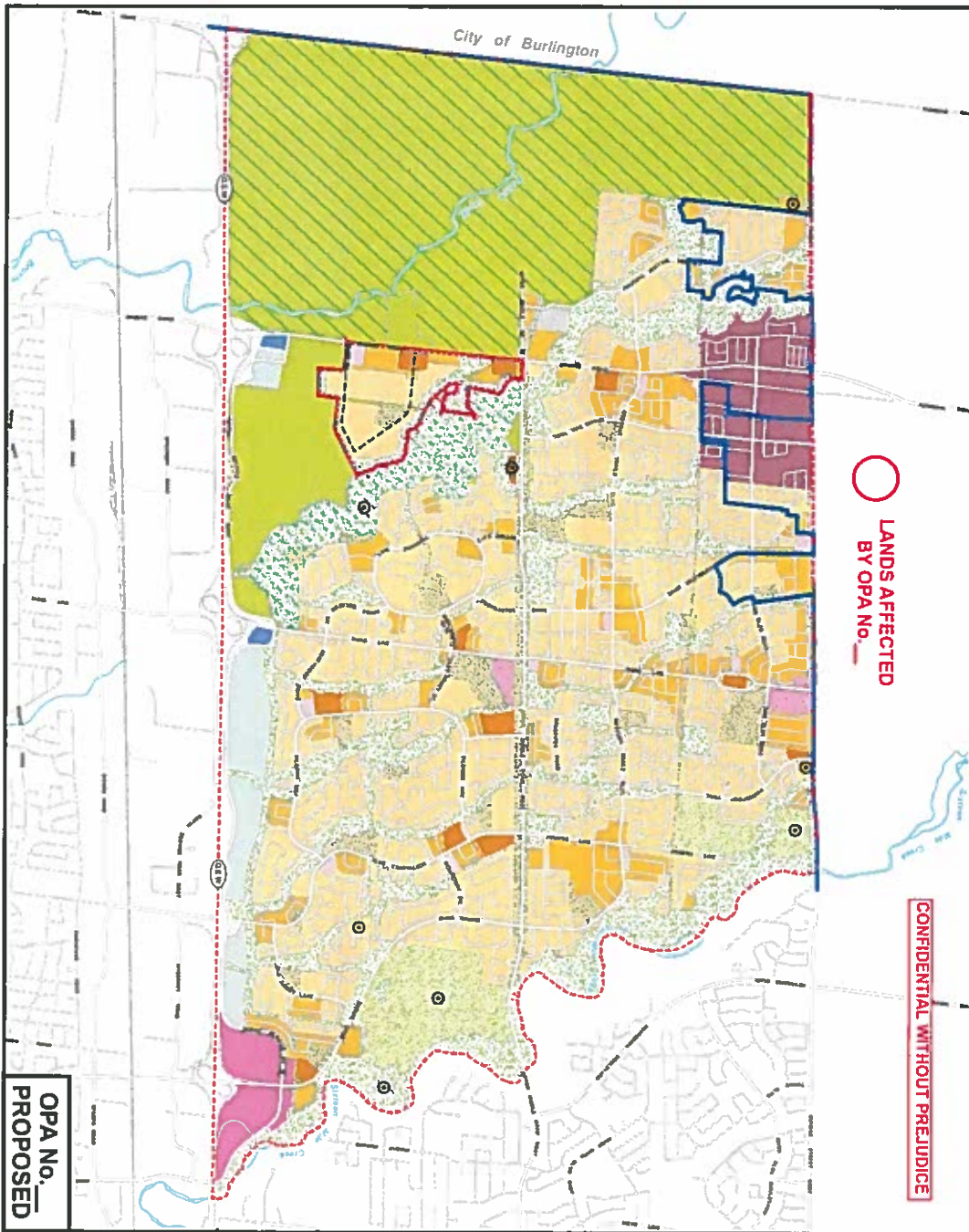
**APPENDIX 2**  
**Changes on Schedules**  
**Of the Livable Oakville Plan**



### SCHEDULE C TRANSPORTATION PLAN

- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- MINOR ARTERIAL
- INDUSTRIAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED ROADS
- NEW GRADE SEPARATION TRANSITWAY
- TRANSITWAY
- BUSWAY CORRIDOR
- RAILWAY LINE
- MAJOR TRANSIT STATION
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

1:50 000  
 October 5, 2016



OPA No. 126000  
 PROPOSED

**SCHEDULE H WEST LAND USE**

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA\*
- GREENBELT\*\*
- RAILWAY
- PROPOSED ROADS

\* Refer to Part E, Growth Area Policies  
 \*\* Refer to Part E, Special Policy Areas  
 \*\*\* Refer to Part E, Exceptions

1:26,000  
 October 5, 2016

PREPARED BY: [Faint text]  
 FOR THE: [Faint text]

# DRAFT PLAN OF SUBDIVISION Schedule D

PART OF LOTS 28, 29 AND 30  
CONCESSION 2, SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON



## Owner's Certificate

I hereby authorize SGL Planning and Design Inc. to submit this plan for approval.

Bronte Green Corporation DATE

## Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

R.S. Quenubin Ontario Land Surveyor DATE

## Schedule of Land Use

DESCRIPTION	LOTS / BLOCKS AREA (ha) UNITS
1 Residential Back to Back Towns (D1) 8.6ha	1,3 0.47 48
2 Residential Townhouse (D 3a) Lanes (D1) 8.6ha	4,18 0.65 43
3 Residential Townhouse (D 3a) Lanes (D2) 6ha	11,19 1.06 46
4 Residential Townhouse (D 3a) Lanes (D2) 6ha	19,23 0.51 21
5 Residential Detached Homes (D5) 11.6ha	24,126,116,180,187,306,305 3,71 109
6 Residential Detached Homes (D5) 11.6ha	181,305,483-485 0.15 5
7 Residential Detached Homes (D5) 12.85ha	127,177,183,186,188,286 5.90 156
8 Residential Detached Homes (D5) 13.27ha	162,296,304,307-455 4.92 116
9 Residential Detached Homes (D5) 18.30ha	436-440 1.82 35
10 Residential Detached Homes (D5) 18.30ha	441-462 1.49 22
11 Residential Detached Homes (D5) 18.30ha	466,467,468 2.67 69
12 Common Element Condominium Block	470-472 2.50 76
13 Parks / Urban Squares	473 1.97 187
14 Storm Water Management Facility	474 0.20 0
15 Walkways	474-481 482,506 0.72 0
16 Open Space	482 0.14 0
17 Entrance Cuts	483 0.14 0
18 Enhancement Area	484-488 4.24 0
19 Natural Heritage System	489-491 493-494 5.85 0
20 Road Right of Way	495-498 11.81 0
21 Road Widening	499-500 0.28 0
22 Future School Residential	497,498 7.48 0
23 Future Residential	500,501 0.06 0
24 Future Commercial	502 0.08 0
25 Future Street/Right	503,504 0.36 0

## Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990.C.P.13

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. RESIDENTIAL MIXED USE, PARK, I. LOAM
- E. AS SHOWN
- F. AS SHOWN
- G. AS SHOWN
- H. MUNICIPAL WATER SUPPLY
- I. AS SHOWN
- J. AS SHOWN
- K. ALL SERVICES AS REQUIRED
- L. AS SHOWN

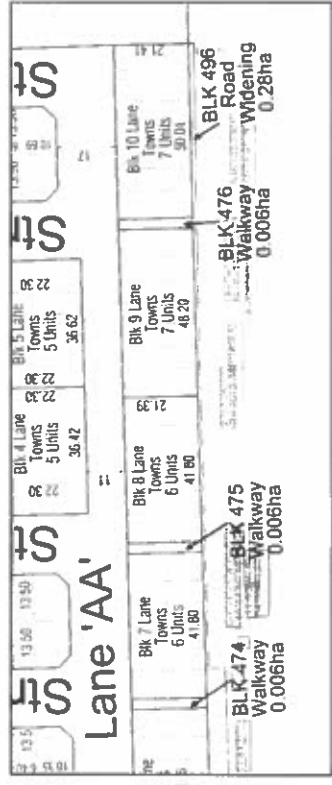
Revisions	DATE	INITIAL
Submission to Authorities	February 14, 2014	PL
Submission to Authorities	April 14, 2015	PL
Submission to Authorities	September 28, 2016	PL
Submission to Authorities	November 10, 2016	PL
Submission to Authorities	November 12, 2016	PL

Date: November 12, 2016

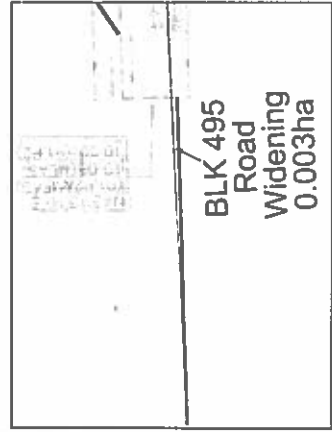
File Name: 161112(revised)\_Bronte Green Draft Plan.dwg



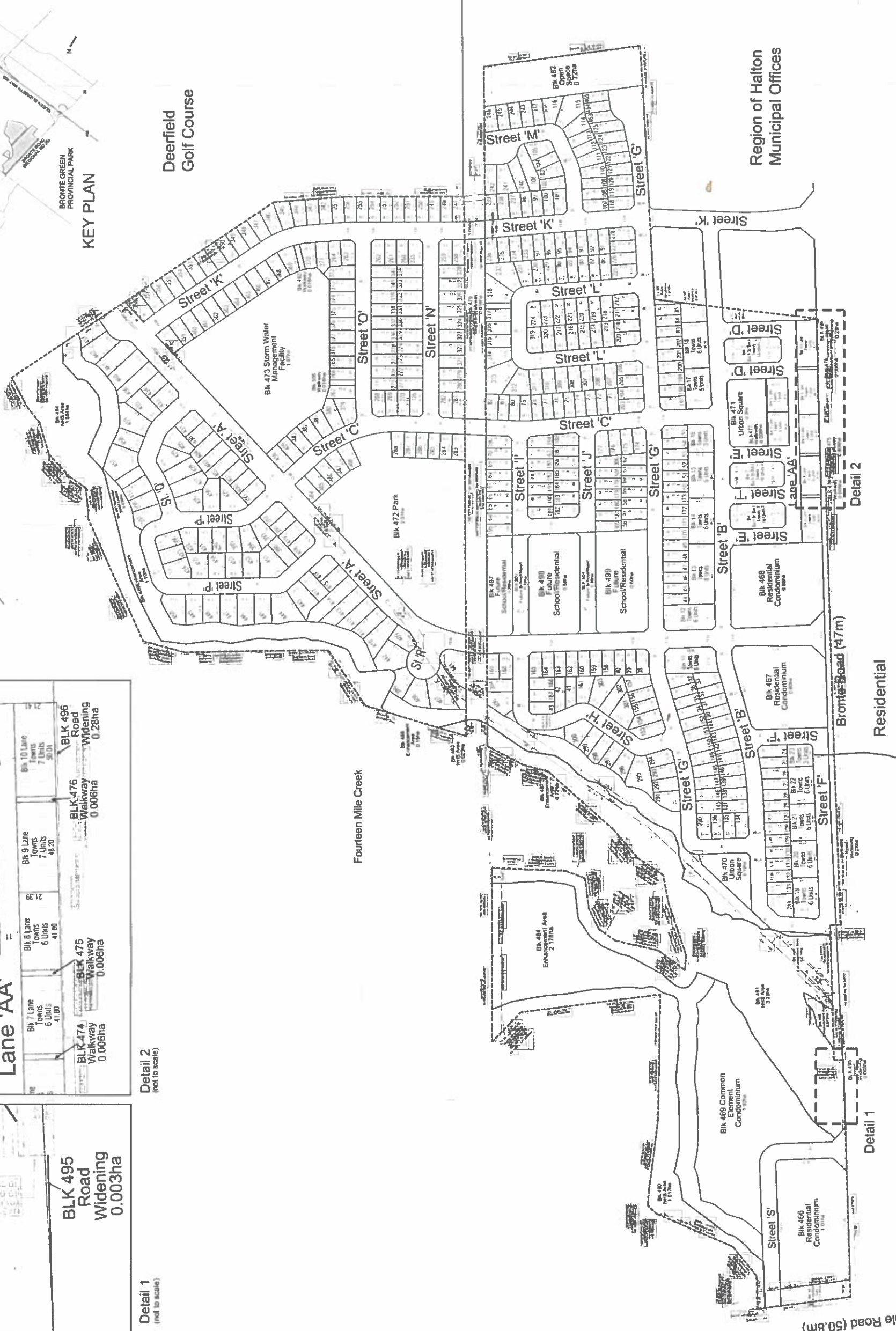
Residential



Detail 1 (not to scale)



Detail 2 (not to scale)



Detail 1

Detail 2

Bronte Creek Provincial Park

Bronte Creek Provincial Park

Region of Halton Municipal Offices

Residential

Upper Middle Road (50.8m)

Bronte Road (47m)

**CONDITIONS OF DRAFT PLAN APPROVAL**

**Town File Number: 24T-14004/1530  
Draft Plan Dated: November 12, 2016**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL  
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY BRONTE GREEN  
CORPORATION**

This approval applies to the draft plan of subdivision and condominium (24T-14004/1530) prepared by SGL Planning & Design Inc. dated November 12, 2016 illustrating 607 residential lots, 3 residential condominium blocks, and one common element condominium block. The conditions applying to the approval of the final plan for registration are as set out below.

Where Natural Heritage Blocks are referenced in the conditions below, the Natural Heritage Blocks are comprised of the Natural Heritage System Blocks 490, 491, 493 and 494 and the Enhancement Area Blocks 484 to 489.

**CONDITIONS TO BE MET PRIOR TO SALES / MARKETING**

**CLEARANCE  
AGENCY**

**Urban Design**

1. That the Owner agrees to implement the Town-approved **Urban Design Brief** (dated ---, 2016) to the satisfaction of the Town. OAK (PS)
  
2. That the Owner shall select a **control architect** who shall ensure all development which is exempt from the 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:
  - i the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;
  - ii 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;
  - iii 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;
  - iv the control architect will discuss with Town staff any identified issues; and,
  - v the builder will submit drawings stamped/signed by the control architect with the building permit application in accordance with the foregoing.OAK (PS)
  
3. The control architect shall submit elevations and typical lotting plans of all **priority lots** identified in the approved Urban Design Brief to Planning Services Urban Design staff, for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units. OAK (PS)

CLEARANCE  
AGENCY

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

- |   |   |                               |
|---|---|-------------------------------|
| 4.  | That the Owner shall complete a <b>heritage resource assessment</b> (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 Tourism, Culture and Sport. No grading or other soil disturbance shall take place on any unreleased areas of the subject property prior to the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport, being submitted to the Town of Oakville and the Regional Municipality of Halton.  | MTCS<br>OAK (DE)<br>RMH (LPS) |
| <b>Enbridge Pipeline &amp; Regional Sanitary Sewer Main</b> |   |                               |
| 5.  | That the Owner shall arrange for an Enbridge representative to <b>stake and mark the pipeline</b> and/or right-of-way prior to the commencement of any work.  | ENB                           |
| 6.  | That the Owner shall enter Enbridge's Standard Crossing Agreement for any proposed crossings of the Enbridge right-of-way by roads, bike/walking paths, services and utilities.   | ENB                           |
| 7.  | The Owner shall obtain <b>written approval</b> and agree to abide by the terms and conditions of Enbridge Pipelines Inc. prior to commencement of the following activities: <ul style="list-style-type: none"> <li>a) any works associated with the road crossing of Street 'S' of the pipeline / right-of-way, including earth moving activities and any associated temporary fencing, site alteration and servicing;</li> <li>b) any grading or placing of fill on the pipeline / right-of-way;</li> <li>c) any placement of heavy equipment and materials within the Enbridge right-of-way; and</li> <li>d) any excavation that will occur within 30 metres of the Enbridge right-of-way.</li> </ul>   | ENB                           |
| 8.  | That the Owner shall delineate the limits of the easement parallel to the pipeline with permanent fencing to prevent gradual encroachment by adjacent landowners.   | ENB                           |
| 9.  | That the Owner shall consult with Enbridge prior to blasting within 25 m of Enbridge's right-of-way for further requirements.   | ENB                           |
| 10.   | That the Owner agrees that prior to proposing grading (cut or fill) within the 10.0 m Regional trunk sanitary sewer easement, at the detailed design stage and at the request of the Region, <b>pipe strength calculations and tests</b> will be conducted at the cost of the Owner to verify the structural integrity, strength and condition of the pipe and ensure that the pipe will remain accessible for future maintenance and repair in accordance with the terms of the easement registered on title for the subject lands to the satisfaction of the Halton Region's Development Project Manager.   | RMH (LPS)                     |
| <b>Hydro One Transmission Corridor</b>                      |   |                               |
| 11.   | The Owner agrees that the OILC/HONI transmission corridor is not to be used without the express written permission of Hydro One Networks Inc. on behalf of OILC. The Owner shall obtain <b>written approval</b> and agree to abide by the terms and conditions of Hydro One Networks Inc. prior to commencement of any use of the transmission corridor including the following activities: <ul style="list-style-type: none"> <li>a) any works associated with the road crossings of the transmission corridors, including earth moving activities and any associated temporary fencing, site alteration and servicing;</li> <li>b) any storage of materials or mounding of earth, snow or other debris on the transmission corridor; or</li> <li>c) any placement of heavy equipment and materials within the transmission corridor.</li> </ul> | HONI                          |
| 12.   | The Owner shall install <b>temporary fencing</b> along the edge of the transmission corridor prior to the start of construction at the developer's expense.   | HONI                          |

- Existing Water Supply Well, Septic & Water or Sanitary Service Decommissioning** RMH (LPS)
13. That the Owner shall conduct a survey of the property to identify all **existing water supply wells** related to the former use of the lands. The Owner further agrees to decommission any existing water supply wells in accordance with Ministry of Environment and Climate Change Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
14. That the Owner shall 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 the Ministry of the Environment and Climate Change Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager. RMH (LPS)
15. The Owner agrees to decommission any **existing water service or sanitary service lateral to be disconnected from the system and abandoned** per the standards and specifications of the Region of Halton. RMH (LPS)
- Ontario Infrastructure and Lands Corporation (OILC) Agreement**
16. Prior to servicing, the Owner shall obtain agreement in principle from OILC of the **stormwater management pond outfall** to the Fourteen Mile Creek in the general location as identified in Attachment A of the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) dated September 9, 2016. OAK (PS, DE)  
IO
- The Owner agrees that access to, and construction on IO lands is not to occur until the legal transfer(s) of lands or interests are completed.
- Preservicing Agreement**
17. That the Owner shall not install any municipal services on the site until the Owner has entered into a **Preservicing Agreement** or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy. OAK (DE)
- Grading, Site Alteration, Sediment Control**
18. The Owner shall prepare and submit **cross sections** for the site grading and drainage plans based on the final elevations. These sections will include existing and proposed future grades, source, receiver and barrier/berm ground elevations, berm slopes, sidewalks, boulevards, ditches, stormwater management facilities, etc. OAK (DE)  
CH
19. That the Owner prepares and implements a report outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks; b) servicing; c) home construction. OAK (DE)  
CH
20. Prior to any site alteration or construction of buildings on any lots and blocks adjacent to the Natural Heritage Blocks the Owner shall construct at the grading limits a **paige wire fence/temporary barrier** with appropriately backfilled filter cloth prior to the stripping of top-soil, construction or re-grading to the satisfaction of Halton Region. Further, the Owner agrees to maintain the fence/temporary barrier until all final landscaping has been completed, excepting where grading extends into the Natural Heritage Blocks as agreed per Condition #26). OAK (DE)  
CH  
RMH (LPS)
21. Prior to commencement of grading in the Natural Heritage Blocks the Owner shall submit **grading plans** for all lots and blocks that abut the Natural Heritage Blocks and areas where grading is proposed within the Natural Heritage Blocks, that clearly show the depth and area of cut and fill, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. OAK (DE, POS)  
CH  
RMH (LPS)



22. That the Owner shall prepare a tree inventory plan for the draft plan of subdivision area, prior to site alteration to the satisfaction of Conservation Halton and the Development Engineering Department. OAK (PS, DE) CH
- The Owner shall prepare and implement a tree preservation plan prior to site alteration which shall assess the feasibility of retaining trees within the NHS, or an area within Lots 247 to 257, and 342 to 358 (lots backing onto Deerfield Golf Course), which is 1.0 m from the rear property line and an area within Lots 279 to 280, 321 to 328, 232, 313 to 318, 195 to 196, and 64 to 70 (lots backing onto the hydro corridor), which is 1.0 m from the rear property line. It is acknowledged that site grading is permitted within the drip line of any retained trees and that the retention of trees would not impact the ability to site a dwelling within the minimum zoning setbacks, nor impact standard construction practices.
23. That the Owner obtains a Permit from Conservation Halton, pursuant to **Ontario Regulation 162/06**, for any site alteration within the regulated area associated with pre-grading or pre-servicing. CH
24. That the Owner will implement the "Excess Soil Management Plan" dated November 9, 2016, and post any required securities with the Town of Oakville to ensure effective implementation of the Plan. CH
25. That the Owner will prepare and implement a "**Silt Smart**" **Sediment and Erosion Control Plan** or approved equivalent to the satisfaction of Town of Oakville, Halton Region, Conservation Halton. OAK (DE) CH RMH(LPS)
26. That the Owner agrees that there will be **no grading or site alteration** within the Natural Heritage Blocks, except for the the following activities:
- a) technical investigations (i.e. soil pits, boreholes), associated with testing the feasibility for LIDs,
  - b) grading to eliminate the need for retaining walls and/or facilitate the construction of approved retaining walls,
  - c) all removal and restoration of existing cart paths, culvert crossings, irrigation systems, and parking lot,
  - d) construction of LID measures,
  - e) construction of the stormwater outfalls,
  - f) construction of a proposed multi-use trail, subject to Conditions 82 - 85,
  - g) construction of a proposed clear-span pedestrian bridge across Tributary 14W-W1,
  - h) construction of a proposed Wildlife Pond in Block 484, and
  - i) works related to landscaping, restoration and rehabilitation.
- Any additional exemptions may be requested and will be subject to approval by the Region of Halton.
- Prior to commencement of grading in the Natural Heritage Blocks, a grading plan shall be prepared to the satisfaction of the Town of Oakville, Region of Halton, and Conservation Halton.
- Grading in the Natural Heritage Blocks will be subject to the following performance standards:
- i. Grading does not exceed a 10:1 slope where possible, in Blocks 490, 491, 493, 494;
  - ii. Additional sloping exceeding 3:1 in order to eliminate retaining walls or eliminate man-made grades associated with the former land use in Blocks 484 to 489.
27. The Owner agrees that all approved grading for the purposes of the storm outfall in the Fourteen Mile Creek valley will be undertaken using **small equipment or by hand**, under the supervision of an environmental inspector, in accordance with the Beacon Environmental comments in the DSEL memorandum on site grading dated September 1, 2016. RMH (LPS) OAK (DE)

28. The Owner agrees that all approved grading within the area that is 10 m from the limit of the feature will be completed under the supervision of an Environmental Inspector and will be undertaken using small equipment to the greatest extent possible, as indicated on the approved erosion and sediment control plan. All grading that is required within the feature (ie. Within the staked dripline for the purposes of cart path removal, etc.) will be undertaken using small equipment or by hand under the supervision of an environmental inspector. RMH (LPS)
29. That the Owner further agrees to **not stockpile any soil or material**, other than topsoil to be used for parks, on Blocks 470, 471, and 472 unless authorized by the Parks and Open Space Department. OAK (POS)
- EIS & FSR Updates**
30. That the Owner shall update and submit the **Environmental Impact Study (EIS)**, inclusive of the Low Impact Development (LID) strategy, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. The updated EIS will address all applicable Provincial, Regional and Town policies and comments raised to date. Submission is required prior to pre grading and servicing, final approval is required prior to registration. No grading or site alteration shall be undertaken within the Natural Heritage Blocks until those portions of the EIS with respect to impact of works within the Natural Heritage Blocks are satisfactory to Halton Region. OAK (PS, DE)  
RMH (LPS)  
CH
31. The Owner shall update and submit the **Functional Servicing Report (FSR)** to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton. The updated Functional Servicing Report shall outline in detail the proposed servicing of this property which reflects the current draft plan of subdivision and addresses any changes that have been made to the proposed servicing of the subdivision to the satisfaction of Halton Region's Development Project Manager. Submission is required prior to pre grading and servicing, final approval is required prior to registration. OAK (DE)  
CH  
RMH (LPS)
32. The **FSR** shall be updated to address comments provided prior to draft plan approval and will provide details of modifications required to the existing stormwater management pond and outfall drainage system as a result of the required construction of Street "G", extension of Streets "K", Street "B", and proposed grading to accommodate retaining walls. In addition, the updated FSR will demonstrate how grading, servicing and stormwater management may be addressed for Streets 'K', B' and the commercial development block along Bronte Road having consideration for the future development of the Regional Lands. It is acknowledged that should the FSR recommend the enlargement of the existing SWM pond, as an alternative to lands subject to Zoning Hold H32-RM1-376 and H32-RL6-376, the proposed Street B extension may also be considered for modification to accommodate a larger pond block. OAK (DE)  
CH  
RMH (LPS)
- Infrastructure Requirements**
33. Upon draft approval, **Regional services** within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region and all requisite government approvals have been obtained and notices given to all public utilities. RMH (LPS)
34. That the Owner is required to oversize any **downstream storm sewers** within the subdivision as required in order to convey additional storm drainage associated with the future reconstruction of Bronte Road (Regional Road No. 25) to storm water management facilities within the subdivision. RMH (LPS)
35. That the Owner is required to size and construct any **downstream storm water management facility** to accommodate additional storm drainage associated with the future reconstruction of Bronte Road (Regional Road No. 25) to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)

36. The Owner agrees to design and construct a minimum **200mm diameter local watermain** according to the design standards of the Region of Halton on Bronte Road (Regional Road No. 25) and Upper Middle Road (Regional Road No. 38) to provide watermain looping around Street S to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)
37. That the Owner agrees to undertake any design and construction that may be required to provide adjustments to the existing **sanitary sewer manholes** for the trunk sanitary sewer located with the subject lands that are a result of grade changes due to the proposed development. RMH (LPS)
38. The Owner agrees to design and construct **local watermains external to the site**, on lands that are not municipal rights-of-way that may be required for watermain looping purposes according to the design standards of the Region of Halton to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)
39. That the Owner agrees to undertake the redesign and reconstruction of any **existing Regional infrastructure** that is required to accommodate the planned extension of Street 'K' from Street 'G' to Bronte Road as well as Street B (if required). This may include infrastructure which is required to be relocated, improved, upsized or enlarged. Such infrastructure includes but is not limited to storm management facilities, storm sewers, watermains, sanitary sewers and roads. RMH (LPS)
- Wildlife Pond**
40. That the Owner prepares a **Reptile and Amphibian Rescue Plan** that includes details of how individuals will be captured, handled and relocated from the existing golf course pond to the proposed Wildlife Pond or suitable nearby habitat. The Owner will also obtain a Wildlife Scientific Collectors Authorization from the MNRF, as well as any other necessary permits and approval for turtle and other wildlife removal from the existing golf course pond, prior to any site alteration for decommissioning of the pond as per the requirements in the following condition. RMH (LPS)  
CH
41. The Owner agrees that until suitable nearby habitats have been identified and the existing wildlife has been moved to the satisfaction of Conservation Halton **no earthworks will be permitted to decommission the existing pond** within the following areas: OAK (DE)  
CH
- Approximately 30 metres from the edge of the pond except where constrained by the existing entrance driveway, or
  - Any area which contributes direct surface drainage to the pond unless an alternative water supply is provided to maintain water levels.
- Appropriate fencing to the satisfaction of Conservation Halton must be installed to delineate the work area, and a direct connection to the Fourteen Mile Creek Natural Heritage System must be maintained undisturbed.
- Environmental Monitoring**
42. That the Owner will prepare and implement an **Environmental Monitoring Plan** in accordance with the monitoring framework outlined in Section 8 of the April 2015 Environmental Impact Study (once approved) to the satisfaction of Town of Oakville, Halton Region and Conservation Halton. CH
43. The approved Environmental Monitoring Plan will include a pre-development, during development, and post-construction baseline monitoring program for applicable environmental parameters as outlined in Section 8 of the April 2015 Environmental Impact Study. The pre-development **baseline monitoring program** must be implemented – including the submission of baseline data – prior to site alteration. CH

**CONDITIONS TO BE MET PRIOR TO FINAL  
APPROVAL / REGISTRATION**

**CLEARANCE  
AGENCY**

**Subdivision Agreement**

44. That the Owner shall enter into a **subdivision agreement** and satisfy all requirements, financial and otherwise, of the **Regional Municipality of Halton**, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands. RMH (LPS)
45. 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, and homeowner warning clauses, etc. OAK (PS, DE)

**Detailed Engineering Submission**

46. 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)
47. That the Owner submit a **detailed engineering drawing/report submission**, with appropriate review fee, and all subsequent engineering revisions, for review and approval to the satisfaction of the Town. The engineering design process shall be substantively complete prior to the preparation of the subdivision agreement. OAK (DE)

**Update & Implementation of Reports, Plans and Studies**

48. That the owner agree to prepare and **implement the following studies** to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): OAK (PS, DE, T)  
RMH (LPS)  
CH
- a) Traffic Impact Study & functional plan including any required updates;
  - b) Transit Facilities Plan, inclusive of new bus stops (north and southbound) at or around the intersection of Bronte Road and Street A), subject to necessary approvals;
  - c) Traffic and Parking Management Plan;
  - d) Street Signage and Pavement Marking Plan;
  - e) Functional Design Study for any required traffic calming;
  - f) Composite Utility Plan;
  - g) Noise Assessment Study (Stationary & Transportation Noise Sources);
  - h) Facility Fit for the neighbourhood park and the 2 Urban Squares;
  - i) Conceptual trail plan for the entire subdivision, including hydro corridor and all Natural Heritage Blocks;
  - j) EIS;
  - k) FSR; and
  - l) Detailed design for the proposed Wildlife Pond.

49. That the Owner prepares, submits and implements a **Stormwater Management Plan** in accordance with the approved EIS/FSR to the satisfaction of Conservation Halton and the Town of Oakville. OAK (DE)  
CH
50. That the Owner prepares a conceptual landscape plan for Blocks 4 to 10 in accordance with the approved North Oakville Urban Forest Strategic Management Plan. OAK (PS)

**Record of Site Condition**

51. As required by the Ministry of Environment for the whole site or parts thereof, the Owner shall submit a Ministry of the Environment acknowledged **Record of Site Condition**, including all reports required to obtain the RSC together with a related letter extending third party reliance to Halton Region for the subject report in support of these development applications. RMH (LPS)

**Water & Wastewater**

52. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that: RMH (LPS)

- a) sufficient **Water and Wastewater Plant capacity** exists to accommodate this development; and,
- b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.

53. 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 Halton Region's Development Project Manager. RMH (LPS)

54. That the Owner shall provide the Region with the necessary easements required to permit the Region to continue operating the existing stormwater management facility located north of the proposed extension of Street K, west of Street G and east of the proposed extension of Street B, including the necessary easements required to convey stormwater across the proposed extension of Street K and the proposed extension of Street B to the existing stormwater management facility. Such easements will continue until such time as the Region advises that it has a satisfactory alternative stormwater management solution available to service its current and future stormwater needs. The uses conferred to the Region under such easements include but are not limited to the continued operations of the existing stormwater management facility through existing and future storm infrastructure and the reasonable expansion of the use of the stormwater management facility and storm infrastructure. These easements shall be dedicated with clear title, (free and 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)

55. Where required, that **easements be provided for any watermains external to the site**, on lands that are not municipal rights-of-way, that are required for watermain looping purposes 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 and 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)

56. That the Owner agree that no development will proceed on any of its lands until **adequate services are available** including adequate water pressure to the satisfaction of the Town's Fire Department. OAK (FD)

**Stormwater Management**

57. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan. The landscaping plan for the SWM pond must be in accordance with Conservation Halton Landscaping Guidelines. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings. The Owner shall be entirely responsible for the implementation of these features including financial costs. OAK (DE)  
OAK (POS)  
CH

58. The Owner is required to obtain the necessary written consent or agreement from the Region to develop the lands subject to the Region's trunk sanitary sewer easement in accordance with the draft plan of subdivision. The draft plan of subdivision limits the uses proposed within the Region's trunk sanitary sewer easement to natural heritage system, walkway, municipal road allowance uses and associated infrastructure. RMH (LPS)

59. The Owner agrees to undertake an additional **geotechnical review** to confirm that the existing Regional sanitary trunk sewer will not be subject to increased contributions of groundwater from the adjacent stormwater management pond, which could hinder maintenance activities or increase infiltration into the sanitary trunk sewer, to the satisfaction of the Region. This will include certification by a Geotechnical Engineer that the stormwater management pond and liner (if required) has been designed and constructed to withstand the anticipated hydrostatic pressure changes resulting from fluctuating storm events up to and including the Regional Storm Event, as well as draw down for maintenance. RMH (LPS)  
CH
60. That the Owner design, construct and have in operation a **SWM outfall** in conformance with the Beacon letter dated August 31, 2016, as refined through detailed design, and to be approved by Conservation Halton, Halton Region and the Town of Oakville. The SWM pond outfall must receive the appropriate approvals from any other required agency including the MNRF. As per the August 31, 2016 Beacon letter the design shall not include a temporary or permanent access road and shall utilize trenchless technology during the construction process. OAK (DE)  
RMH (LPS)  
CH
61. The Owner agrees that Walkway Block 481 must be **sufficiently wide** to accommodate the conveyance of major system flows originating from the SWM pond through the walkway block to the valley. OAK (DE)
62. That the Owner prepares an operations, maintenance and monitoring program for the stormwater management pond and the storm outfall(s) proposed on public lands in accordance with the Town of Oakville Stormwater Monitoring Guidelines (January 2011). The monitoring must be prepared in accordance with the North Oakville Stormwater Monitoring guidelines. OAK (DE)  
RMH (LPS)  
CH
63. That the Owner prepares an operations, maintenance and monitoring program for any Low Impact Development measures proposed on public lands in accordance with the documents, CVC Stormwater Management and Low Impact Development Monitoring and Performance Assessment Guide and TRCA LID Inspection and Maintenance Guide to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. OAK (DE)  
RMH (LPS)  
CH
64. The owner agrees to post **securities for monitoring** of all stormwater management facilities, the Wildlife Pond and Low Impact Development (LIDs) measures on public property. OAK (DE)
- NHS & Wildlife Pond**
65. That the Owner design a **Wildlife Pond** in general conformance with the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) dated September 9, 2016, with refinements to be undertaken through a detailed design prior to undertaking grading or site alteration associated with the proposed pond, to the satisfaction of Halton Region, Conservation Halton and Town of Oakville staff. The Wildlife Pond shall be constructed as part of the first phase of development and shall be completed and operational prior to Registration of any phase of the development. CH  
OAK (DE,  
POS)  
RMH(LPS)
66. That as part of the design process for the **Wildlife Pond**, and prior to construction, the Owner will undertake the following: CH  
OAK (DE,  
POS)  
RMH(LPS)
- a) A geotechnical study in the vicinity of the proposed pond to confirm that the desired hydrological conditions can be achieved by:
    - i. Confirming substrate conditions (soils and geology),
    - ii. Confirming groundwater elevations,
    - iii. Confirming need for a pond liner, and
    - iv. Confirming the extent of infiltration galleries required.
  - b) Prepare and submit a complete set of construction drawings, including grading plans, erosion and sediment control plan, and restoration/landscaping plans for the Wildlife Pond to the satisfaction of Halton Region, Conservation Halton, and the Town of Oakville.

67. The Owner agrees to obtain an **Environmental Compliance Approval** for the Wildlife Pond for the proposed/potential functions including groundwater recharge, erosion control and flood protection from MOECC, if so required. The owner is required to demonstrate consultation with MOECC to the satisfaction of the Town. OAK (DE)
68. The Owner agrees to install **educational signage** describing the functions and purpose of the pond. OAK (DE)  
CH
69. The Owner agrees to install **warning signs for the wildlife pond** to the satisfaction of the Town. OAK (DE)
70. The owner agrees to construct **maintenance access** to the Wildlife Pond to the satisfaction of the Town, if determined to be required through the detailed design phase. OAK (DE)  
CH  
RH
71. That the Owner will include within the **Environmental Monitoring Plan**, a monitoring program designed to evaluate the performance of the Wildlife Pond for a period of 5 years from the time of completion and certification. Additional 2 years of monitoring will be required for any structural changes to the pond and/or changes to the contributing drainage area directed to the pond. OAK (DE)  
RMH(LPS)  
CH
72. That the Owner obtains a Permit from Conservation Halton, pursuant to **Ontario Regulation 162/06**, for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, and stormwater outfalls. CH
73. That the Owner, at their cost, 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. CH
74. That the owner agrees that should it be determined at detailed design, that the future conditions **regulated hazard** (inclusive of the 7.5 m regulated setback) will extend into any lot or block, the limits of the lot or block will be adjusted such that the regulated hazard will be maintained within the adjacent Natural Heritage Block. CH
75. The Owner shall **implement the recommendations provided in the Beacon EIS** (dated April 2015), and any additional recommendations included in the updated EIS report as it relates to proposed Enhancement Areas #1, 2, 3, 4, and the Wildlife Pond to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. Should it be determined that the proposed enhancements are not desirable, the Owner will identify alternative locations to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. OAK (DE)  
RMH(LPS)  
CH
76. **Lot lines adjacent to the Natural Heritage Blocks** may be subject to minor adjustments as requested by the Town and to the satisfaction of the Region and CH, with the intention of providing a more linear boundary to the Natural Heritage Blocks in a manner that results in no negative impact to the Natural Heritage System. OAK (DE)  
RMH(LPS)  
CH
- Low Impact Development**
77. The Owner shall evaluate, design and implement a suite of **Low Impact Development (LID)** measures to meet the 14W-W1 infiltration target of 8,800 m<sup>3</sup> to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. LID measures will be sized based on long-term average annual precipitation/year (i.e., 1991 Pearson data). OAK (DE)  
RMH(LPS)  
CH
78. Where **LIDs** are shown to be required within the area **between Key Features of the NHS and the limits of development**, the Owner agrees that they will be designed and constructed no closer than 10 m from the Key Features and will be guided by the following principles: locating LID measures as far from Key Features as possible; siting LID measures between the proposed trail and limit of development; and naturalizing the proposed LID measures to the extent possible. The location, design and construction of the LIDs will be subject to approval by Halton Region. OAK (DE)  
RMH(LPS)

79. The Owner will complete **boreholes and tests pits** in the area where LIDs are permitted to assess the suitability of the soils for infiltration as part of the LID measure evaluation and design to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton. The assessment will include completing hydraulic conductivity tests and/or infiltration tests to confirm infiltration rates for the soil horizons encountered within the proposed LID areas.
80. That the Owner will design and implement a site-wide **infiltration program** to address the following:
- In the 14W-W1 tributary area to infiltrate 100% of the pre-development infiltration volume under post-development conditions;
  - In the balance of the site, recognizing restrictions due to soil permeability and/or municipal operations, best efforts to infiltrate to the satisfaction of Conservation Halton, Halton Region and Town of Oakville. Best efforts must recognize the ecological sensitivity of Fourteen Mile Creek and best management practices.
81. The Owner will complete **post construction monitoring** of the groundwater elevation and surface water flow conditions in 14W-W1 for a period of three years following the implementation of LID measures. New monitoring wells will be installed where necessary to replace existing monitoring wells that may be decommissioned to accommodate construction activities. The proposed monitoring locations and frequency will be determined based on the final LID strategy design, and in consultation with the Town of Oakville, Halton Region, and Conservation Halton staff.
- Recreational Trails & Parks**
82. The Owner agrees to prepare a **detailed recreational trails plan** in accordance with the Pedestrian Circulation and Trails Plan in the Urban Design Brief (November 11, 2016) and include the Region of Halton in all discussions regarding the investigation, design, alignment and construction of any portion of the trail within the Natural Heritage Blocks. The Owner shall recommend in the EIS a pedestrian trail connection location across the Fourteen Mile Creek valley and construction of a trailhead at the western terminus of such trail connection on the Owner's land. The Owner shall not be responsible for constructing the pedestrian trail or connection across the Fourteen Mile Creek valley.
83. That prior to site alteration and the construction of the **trails in the Natural Heritage Blocks**, the Owner shall submit detailed grading plans and detailed restoration plans for disturbed areas within the Natural Heritage Blocks, in accordance with the alignments agreed upon in the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) submitted September 9, 2016 and as set out in the EIS / FSR and the Pedestrian Circulation and Trails Plan.
84. That prior to **construction of the trails** in the Natural Heritage Blocks, the Owner shall obtain all the necessary permits related to the trail development along Fourteen Mile Creek.
85. The Owner shall obtain any necessary approval for trails, as shown on the approved Pedestrian Circulation Plan, through the **Provincial Secondary Land Use Program (PSLUP)** and construct such trails to the satisfaction of the Town
86. That the Owner agrees that the **design and implementation** of the Neighbourhood Park (Block 472) and Urban Squares (Blocks 470 and 471) is at its cost which are reimbursable in accordance with the Town's Development Charge Study to the satisfaction of the Planning Department, Parks and Open Space Department and the Development Engineering Department.
87. That the Owner agrees to provide for the **utility servicing stubs** for electrical, telecommunication, water, storm and sanitary facilities into the Neighbourhood Park (Block 472) and Urban Squares (Block 470 and 471), and, as required, to the satisfaction of the Parks and Open Space Department.



88. That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on all commercial, Natural Heritage Blocks 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 Blocks, or park/Urban Square blocks prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage Blocks, or park/Urban Square 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 (DE, POS)
- Transportation**
89. Blocks 495 and 496 will be dedicated to the Regional Municipality of Halton for the purposes of road right-of-way **widening and future road improvements of Bronte Road (Regional Road 25)**. These lands shall be dedicated with clear title, (free and clear of encumbrances) and a Certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services & Corporate Counsel or his designate. RMH(LPS)
90. A **daylight triangle** measuring 15m along Bronte Road (Regional Road 25) and 15m along Streets 'A', 'S' and 'K' (all new intersections) shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements. These lands shall be dedicated with clear title, (free and clear of encumbrances) and a Certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services & Corporate Counsel or his designate. RMH(LPS)
91. An **updated Traffic Impact Study (TIS)** must be completed by a qualified Transportation consultant for the proposed development. The study must be completed as per Halton Region's Transportation Impact Study Guidelines and address the comments provided on the August 2016 Traffic Impact Study. The final study, its assumptions and recommendations must be to the satisfaction of Transportation Planning and approved by Halton Region and the Town of Oakville. OAK (DE) RMH(LPS)
92. The Owner agrees **access to the subdivision at Street S** at Upper Middle Road will be approved on a right-in/right-out basis. RMH(LPS)
93. That the Owner agrees that the intersection of Street S and Bronte Road shall be limited to a **Right In/Right Out** until such time of the completion of the widening of Bronte Road to 6 lanes which will then allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region. RMH(LPS)
94. The Owner agrees that a **Holding Symbol (H)** will be placed on the zoning of Block 466 until such time as the completion of the widening of Bronte Road to 6 lanes which will then allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region. RMH(LPS)
95. That the Owner, by entering into a Subdivision or Servicing Agreement is required to design and construct **road improvements** to Bronte Road (Regional Road 25) that include:
- Bronte Road at Street S right-in/right-out intersection construction (signage, pavement markings, northbound right-turn taper lane);
  - Upper Middle Road at Street S right-in/right-out intersection construction (signage and pavement markings, eastbound right-turn taper lane);
  - Bronte Road at Street A traffic signals, southbound left and northbound right turn lanes, illumination, co-ordination with existing/future west side entrances;
  - Bronte Road at Street K traffic signal hardware and controller modifications, southbound left turn lane modifications, east leg widening/improvements, illuminations;
  - traffic signal hardware co-ordination for the traffic signals between North Service Road to Upper Middle Road; and
  - any other appurtenances related to the improvements.
96. The Owner must submit for approval, detailed design drawings and costs estimates to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)

97. That the Owner, by entering into a Subdivision or Servicing Agreement is required to **construct the future road improvements and intersection works** at Street S and Bronte Road (Regional Road 25) that include a full movement intersection, including a southbound left-turn lane, northbound right turn lane, traffic signals, traffic signal co-ordination along Bronte Road with the north and south intersections, and any other improvements to Bronte Road or Upper Middle Road associated with the new intersection at Street S to be designed and constructed in conjunction with the Region's road reconstruction of Bronte Road to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
98. The Owner is required to obtain review and approval of the **Bronte Green updated TIS**, (due to the impacts and recommended changes to the QEW ramp at Bronte Road) by MTO Central Region Corridor Management staff, to the satisfaction of Halton Region. RMH(LPS)  
MTO
- Dedication of Land, Parkland & External Screening**
99. 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. RMH (LPS)  
OAK (PS, DE, L)  
HONI
100. The Owner shall **convey the following lands** outside of the Plan of Subdivision to the Town for the purposes of extending Streets 'B' and 'K' as municipal roadways:  
i. Extension of Street 'K',  
ii. Extension of Street 'B' OAK (PS, DE)  
RMH (LPS)
101. That the Owner convey to the Town all **Natural Heritage Blocks** (Blocks 490, 491, 493, 494, 484 - 489) as delineated on the draft plan of subdivision in a condition to the satisfaction of the Town. OAK (PS, DE, POS, L)
102. That the Owner convey to the Town all parkland (Blocks 470 to 472), walkways (Blocks 474 to 481, 492, 506), open space (Block 482), and Enbridge Gas (Block 483) as delineated on the draft plan of subdivision in a condition to the satisfaction of the Town. OAK (PS, DE, POS, L)
103. The Owner shall arrange for municipal road allowances, as shown on the draft plan of subdivision across Hydro One Network Lands, to be **dedicated to the Town**. The Owner agrees that access to, and construction of roads or infrastructure on the OILC/HONI transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed. HONI  
OAK (DE, PS, L)
104. The Owner shall arrange for **legal rights required for the permanent location of the stormwater management outfall** through the transfer of ownership of related land from IO to the Town or, if ownership is not achievable, easements to the satisfaction of the Town. OAK (PS, DE)  
IO
105. The Owner shall provide **Environmental Certification** of the right-of-way of the extension of Street 'K' and Street 'B' to be transferred to Town. OAK (DE)
106. The Owner agrees to provide ball screen fencing or equivalent, if required along the rear lots (Lots 247 to 257, 342 to 358, 437) adjacent to the Deerfield Golf Course to the satisfaction of the Town of Oakville. OAK (PS, DE)  
IO
107. Parkland dedication requirements for residential purposes shall be calculated at the rate of 1 ha per 300 units. Any deficit in parkland after credit is given for Blocks 470 to 472 shall be provided in cash prior to registration. The owner shall provide unit counts for each block prior to execution of the subdivision agreement for the purpose of calculating and tracking parkland dedication requirements and providing for credits at a later date where the unit count has been finalized. Blocks 497, 498, 499, 503 and 504 (School Blocks) will be considered a school block with no applicable unit count. OAK (PS, L, POS)

108. **Noise**  
The Owner shall update the Traffic Noise Feasibility Study, Proposed Bronte Green Residential Development dated September 9, 2016 and the Stationary Noise Feasibility Study, Proposed Bronte Green Residential Development dated September 22, 2016 to the satisfaction of Halton Region and the Town of Oakville once final lotting and grading information is made available. The updated reports must at minimum address the following matters:
- a) transportation and stationary noise impacts, including final recommendations for noise mitigation for each type of impact (e.g. final acoustical requirements to address transportation noise impacts);
  - b) expansion of the HRC and EMS facility if such information is made available to the Owner;
  - c) noise barriers, including final heights and locations;
  - d) mitigation recommendations for the HRC ground-level emergency generators and Public Works garage exhaust ventilation fan, including silencer selections; and
  - e) design and construction of localized noise barrier or, if required, garage for siren testing.
109. The applicant agrees to pay all costs associated with the review, detailed design and approval, construction and implementation and maintenance of all stationary noise mitigation on Regional lands and buildings
110. Where **noise barriers** are required, they shall be installed to the satisfaction of the Region and Town. Noise barriers shall be free of gaps and cracks with a minimum face density of 20 kg/m<sup>2</sup>. The noise barriers shall be appropriately designed to withstand snow loads and wind loads. Any openings at the bottom of the barrier required for drainage should be small and shielded to prevent reductions in the acoustical effectiveness of the barrier. The noise barriers facing the Halton Region facilities should be sound absorptive and constructed using Armtec-Durisol precast noise barriers or Atlantic Industries Ltd. (AIL) sound walls or approved equivalent.
111. The Owner shall provide to the satisfaction of the Region and the Town and at its own cost the **noise mitigation measures** identified in the detailed noise study including, but not limited to, a localized noise barrier or garage for siren testing.
112. The Region will approve the location, alignment, height, and design of the noise barrier and other mitigation measures on its lands, in its discretion, acting reasonably. The Region will exercise its discretion to ensure that the noise barrier and other mitigation measures do not interfere with the existing and planned future use of its Lands. The construction, installation and maintenance of any noise barrier and other mitigation measures approved by the Region shall be at Bronte Green's sole cost. In the event the Region determines that the Noise Barrier and other mitigation measures cannot be located on its lands red-line revisions to the draft plan of subdivision related to Street G may be required to accommodate the noise barrier on the subject lands.
113. **Phasing**  
Should the development be phased, the Owner agrees to **phase the development** of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville.
114. Should the development be phased, the Owner agrees to **phase the development** of the subject lands to the satisfaction of Halton Region, Halton Catholic District School Board, Halton District School Board and the Town of Oakville. A copy of the phasing plan shall be submitted prior to final approval. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
115. **Administration**  
The Owner shall submit to the Planning Services Department **six (6) folded copies** of the final draft plan of subdivision along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
CH

OAK (PS,  
DE)  
HDSB  
HCDSB  
RMH (LPS)

RMH(LPS)  
OAK (PS)

116. That the Owner will provide **as-built drawings** for any works within the natural hazards to the satisfaction of Conservation Halton. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 Zone 17 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff. CH
117. 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
118. That the Owner submits the **final clearance fee** to Conservation Halton, pursuant to the Halton Region Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee. CH
119. That the Owner provides **digital copies of the registered plan of subdivision** in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 Zone 17 to the Halton Region and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan. OAK (DE)  
CH  
RMH (LPS)
- Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 Zone 17 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.
- Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.
120. The Owner acknowledges that the Region and/or Town may require **minor red-line revisions** to the draft plan to ensure proper alignment with existing or proposed lots, blocks, streets, and/or facilities on the plan or on lands adjacent to this draft plan and agreed to by the Owners. OAK(PS, DE)  
RMH (LPS)
121. The Owner acknowledges that the Town of Oakville, Halton Region or Conservation Halton may require **redline revisions to the draft plan** to ensure that grading, road layout and storm infrastructure for drainage management to and from the Natural Heritage Blocks is in keeping with Town of Oakville requirements and ensures no negative impact to the Natural Heritage System and minimizes intrusion to the Natural Heritage Blocks. OAK (DE)  
RMH (LPS)  
CH
122. 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 Halton Region, Conservation Halton and the Town. OAK(DE)  
RMH (LPS)  
CH
123. The Owner shall distribute in a manner satisfactory to the Town a **homeowner communication strategy and information package** to be available in the sales office and to be provided to all prospective purchasers. The homeowners information booklet shall be supplied by the Town and entirely financed by the Owner. OAK (DE)

124. The owner agrees to include in the homebuyers package information related to the stormwater management design, including **low impact development (LID) measures** to the satisfaction of the Town and Conservation Halton OAK (DE)  
CH
125. That the Owner submits for review and distributes a **homeowner information pamphlet** addressing education of future homeowners on stewardship and impact avoidance to the NHS to the satisfaction of Halton Region. RMH (LPS)
126. That all public streets within the subdivision be named to the satisfaction of the Engineering and Construction Department and in accordance with **Street Names for Public Roads** procedure. OAK (EC)
127. That prior to registration of the plan, the Owner's surveyor shall submit to the Town **horizontal co-ordinates of all boundary monuments**. These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Engineering and Construction Department. OAK (EC)
128. 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)
129. That the Owner shall provide to 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)
130. **Utilities & Canada Post**  
That the Owner shall provide Union Gas Limited the **necessary easements and/or agreements required by Union Gas Limited** for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited. UG
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)
132. That the owner provide written confirmation that all **Enbridge Pipeline Inc.** matters have been satisfactorily addressed. ENB
133. That the owner provide written confirmation that all **Hydro One** matters have been satisfactorily addressed. HONI
134. 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 (CMB)** as required by Canada Post Corporation, prior to registration of the plan. CP
135. **School Boards**  
That the Owner agrees that a **clause** will be inserted into all offers of purchase, sale or lease for residential units, that states, "sufficient accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area". Further, the clause will specify that the "Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board." HCDSB

136. Prior to registration, that the Owner enter into an Option to Purchase Agreement with the Halton District School Board (“HDSB”) providing the HDSB with an option to purchase an approximately 4.56 acre parcel of land located at the southeast corner of Streets A and G on the draft plan of subdivision (the “School Lands”) and construct thereon a new public elementary school. The option shall be exercisable by the HDSB for a period of seven (7) years from the date of registration of the plan (or if registered in phases, the phase that contains the school site) subject to terms, conditions and pre-conditions set out in the Option to Purchase Agreement. HDSB
137. **Hydro One**  
Prior to final approval, copies of the **lot grading and drainage plan**, showing existing and final grades, must be submitted to HONI in triplicate for review and approval. Drainage must be controlled and directed away from the OILC/HONI hydro transmission corridor. HONI
138. The Owner shall install a minimum **1.5 m high permanent fence** along the mutual property line of the hydro transmission corridor and abutting residential lots and blocks at the developer’s expense. HONI

**CLOSING CONDITIONS**

139. Prior to signing the final plan, the Director of Planning Services shall be advised by **Oakville Hydro** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
OH
140. Prior to signing the final plan, the Director of Planning Services shall be advised by **Enbridge Pipeline Inc.** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
ENB
141. Prior to signing the final plan, the Director of Planning Services shall be advised by **Hydro One Networks Inc.** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
HONI
142. Prior to signing the final plan, the Director of Planning Services shall be advised by **Ontario Infrastructure and Lands Corporation** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
IO
143. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
UG
144. Prior to signing the final plan the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that associated conditions, have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. RMH(LPS)  
OAK(PS)
145. Prior to signing the final plan the **Director of Planning Services** shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. OAK(PS)
146. Prior to the signing of the final plan the Director of Planning Services shall be advised by **Conservation Halton** that associated conditions inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
CH
147. Prior to signing the final plan, the Director of Planning Services shall be advised by the **telecommunications provider** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
BC
148. Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
CP

149. Prior to signing the final plan the Director of Planning Services shall be advised by the **Ministry of Tourism, Culture and Sport** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
MTCS  
RMH(LPS)

**All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day\_\_\_, Month\_\_\_, 2019.** OAK(PS)

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
MNRF	Ministry of Natural Resources and Forestry
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
HONI	Hydro One Networks Inc.
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas
ENB	Enbridge Pipelines Inc.
IO	Ontario Infrastructure and Lands Corporation
MTO	Ministry of Transportation

**NOTES:**

1. The Owner should obtain authorization from the Department of Fisheries and Oceans (DFO) for the Serious Harm To Fish pursuant to the **Fisheries Act**, where necessary.
2. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
3. The Owner should ensure that any vegetation removal takes place outside of the nesting season, pursuant to the **Migratory Birds Convention Act**, where necessary
4. 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.
5. That the Owner shall obtain a **site alteration permit** under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilization, grading and seeding of non-development blocks.
6. The Owner is required to pay all applicable **Regional Development Charges** prior to the issuance of any building permits, unless a subdivision or other form of a development agreement is required in which case the Regional Development Charges are payable upon execution of the agreement.

Please visit [www.halton.ca](http://www.halton.ca) to obtain the most current development charge information which is subject to change.

7. The costs of any relocations or revisions to HONI facilities that are necessary to accommodate this subdivision will be borne by the developer.
8. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for the 115 kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.
9. **Educational development charges** are payable in accordance with the applicable educational development charge by-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the subdivision agreement are subject to educational development charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.



**MATTERS TO BE DEALT WITH**  
**IN THE SUBDIVISION AGREEMENT OR THROUGH**  
**TOWN STANDARDS**

**Town File Number: 24T-14004/1530**

**Draft Plan Dated: November 12, 2016**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY BRONTE GREEN**  
**CORPORATION**

This approval applies to the draft plan of subdivision (24T-14004/1530) prepared by SGL Planning & Design Inc. dated November 12, 2016 illustrating 607 residential lots, 3 residential condominium blocks, and one common element condominium block. The conditions applying to the approval of the final plan for registration are as follows:

<b>CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENT</b>	<b>CLEARANCE AGENCY</b>
1. That the Owner agrees that <b>pre and post development storm water flows</b> from the site to the existing drainage system on Bronte Road (Regional Road No. 25) are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
2. That the Owner agrees to conduct a <b>survey of the static water level and quality of all wells within 500 metres of the plan</b> . 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.	RMH (LPS)
3. That the Owner acknowledges that development shall be subject to full <b>municipal water and sanitary sewer services</b> to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
4. The Owner agrees to provide <b>notice to prospective purchasers</b> upon the completion and approval of the <b>Composite Utility Plan</b> 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 (DE)
5. That the Owner agrees at their cost to implement a <b>municipal tree planting program</b> for all public roads. The selection of species, caliper and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan.	OAK(DE)
6. That the Owner warranty all <b>boulevard street trees</b> and trees planted in open space areas for a period of 2 years from the date of planting and agrees to <b>maintain in a healthy condition all trees</b> until assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK(DE)
7. That the Owner agrees to submit prior to Assumption an <b>inventory of all boulevard trees</b> planted with relevant tree attributes (species name, street address & site location, forestry zone, dbh in cm. tree ht. crown width & ht.) including the x/y coordinates in a digital GIS format acceptable to Development Engineering and Parks and Open Space.	OAK (DE) OAK (POS)

8. That storm sewerage, lot grading and street grading must be to the satisfaction of the Development Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual. OAK (DE)
- 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.
  - 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.
  - c) That the Owner agrees that the Town shall retain **securities for any Stormwater Management 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.

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. Monitoring and maintenance is 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 Program.

9. 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(DE)
10. 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(DE)
11. 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(DE)

12. That the Owner shall place **public and educational signage** within the stormwater management blocks 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 (DE)
13. 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 (DE)
14. That the Owner provides Halton Region with **digital copies** of the registered plan of subdivision in AutoCAD 2012 or later version with the following co-ordinate system UTM NAD83 Zone 17 to Halton Region, prior to the registration of the plan. RMH (LPS)
15. 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: OAK (DE)
  - 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 pursuant to this agreement, including rights of way (herein after referred to as the “**Dedicated Lands**”);
  - 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
  - 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.
16. 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 (DE)
17. 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 Services Department. OAK (DE)
18. 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(DE)
19. That the Owner agrees that prior to the issuance of building permits for Lots 86 to 88, 91 to 93, 225 to 228, 107 to 115, 118 to 125, and 463 to 465, the Builder’s plans, with respect to units requiring noise control measures as referred to earlier, should be certified by an Acoustical Engineer as being in conformance with the recommendations of the Detailed Noise Control Study and the approved Development Agreement(s) as approved and/or amended by the authorities having jurisdiction. OAK (DE)

20. That the Owner agrees that prior to their final inspection and release for occupancy, dwellings should be **certified by an Acoustical Engineer** as being in compliance with the recommendations of the updated Traffic Noise Feasibility Study, Bronte Green Residential Development dated September 9, 2016 and the updated Stationary Noise Feasibility Study, Bronte Green Residential Development, dated September 22, 2016. OAK (DE)
21. That the Owner shall undertake a **Geotechnical Assessment** of the golf course pond decommissioning so as to determine the appropriate extent of excavation and amount of organic material removal, and the specifications for the required engineered fill to obtain the proposed grade for roads and building lots. OAK (DE)
22. That the owner agree that **any exposed soil** within a watercourse block, either as a result of realignment or rehabilitation works, will be mitigated with the appropriate settlement and sedimentation measures to the satisfaction of Conservation Halton, Region of Halton and Town of Oakville within a reasonable time as set out in the approved Erosion and Settlement Control drawing or any applicable permit pursuant to Ontario Regulation 162/06. CH  
OAK (DE)  
RMH(LPS)
23. That the owner agree that no fill from the site may be **dumped on or off-site** in an area regulated by Conservation Halton without the prior written permission of Conservation Halton. CH
24. That the Owner agrees, that should it be determined through detailed design that **grade changes** are required which exceed the performance standards set out in Condition #26 (Conditions To Be Met Prior To Pregrading and/or Servicing) in order to accommodate development of lots/blocks adjacent to the Natural Heritage Block, any grade changes must be accommodated outside of the Natural Heritage Block and the lot lines must be adjusted accordingly to the satisfaction of Halton Region, Conservation Halton and Town of Oakville. CH  
OAK (POS)  
RMH (LPS)
25. That the Owner agrees that **native non-invasive species** shall be planted in accordance with Conservation Halton Landscaping Guidelines for lands adjacent to all Natural Heritage Blocks, watercourses, and stormwater management facilities blocks and for all lands within Conservation Halton's regulated area. CH
26. That the Owner shall prepare and implement a **restoration/enhancement plan**, in accordance with Conservation Halton Landscaping Guidelines or as otherwise agreed by Conservation Halton, for lands within the Natural Heritage Blocks, between key natural heritage features and the limits of development which have been identified for restoration/enhancement. RMH (LPS)  
OAK (POS)  
OAK (DE)
27. 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. CH
28. That the Owner agrees to post **acceptable securities** with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including landscaping for Blocks 4 to 10 that are not subject to site plan control and the rehabilitation of any Natural Heritage Block 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 (DE)  
CH
29. That the Owner agrees at their cost to prepare and implement and update the conceptual landscape plan for Blocks 4 to 10. The landscape plan and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan. OAK (DE)
30. That the Owner ensures that there are **no in-water works** undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNR) and Conservation Halton. CH

31. That the Owner agrees to not **stockpile fill** within 15 metres of a watercourse or stormwater management block without prior written approval on Conservation Halton. CH
32. The Owner shall prepare and implement a **long term monitoring and maintenance plan** for the main outfall, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville, that addresses the performance and repair of any deficiencies, if any, associated with the Fourteen Mile Creek, Key Features of the NHS, and the valley floor, etc. The Owner further agrees to monitor, maintain and mitigate any impacts for a period of 5 years following an engineer's certification that the storm outfall is functional. RMH(LPS)  
CH  
OAK (DE)
33. If the **storm outfall** is within 3 m or intersects with the eroded gully and results in negative impacts to the eroded gully, the Owner agrees to develop and subsequently implement a plan to rehabilitate the impacted portion of the eroded gully on the slope above the proposed stormwater outfall in the Fourteen Mile Creek valley. The goal of the rehabilitation will be to avoid disturbance to the existing stable slope and associated vegetation, and the extent of the rehabilitation will be determined in consultation with the Town, Conservation Halton and the Region of Halton. OAK (DE)  
CH, RMH (LPS)
34. The Owner will complete **post-construction monitoring** of the groundwater elevation and surface water flow conditions in 14W-W1 for a period of three years following the implementation of LID measures. New monitoring wells will be installed where necessary to replace existing monitoring wells that may be decommissioned to accommodate construction activities. The proposed monitoring locations and frequency will be determined based on the final LID strategy design in accordance with the approved Environmental Impact Study, and in consultation with the Town of Oakville, Halton Region, and Conservation Halton staff. CH
35. That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a **licensed Professional Engineer** of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure general compliance with the approved drawings and the Region's Current Construction and Design Standards. RMH (LPS)  
OAK (DE)
36. That the Owner agrees that residential units within Block 3 shall incorporate **forced air heating systems** appropriately sized and constructed to allow for the future installation of air conditioning systems should the owners decide to do so. OAK (DE)  
RMH (LPS)
37. That the Owner agrees that residential units within the following blocks and lots shall incorporate forced air heating systems with **mandatory air conditioning systems** installed: Blocks 6 to 10, Blocks 18 to 23, Blocks 466 to 468, Lots 83 to 88, Lots 91 to 93, Lots 107 to 125, Lots 225 to 228, Lots 243 to 246, and Lots 463 to 465. OAK (DE)  
RMH (LPS)
38. That the Owner agrees that all residential **air conditioning systems** shall be selected and installed to meet the noise emission standards and sound level limits of Ministry of the Environment Publication NPC-216. OAK (DE)  
RMH (LPS)
39. That the Owner agrees that prior to the issuance of building permits, when architectural plans are available for dwellings directly adjacent to Bronte Road, an acoustical consultant shall review the plans to determine appropriate **glazing constructions**. OAK (DE)  
RMH (LPS)
40. That the Owner agrees that prior to the issuance of occupancy permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario or the Town building department shall inspect the site to **certify that the sound control measures** as approved have been incorporated, properly installed and constructed. OAK (DE)  
RMH (LPS)

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| 41. | That the Owner agrees that prior to assumption, an acoustical consultant shall verify that the noise control measures have been implemented.   | OAK (DE)<br>RMH (LPS)           |
| 42. | The Owner agrees that for Blocks 466, 467, 468 and 469, individual noise studies, with current site specific details will be required for review and approval through the site plan process. The Transportation Noise Study dated September 9, 2016, by HGC Engineering is acceptable.   | RMH (LPS)                       |
| 43. | The Owner will agree in the subdivision agreement to complete a detailed noise study to the satisfaction of the Region and the Town prior to the development of the <b>future commercial block</b> (Block 502) as part of the site plan application process. The detailed noise study will identify any required noise control for the commercial uses, including but not limited to acoustic barriers for potential loading areas and acoustic screens for rooftop mechanical equipment.  | OAK (DE)<br>RMH(LPS)            |
| 44. | That the Owner agrees that all <b>roadways</b> 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 Development Engineering.  | OAK (DE)                        |
| 45. | The construction of Street 'A', where the Region's sanitary trunk sewer is to be accessible, shall be a modified <b>24 m right-of-way</b> to the satisfaction of Halton Region and the Town. Street 'S' shall be constructed per the Town's <b>17m road standard</b> except for any modifications as required by the Region's requirements for signalized, full movements, intersections with Bronte Road. The Plan shall be revised where it is determined that a wider platform is deemed necessary for the provision of a left turn lane at the intersection. | OAK (DE)                        |
| 46. | The Owner acknowledges that <b>work completed on behalf of the Town</b> 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 (DE)<br>OAK(POS)<br>OAK (F) |
| 47. | That the Owner agrees to <b>place topsoil on lots, boulevards and parkland</b> in accordance with approved Town standards or greater as required to meet agreed upon infiltration targets. Further the Owner will agree to provide topsoil that has been tested, screened and amended in accordance with Town standards to the satisfaction of the Town.   | OAK(POS)<br>OAK(DE)             |
| 48. | That the Owner agrees to not store <b>construction materials</b> on vacant lots and/or open space blocks that abut lots which are occupied by homeowners.  | OAK(DE)<br>OAK(POS)             |
| 49. | That the Owner agrees to submit prior to Assumption an <b>inventory of all boulevard trees</b> planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Development Engineering.  | OAK(POS)<br>OAK(DE)             |
| 50. | That the Owner agrees to <b>implement the trails plan</b> in accordance with the approved Pedestrian Circulation and Trails Plan, and the enacted Development Charges By-law to the satisfaction of the Town.  | OAK(POS)                        |
| 51. | That the Owner's engineer provide certification that all <b>Erosion and Sediment Controls</b> are in a state of good repair and flood control structures and stormwater outfalls structures are operational to the satisfaction of the Conservation Halton and Development Engineering Department and Parks and Open Space Department prior to building permit issuance.   | OAK (DE)<br>OAK(POS)            |

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52. 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 one or more conduits from the room(s) in which the telecommunication facilities are located to the street line. BC /Cogeco
53. That the Owner acknowledge its responsibility to up-front the cost of any extension to the **electrical distribution system**. OH
54. That the Owner agrees to erect and maintain two signs along the frontage of Block 469 along Street S advising the public that Block 466 is designated for future high density residential development. The Owner will make these signs to the specifications of the Planning Services and erect them prior to the issuance of building permits within Block 469. OAK (PS)
55. That the Owner agrees that the following warning clause shall be included in a registered portion of the Regional Subdivision Agreement, applied to all lots east of Street G, being Lots 38 to 43, 56 to 82, 86 to 126, 153 to 169, 174 to 196, 203 to 288, 291 to 465, 505, and Blocks 497, 498 and 499 be inserted in subsequent offers of purchase and sale for those lots/units, and registered on title as follows to the satisfaction of Halton Region: RMH (LPS)
- Warning: This property is in close proximity to the Oakville Mid-Halton Wastewater Treatment Plant (the "Facility"), located at 2195 North Service Road West and operated by Halton Region. Operations at the Facility include various chemical, physical and biological processes to treat municipal wastewater. In addition, solids generated as part of the treatment process are further stabilized at the Facility and, subsequently, transported off site for final disposition. The Facility operates 24 hours a day, 7 days a week. The treatment of wastewater may result in occasional odours at and around the Facility depending on specific treatment activities and/or weather conditions (such as wind speed and direction) present at the time. The Facility operates in a manner that attempts to minimize impacts on surrounding communities. However, from time to time, unpleasant or bothersome emissions from the Facility may impact the enjoyment of indoor and outdoor areas of this residential development. In the future, Halton Region will make applications to upgrade or expand the Facility under the Environmental Assessment Act. Halton Region advises that it will not be responsible for any complaints or claims arising from the operation or activities at or relating to the Facility, property or operations thereon.

56. 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:
- i. "Purchasers of Lots 115 to 117, 243 to 246, 465, 247 to 257, 342 to 358, and 437 are advised that their properties abut lands which may be developed in the future."
  - ii. "Purchasers of Future Residential Blocks 500 and 501 are advised that their properties abut an existing stormwater management pond which may be decommissioned and developed with residential uses in the future."
  - iii. "Purchasers are advised that the road network including Streets 'A' and 'M' may be extended in the future to adjacent lands to permit future development
  - iv. "Purchasers are advised that the road network including Street 'K' will be extended as a public road to Bronte Road in the future. Purchasers are advised that the road network including Street 'B' will be extended as a public road to the extended Street 'K' in the future.
  - v. "Purchasers are advised that Bronte Road is intended to be widened to six lanes in the future by Halton Region.
  - vi. Purchasers of Lots 247 to 257, 342 to 358, and 437 adjacent to the Deerfield Golf Course are advised of routine grounds maintenance and associated active operation of a golf course facility.
  - vii. "Purchasers and/or tenants of lots or units in Blocks 4 to 10, Lots 317, 318, 300, 406, 441, 407, 432, 457, 369, 370, 266, and 267 are advised that they abut a **Walkway Block** which will allow for public access."
  - viii. "Purchasers and/or tenants of lots or units adjacent to or near the Urban Squares, Neighbourhood Park or any other parkland and open space are advised that these parks, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these areas, the Town may not carry out **routine maintenance** such as grass and weed cutting."
  - ix. "Purchasers and/or tenants of lots or units adjacent to or near the Urban Square, Neighbourhood Park and servicing / walkway blocks abutting Lots 134 to 136, 290, 283 to 288, 384 to 388, 407, 441, 267, 266, 369, 370, 432, 457, 317, 318 and Blocks 4 to 10 are advised that these open space areas will be used for general active and passive public recreation and leisure uses, including but not limited to walkways (lit and unlit), bikeways, playgrounds, trails, sports field (lit or unlit), splash pad, visitor parking, and/or multi-use courts. In addition to daytime use, park facilities may be used in the evenings and on weekends."
  - x. "Purchasers and/or tenants of Lots 369, 370, 266 and 267 are advised that a walkway may abut the subject property for maintenance and access to the stormwater management facility. During normal use of, and activity on the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property."
  - xi. "Purchasers of all lots adjacent to the watercourse block or other feature regulated by Conservation Halton, shall be advised that the feature is regulated by Conservation Halton and that **no encroachment is permitted**, and that **vegetation shall not be manicured** in accordance with Ontario Regulation 162/06."
  - xii. "Purchasers and/or tenants for all lots adjacent to the **Natural Heritage Blocks**, and transmission corridor are advised that the Town reserves the right to install a public trail connection within these blocks. Further, purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited. These open space areas, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these
- OAK (PS, DE, POS, T)  
CH  
HDSB  
HCDSB  
CP  
RMH (LPS)



- areas the Town may not carry out routine maintenance such as grass and weed cutting.”
- xiii. “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 school.”
- xiv. “Purchasers are advised that the Town of Oakville’s current **street tree planting standards**, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.”
- xv. “Purchasers 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.”
- xvi. “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of **rectifying lot grading matters** which occur prior to assumption.”
- xvii. “Purchasers are advised that **below-grade infiltration facilities** may be constructed on their property, will be privately owned and may hold water for prolonged periods of time.”
- xviii. “Purchasers and/or tenants are advised that prior to the placement of any **structures in side and rear yards**, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”
- xix. “Purchasers and/or tenants are advised that **private landscaping** is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption.”
- xx. “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of **swales and rear lot catch basins**.”
- xxi. “Purchasers are advised that any **unauthorized alteration of the established lot grading** and drainage patterns by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”
- xxii. “Purchasers are advised that **below grade infiltration facilities** may be constructed on their property, will be privately owned and may hold water for prolonged periods of time.”
- xxiii. “Purchasers are advised that Bronte Road and Streets ‘A’ and ‘K’ may be designated as **interim or permanent bus routes**, and that bus stops and shelters may be installed.”
- xxiv. “Purchasers and/or tenants are advised that home/business mail delivery will be from designated **centralized 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.”
- xxv. “Purchasers are advised that Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school for the Halton District School Board. However, attendance at this future school is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.”
- xxvi. “Purchasers of Lots 195, 189, 182, 305, and 56 are advised that Blocks 497 to 499 and Blocks 503 to 504 are reserved for a

- future school site for the Halton District School Board. A school site may be constructed on these blocks. However, if the blocks are not purchased by the Halton District School Board within 7 years of registration of the plan, Blocks 497, 498 and 499 can be built upon with homes.”
- xxvii. “Purchasers are advised that **school buses** will not enter a cul-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.”
- xxviii. “Purchasers are advised that Urban Squares may contain **children’s play equipment** that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Urban Squares may also contain community mailboxes. The Neighbourhood Park may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to the Neighbourhood Park.”
- xxix. “Purchasers are advised that **Town Stormwater Management Ponds** will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”
- xxx. “Purchasers are advised that **driveway entrance widenings** or modifications will not be permitted where they impact on the availability of on-street parking space. Property Owners must take note of the available parking space on their own private lot and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”
- xxxi. “Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. Purchasers of lots/units abutting, fronting and adjacent to the reserved school site 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.”
- xxxii. “Purchasers are advised that **Catholic school accommodation** may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board.”
- xxxiii. “Purchasers are advised that the community is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including **bus stops and bus shelters** may be located on municipal streets within subdivisions either as temporary and/or permanent features.”
- xxxiv. “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent **public parking along municipal roads** adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.”
- xxxv. “Purchasers are advised that there is the potential for high water pressures within the subdivision”
- xxxvi. “Purchasers are advised that Blocks 466, 467 and 468 are intended to be developed for **higher density residential uses**.”
- xxxvii. “Purchasers are advised that in order to achieve a suitable indoor noise environment windows may have to remain closed; therefore the dwelling unit of Blocks 6 to 10, Blocks 18 to 23, Blocks 466 to

- 468, Lots 83 to 88, Lots 91 to 93, Lots 107 to 125, Lots 225 to 228, Lots 243 to 246, and Lots 263 to 465 have been equipped with a central air conditioning system.”
- xxxviii. “Purchasers are hereby advised that due to the **operations of the Region of Halton’s Regional Operations Centre** that noise, traffic, maintenance, vibration, lighting, electrical transformers and/or odour may become of concern, occasionally interfering with activities of the dwelling occupants.”
- xxxix. “Purchasers are hereby advised that the **future expansion of the Region of Halton’s Regional Operations Centre** will result in construction traffic, construction noise and dust that may become of concern, occasionally interfering with activities of the dwelling occupants.”
- xl. “Purchasers/tenants are advised that despite the inclusion of noise control features within this development area and within the dwelling units on Blocks 6 to 10, Blocks 19 to 23, and Blocks 466 to 468, sound levels from increasing road traffic on Bronte Road and/or Upper Middle Road may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the Municipality’s and the Ministry of Environment and Climate Change noise criteria.”
- xli. “Purchasers/tenants are advised that despite the inclusion of noise control features within this development , sound levels from the Region of Halton Municipal Buildings, EMS and public works activities may occasionally be audible, and may cause some interference with some activities of the dwelling occupants.”
57. In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements regarding the future school site for the Halton District School Board. HDSB
58. 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, if required by Halton Region, regarding the **potential high water pressures** within the subdivision. RMH (LPS)

59. That the Owner agrees that the following warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, applied to the blocks and lots specified below, and in subsequent offers of purchase and sale for those lots/units, and registered on title as follows:

a) Type A: Applies to all dwellings adjacent to Bronte Road

- Block 3 (Towns)
- Blocks 6 to 10 (Towns)
- Blocks 19 to 23 (Towns)
- Block 466 (Residential Condominium)
- Blocks 467 and 468 (Residential Condominium)
- Block 469 (Common Element Condominium)

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants, including any raised patio and/or balcony, as sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.”

b) Type B: Applies to all dwellings adjacent to Bronte Road

- Blocks 6 to 10 (Towns)
- Blocks 19 to 23 (Towns)
- Block 466 (Residential Condominium)
- Blocks 467 and 468 (Residential Condominium)

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change.”

c) Type C:

- Block 3 (Towns)

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.”

d) Type D: All residential properties:

“Warning: This property is in proximity to the Halton Region facilities including the Woodlands Operation Centre and the Halton Regional Centre. The operations that take place at these facilities include: fleet maintenance (garage) activities, refueling, vehicle movements, movements of supplies and material, movements of ambulances, occasional use of police and ambulance sirens during emergencies, siren testing, and the use of back-up beepers. These facilities operate 24 hours a day, 7 days a week. Halton Region may apply to alter or expand these facilities in the future. Sound from these facilities may at times be audible.”

e) Type E: All residential properties adjacent to / near the future commercial block:

- Blocks 3, 10, 18 (Towns) and Lots 83 to 85.

“Purchasers/tenants are advised that due to the proximity of future commercial land uses, noise from these uses may at times be audible.”

60. That the Owner install at their expense 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 Blocks / Parks / Urban Square / Storm Water Management Facility (where applicable) and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the Natural Heritage Blocks / Parks / Urban Square / Storm Water Management Facility (where applicable) to the satisfaction of the Planning Services Department, Development Engineering Department and Parks and Open Space Department. 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 property and also confirming that there are no known encroachments at the time of assumption.
- OAK (PS,  
POS, DE)
61. That the Owner retain the services of a landscape architect in good standing with the OALA 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, 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 Department, Parks and Open Space Department and Development Engineering and in accordance with the Town's Development Charges By-law. Native non-invasive species shall be planted in lands adjacent to the Natural Heritage Blocks, including swales and stormwater management facilities, and within Conservation Halton's regulated area.
- OAK (POS)  
OAK (DE)  
OAK (PS)
62. That the Owner retain the services of a landscape architect in good standing with the OALA and agrees to provide for the preparation and submission of **landscape plans** including planting, grading, sodding, fencing and the design of Street F immediately adjacent to Bronte Road, together with a cost estimate, and further, that the applicant finance the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Development Engineering and in accordance with the Town's Development Charges By-law.
- OAK (POS)  
OAK (DE)  
OAK (PS)
63. That the Owner installs low (max. 1.2 m high) **decorative metal fence** with gates to Town of Oakville Planning Services and Development Engineering Departments' satisfaction in front of all dual frontage units facing Bronte Street.
- OAK  
(PS,DE)
64. That the Owner shall submit a copy of the **approved Pedestrian & Trails Circulation Plan**, prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board.
- OAK (DE,  
POS)  
HDSB  
HDCSB
65. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees to submit to the satisfaction of the Halton District School Board appropriate **soil and environmental investigations** for the school site, site grading plans, storm water management plans, site servicing plans (sanitary, water and utilities) and an archaeological assessment. In the event of an identified concern, the Board may commission its own studies at the cost of the landowner, if the Board purchases the Blocks.
- HDSB
66. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees in the Subdivision Agreement 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(s) and shall be erected at such time as the adjacent development proceeds.
- HDSB
67. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees to provide to the Halton District School Board a **geo-referenced AutoCAD file** of the draft M-plan once all Lot and Block numbering configuration has been finalised. 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

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| 68. | That the Owner agrees to erect and <b>maintain signs</b> 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 respective School Board and erect them prior to the issuance of building permits.  | HDSB<br>HCDSB  |
| 69. | That the Owner agrees to construct <b>stormwater management facilities</b> 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 EIS / FSR, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is 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 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. | OAK (DE)       |
| 70. | That the Owner agrees to design, implement, and monitor on-site <b>Low Impact Development (LID) controls</b> for any LID facilities on public lands set out in the approved EIS/FSR in accordance with the LID Technical Guide, CVC 2010 and CVC Stormwater Management and Low-Impact Development Monitoring and Performance Assessment Guide, 2015 to the satisfaction of Conservation Halton and the Town of Oakville.   | OAK (DE)<br>CH |
|     | Inspection and performance monitoring of LIDs located on public lands shall be undertaken by the Owner. Inspection monitoring must be carried out during construction of the LIDs by a qualified compliance inspector and in accordance with the town-approved monitoring schedule and CVC recommendations. Performance Monitoring shall be undertaken by the Owner for a minimum of 2 years following the town-approved certification of the LIDs and build-out conditions of the contributing drainage area to the LID. Additional years (up to a maximum of 2 years) of performance monitoring may be required following the resolution of deficiencies to the satisfaction of the Town. Assumption of the Stormwater Management Pond will, in part, be tied to the successful completion of the LID monitoring program.  |                |
| 71. | 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)       |
| 72. | 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 <b>Community Mail Boxes</b> 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             |
| 73. | The Owner agrees to provide the location of all <b>Community Mail Boxes</b> on the approved Composite Utility Plan to the satisfaction of the Town and Canada Post.  | OAK (DE)<br>CP |
| 74. | The Owner agrees to provide a suitable and safe temporary site for <b>Community Mail Box</b> 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             |
| 75. | The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: <ol style="list-style-type: none"> <li>1. A Community Mailbox concrete base pad per Canada Post specifications.</li> <li>2. Any required walkway across the boulevard, as per municipal standards.</li> </ol>   | CP             |

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| 76. | That the Owner agrees to ensure that all new home buyers will be officially notified of the exact <b>Community Mail Box</b> 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. Further, the Owner shall advise any effected homeowners of any easements granted to Canada Post. | CP       |
| 77. | That the Owner acknowledges that any eligible <b>Development Charge</b> reimbursements will be in accordance with the Town's Development Charge By-law. The Owner agrees to submit progress reports for any <b>Development Charge reimbursable</b> items identified to be reimbursed through Development Charge credits, whether repaid through 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.  | OAK(F)   |
| 78. | The Owner agrees to submit progress reports for any <b>Development Charge reimbursable</b> items identified to be reimbursed through Development Charge credits, whether repaid through 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.  | OAK(F)   |
| 79. | That the Owner acknowledges that where multi-unit or commercial, office or similar buildings are located, one or more <b>conduit or conduits</b> of sufficient size will be provided from each unit to the room(s) in which the telecommunication facilities are situated and one or more conduits from the room(s) in which the telecommunication facilities are located to the street line.  | BC       |
| 80. | That the Owner provides a <b>fire break plan</b> and other fire prevention measures to the satisfaction of the Town of Oakville.   | OAK (FD) |

**LEGEND – CLEARANCE AGENCIES**

- |           |   |
|-----------|---|
| BC        | Bell Canada   |
| CP        | Canada Post   |
| HCDSB     | Halton Catholic District School Board                               |
| HDSB      | Halton District School Board  |
| CH        | Conservation Halton   |
| MTCS      | Ministry of Tourism, Culture and Sport                              |
| OAK (A)   | Town of Oakville – Planning Administration                          |
| OAK (F)   | Town of Oakville - Finance  |
| OAK (L)   | Town of Oakville – Legal  |
| OAK (DE)  | Town of Oakville – Development Engineering Department               |
| OAK (PS)  | Town of Oakville – Current Planning Services                        |
| OAK (LR)  | Town of Oakville – Long Range Planning                              |
| OAK (Z)   | Town of Oakville – Building Services Department, Zoning Section     |
| OAK (FD)  | Town of Oakville – Fire Department                                  |
| OAK (POS) | Town of Oakville – Parks and Open Space Department                  |
| OAK (EC)  | Town of Oakville – Engineering and Construction Department          |
| OAK (T)   | Town of Oakville – Transit  |
| OH        | Oakville Hydro  |
| RMH (LPS) | Regional Municipality of Halton – Legislative and Planning Services |
| UG        | Union Gas   |

27693887.1



**Official Plan Amendment Number XX  
to the Town of Oakville's Livable Oakville Plan**

**Constitutional Statement**

The details of the amendment, as contained in Part 2 of this text, constitute Amendment Number XX to the Livable Oakville Plan.

**Part I — Preamble**

**A. Purpose**

The purpose of the proposed official plan amendment is to incorporate into the Livable Oakville Plan site-specific modifications to the text and schedules necessary to implement land uses and policies for the Bronte Green Lands and the Bronte Road West Lands.

The Bronte Green Lands comprise the former Saw-Whet Golf Course known municipally as 1401 Bronte Road. The Bronte Green Lands also include a portion of the Region of Halton's campus known as the Halton Regional Centre at 1151 Bronte Road.

The Bronte Road West Lands comprise the privately owned lands on the west side of Bronte Road known municipally as part of 1300 Bronte Road, and 1316, 1326, 1342 1350, 1354 and 1372 Bronte Road.

The Bronte Green Lands and the Bronte Road West Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west.

The effect of the changes to the text of the Plan will be to insert into Section 27 – Exceptions:

- Policies that provide for the protection of natural environment areas including enhancement areas and linkages within the Bronte Green Lands and the Bronte Road West Lands;
- Site-specific policies for the redevelopment of private open space lands and public institutional lands within the Bronte Green Lands;
- Site-specific policies for the redevelopment of Parkway Belt West Plan lands within the Bronte Road West Lands upon removal of such lands from the Parkway Belt West Plan.

The effect of the changes to the schedules of the Plan will be to:

- Identify a minor collector road providing access to the Bronte Green Lands on Schedules C and H and a proposed road providing access to the Bronte **Green Road** West lands on Schedule H ;
- Redesignate several properties and identify land uses subject to an exception for the Bronte Green Lands and the Bronte Road West Lands on Schedule H, West Land Use;
- Apply the Parkway Belt – Overlay to the Bronte Road West Lands for the time the lands remain within the Parkway Belt West Plan.

## **B. Background**

- Council adopted the Livable Oakville Plan on June 22, 2009. Halton Region then approved the Plan, with modifications, on November 30, 2009, as it was deemed to conform to the Growth Plan, 2006, and be consistent with the Provincial Policy Statement, 2005, and the Region's Official Plan, as amended, including the proposed ROPA 38. That decision was appealed by a number of parties.
- Following the resolution of a majority of the appeals, the Ontario Municipal Board approved the Plan with further modifications on May 10, 2011. More modifications were approved by the Board throughout 2012 to resolve outstanding site-specific appeals.
- The Plan is in force except for two outstanding site-specific appeals identified in Appendix 2, including an appeal that applies to the Bronte Road West Lands.

## **C. Basis**

- The Region of Halton Official Plan (ROPA 38) identifies the Bronte Green Lands and the Bronte Road West Lands, as Regional Natural Heritage System and Urban Area. A Parkway Belt – Overlay is applicable to the Bronte Road West Lands.
- Section 26.6 of the Livable Oakville Plan identifies the Merton Lands (including the Bronte Green Lands and Bronte Road West Lands) as an area for potential future development and which should be comprehensively studied to determine future land uses and policies.
- The Merton Planning Study was initiated in 2012 and the outline and objectives for the study were endorsed by Council on November 12, 2012. A notice of study commencement was provided on March 14, 2013. A public open house was held on May 15 and 16, 2013, to introduce the study and draft development options prepared for the Merton Lands.

- Council received the Merton Planning Study terms of reference and draft development options June 10, 2013. An online user forum and survey were made available on the Town of Oakville website throughout the summer and fall of 2013 and winter 2014 to solicit additional public input. Several meetings were also held with area stakeholders over the summer and fall of 2013. A public open house was held on March 19, 2014 to provide feedback on the draft preferred plan prepared by town staff.
- A statutory public meeting for town staff's draft proposed Official Plan Amendment was held on April 14, 2014.
- A privately initiated Official Plan Amendment was received in May 2014 and subsequently appealed to the Ontario Municipal Board. Through the OMB process, the private amendment was revised based on town and agency review and input and now forms this amendment.
- The land uses and policies being introduced by this amendment are supported by detailed background studies addressing servicing and infrastructure needs, transportation needs, noise, air quality, natural heritage and related matters.

**Part 2 - The Amendment**

**A. Text Changes**

The amendment includes the changes to the text of the Livable Oakville plan listed in the following table, and shown in Appendix 1.

Item No.	Section	Description of Change
1.	27.3 EXCEPTIONS  27.3 West Exceptions – Schedule H	<i>Insert a new section "27.3.9 Bronte Green Lands and 27.3.10 Bronte Road West Lands," as provided in Appendix 1.</i>

**B. Schedule Changes**

The amendment includes the changes to the schedules to the Livable Oakville Plan listed in the following table, and shown in Appendix 2.

Item No.	Schedule	Description of Change
4.	Schedule C	<i>Amend Schedule C as shown in Appendix 2 to:</i>

	TRANSPOR- TATION PLAN	- identify the proposed road on the Bronte Green Lands
4.	<b>Schedule H WEST LAND USE</b>	<i>Amend Schedule C as shown in Appendix 2 to:</i>  - identify the new land uses and proposed roads on the Bronte Green Lands - identify the new land uses on the Bronte Road West Lands subject to the Parkway Belt - Overlay - add symbols ("⊙") and outlines ("- - - -") to identify sites subject to an exception policy within the Bronte Green Lands and the Bronte Road West Lands.

**APPENDIX 1**  
**New Sections**  
**27.3.9 Bronte Green Lands**  
**and**  
**27.3.10 Bronte Road West Lands**

### **27.3.9 Bronte Green Lands**

The Bronte Green Lands comprise the former Saw-Whet Golf Course known municipally as 1401 Bronte Road. The Bronte Green Lands also includes a portion of lands owned at the time by the Region of Halton situated north of the southerly section of the proposed Collector Road shown on Schedule H.

The Bronte Green Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west.

The following policies provide a framework for *development* of the Bronte Green Lands.

#### **27.3.9.1 Development Concept**

The Bronte Green Lands consist of a preserved and enhanced natural environment area along Fourteen Mile Creek and its tributaries. These lands provide for environmental protection and linkages with Bronte Creek to the west.

*Development* of the Bronte Green Lands intends to provide for environmental protection and the redevelopment of existing private open spaces and public institutional lands.

*Development* of the Bronte Green Lands shall contribute to a *complete community* with a mix of uses including a range of residential uses, commercial uses, recreation and open space areas, convenient access to public transportation and local services, and community facilities such as a school, if required.

*Development* within 400 metres of Bronte Road, a *higher order transit* corridor with frequent transit service, shall be transit-supportive with built form oriented toward Bronte Road.

The proposed minor collector road shall be the primary route through the Bronte Green Lands. The proposed minor collector shall support multiple mobility choices and connections and shall link community facilities including a neighbourhood park. The minor collector road shall form a minor gateway location at the northern intersection with Bronte Road. Multiple mobility choices and connections to urban squares and an open space trail network shall also be supported through the local road network to be developed.

#### **27.3.9.2 Functional Policies**

In addition to the policies in Part C of this Plan, the following policies apply to the Bronte Green Lands.

a) Urban Design

- i) *Development* should be designed to provide a sense of place and neighbourhood character.
- ii) *Development* shall provide a high quality public realm incorporating focal points such as parks and urban squares featuring gathering spaces, enhanced landscaping, seating and public art.
- iii) *Development* shall be designed to provide for a mix of uses and various lot patterns and housing choices.
- iv) *Development* shall provide a seamless transition between the public and private realms and promote pedestrian access between the built form and public realm along the street edge.
- v) Buildings should be oriented towards higher-order street frontages, open spaces and parks to provide interest and comfort at ground level for pedestrians.
- vi) Residential buildings should feature active frontages with living spaces and/or porches to support pedestrian streetscape.
- vii) Residential uses shall be designed to reduce the visual appearance of garage doors along the street edge.
- viii) To avoid a garage-dominated streetscape where lot frontages are narrow, rear laneways may be permitted.
- ix) For *development* adjacent to Bronte Road:
  - Buildings should be located close to Bronte Road to provide visual interest to pedestrians and a sense of enclosure to the street.
  - Building frontages and main entrances shall address Bronte Road;
  - Midblock pedestrian connections from Bronte Road into the interior of the community shall be provided for blocks longer than 200 meters;
  - A window street may be permitted with limited frontage along Bronte Road.
  - Land uses directly abutting the Natural Area shall be comprised of a combination of residential lots, single loaded vista roads and open space.
- x) Views and pedestrian connections from the developed area into the Natural Area and Parks and Open Space areas along the west side of Fourteen Mile Creek valley shall be encouraged.

xi) Gateways

- The northern intersection of Bronte Road with the proposed minor collector road shall be a minor gateway location.
- Gateway locations should be enhanced by features including prominent buildings, strategic building placement, landscape features and public art.

b) Transportation

- i) The proposed public road east of Bronte Road , shown on Schedule H, West Land Use, shall be classified as a minor collector road.
- ii) Notwithstanding Table 4 in section 8.4 Rights-of-Way, the right-of-way for:
  - The minor collector road shall be a minimum of 19 metres wide.
  - The minor collector road where it contains the Region of Halton trunk sewer easement shall be a minimum of 24 metres wide. A portion of the 24m right-of-way containing part of the Region of Halton trunk sewer easement shall be a boulevard.
  - Local roads shall be a minimum of 17 metres wide but may be reduced by 1 metre in width when a sidewalk is not required on both sides of the road in accordance with Section 8.10.7 of this Plan.
- iii) *Development* shall provide for modified grid road patterns, coordinated road connections and coordinated intersections. Culs-de-sac shall be discouraged.
- iv) Single loaded roads shall be encouraged abutting portions of the Natural Area.
- v) Roadway alignments shall be coordinated with existing infrastructure wherever feasible to minimize impact on the surrounding area.
- vi) *Development* shall provide for a complete and connected active transportation network including bike routes, trails, pedestrian connections and sidewalks as well as improved connectivity with the existing active transportation network.
- vii) On-street parking shall be encouraged on the proposed minor collector road.

c) Sensitive Land Uses

- i) Sensitive land uses shall not be located within 300 metres of the property line of the Mid-Halton Wastewater Treatment Plant.



- ii) **Noise** from all existing stationary sources of sound emanating from the Woodlands Operation Centre and works yard, Halton Regional Centre, future Emergency Medical Services building, and associated facilities, and the reasonable or planned expansion of such Regional facilities shall be appropriately mitigated by the proponents of the proposed development to achieve the MOECC NPC-300 guidelines for all sensitive land uses within the development. The costs associated with the required acoustic barriers and all recommended site source controls to achieve MOECC NPC-300 noise criteria shall be borne solely by the proponents of a proposed development.

d) Community Facilities

- i) The opportunity for an elementary school block shall be provided through the *development* process if required. In determining the location for a potential school block if required, the following criteria shall be considered:
- the site shall be located on the proposed minor collector road;
  - the site is located to limit traffic infiltration;
  - the site is located adjacent to, or in proximity to a neighbourhood park where practical and where land efficiencies can be achieved through joint programming;
  - the site is designed to reduce the overall land requirements through means such as incorporation of on-street parking, multiple storeys, and joint use to reduce land requirements.
- ii) A neighbourhood park shall be provided. In determining the location for the neighbourhood park, the following criteria shall be considered:
- the site is located along the minor collector road.
- iii) Two urban squares shall be provided. In determining the location of the urban squares the following criteria shall be considered:
- the site(s) supports walkability across the balance of the residential areas and are correspondingly distributed;
  - the site(s) is located to support the enhancement of Natural Area or identified natural features, where feasible;
  - the site(s) is located to support and enhance the higher density development along Bronte Road, where feasible.

- iv) A trail system shall be provided along the west side of Fourteen Mile Creek and its tributaries and may include pedestrian crossings where feasible. The trail system shall support future connections to the planned trail system on the east side of Fourteen Mile Creek.
  - v) A trail system shall be provided primarily within the buffer and enhancement areas in the Natural Area and adjacent to the land uses directly abutting the Natural Area.
  - vi) The provision of the trail system adjacent to the land uses directly abutting the Natural Area shall not preclude future connections to the planned trail system on the east side of Fourteen Mile Creek.
  - vii) A trail system shall be encouraged on the lands designated Parkway Belt containing the transmission corridor in consultation with the owner.
- e) Sustainability
- i) *Development* of the Bronte Green Lands will provide for the long-term protection, preservation and enhancement of the related features, functions and linkages of the natural heritage system.
  - ii) *Development* shall provide tree canopy cover in accordance with the North Oakville Urban Forest Strategic Management Plan.
- f) Stormwater Management
- i) Stormwater management shall not increase risk to downstream flood prone areas.
  - ii) Stormwater management shall take into consideration the ecological sensitivity of 14 Mile Creek and shall adhere to all local, provincial and federal requirements.
  - iii) Best management practices including low impact development shall be required.

### 27.3.9.3 Land Use Policies

Land use designations for the Bronte Green Lands are provided on Schedule H, West Land Use. In addition to the policies in Part D of this Plan, the following policies apply to the Bronte Green Lands.

- a) Transit-supportive density targets
  - i) Residential *development* within 400m of Bronte Road shall achieve an overall minimum transit supportive density target of 37 units per gross hectare.

b) Low Density Residential

- i) On the lands designated Low Density Residential, a row of townhouses may be permitted on the north side of the southerly section of the proposed Collector Road shown on Schedule H to buffer from adverse impacts from the Regional lands located to the south. The need for, and design of, the potential townhouse block will be determined through a Noise Study.

c) Medium Density Residential

- i) On the lands designated Medium Density Residential, the minimum building height shall be 3 storeys for *development* abutting Bronte Road.
- ii) On the lands designated Medium Density Residential, permitted residential uses on the north side of the southerly section of the proposed collector road shown on schedule H, may require a buffer to mitigate adverse impacts from the Regional lands located to the south. The need for a buffer and the design of the buildings will be determined through a noise study.

d) High Density Residential

- i) On the lands designated High Density Residential adjacent to Bronte Road, the minimum building height shall be 4 storeys and the maximum building height shall be 6 storeys.
- ii) For the lands designated High Density Residential at the south-east corner of Bronte Road and Upper Middle Road the maximum density shall be 200 units per ha.

e) Neighbourhood Commercial

- i) On the lands designated Neighbourhood Commercial, the minimum building height shall be 2 storeys. *Development* shall be in the form of two storey buildings while a portion of the second storey shall contain functional office space. The extent of functional office space shall be determined through implementing zoning and site plan design.

### **27.3.10 Bronte Road West Lands**

The Bronte Road West Lands comprise the lands on the west side of Bronte Road municipally known as part of 1300 Bronte Road, and 1316, 1326, 1342, 1350, 1354 and 1372 Bronte Road.

The Bronte Road West Lands are within a larger area known as the Merton Lands that are generally located north of the QEW and south of Upper Middle Road between Fourteen Mile Creek and Third Line to the east and Bronte Road to the west. The Bronte Road West Lands comprise the portion of the Merton Lands located west of Bronte Road and east of the Bronte Creek.

The following policies provide a framework for *development* of the Bronte Road West Lands.

#### **27.3.10.1 Development Concept**

The Bronte Road West Lands are adjacent to and include a portion of a preserved natural environment area along Bronte Creek, Fourteen Mile Creek and its tributaries.

*Development* of the Bronte Road West Lands shall provide for the long-term protection, preservation and enhancement of the related features, functions and linkages of the natural environment area.

*Development* of the Bronte Road West Lands shall contribute to a *complete community*.

*Development* within 400 m of Bronte Road, a *higher order transit* corridor with frequent transit service, shall be transit-supportive with built form oriented toward Bronte Road.

A public road shall be the primary access into the Bronte Road West Lands supporting multiple mobility choices and connections.

The proposed road shall form a minor gateway location at the intersection of Bronte Road.

#### **27.3.10.2 Functional Policies**

In addition to the policies in Part C of this Plan, the following policies apply to the Bronte Road West Lands.

##### **a) Cultural Heritage**

- i) *Cultural heritage resources* shall be maintained and integrated into new *development*.
- ii) A heritage impact assessment shall be required on sites containing *cultural heritage resources*.

- iii) *Cultural heritage resources* shall be conserved through *compatible* transition in height and built form from adjacent lands designated Medium Density Residential.

b) Urban Design

- i) *Development* should be designed to provide a sense of place and neighbourhood character.
- ii) *Development* shall provide a seamless transition between the public and private realms and promote pedestrian access between the built form and public realm along the street edge.
- iii) Development shall be designed to provide for various lot patterns and housing choices.
- iv) Buildings should be oriented towards higher-order street frontages parks, if required, and open space to provide interest and comfort at ground level for pedestrians.
- v) Residential buildings should feature active frontages with living spaces and/or porches to support pedestrian streetscape.
- vi) Residential uses shall be designed to reduce the visual appearance of garage doors along the street edge.
- vii) To avoid garage-dominated streetscape where lot frontages are narrow, rear laneways may be permitted.
- viii) For *development* adjacent to Bronte Road:
- Buildings should be located close to Bronte Road to provide visual interest to pedestrians and a sense of enclosure to the street.
  - Building frontages and main entrances shall address Bronte Road;
  - Midblock pedestrian connections from Bronte Road into the interior of the community shall be provided for blocks longer than 200 meters;
- ix) Land uses directly abutting the Natural Area and Bronte Creek shall be comprised of a combination of residential lots, and open space.
- x) Views and pedestrian connections from the developed area into the Natural Area shall be encouraged.

xi) Gateways

- The intersection of Bronte Road with the proposed road shall be a minor gateway location.
- Gateway locations should be enhanced by features including prominent buildings, strategic building placement, landscape features and public art.

c) Transportation

- i) The development of the proposed road and access to the Bronte Road West Lands shall be on a public road and coordinated with the intersection and access to development to the east of Bronte Road.
- ii) For any subsequent planning or development applications on the Bronte Road West Lands, the completion of a transportation impact study shall be required to determine the width of the proposed road.

d) Community Facilities

- i) A trail system shall be provided primarily within the buffer in the Natural Area and adjacent to the land uses directly abutting the Natural Area.

e) Sustainability

- i) *Development* of the Bronte Road West Lands shall provide for the long-term protection, preservation and enhancement of the related features, functions and linkages of the natural heritage system.
- ii) *Development* shall provide tree canopy cover in accordance with the North Oakville Urban Forest Strategic Management Plan.

f) Stormwater Management

- i) The final type, size and location of stormwater management facilities shall be determined through the development process.
- ii) Stormwater management shall not increase risk to downstream flood prone areas.
- iii) Stormwater management shall take into consideration the ecological sensitivity of Bronte Creek and Fourteen Mile Creek and shall adhere to all local, provincial and federal requirements.
- iv) Best management practices including low impact development shall be required.

### 27.3.10.3 Land Use Policies

Land use designations for the Bronte Road West Lands are provided on Schedule H, West Land Use. In addition to the policies in Part D of this Plan, the following policies apply to the Bronte Road West Lands.

a) Parkway Belt West Plan

- i) The lands identified by Parkway Belt – Overlay form part of the Parkway Belt West Plan. Until such time that these lands are removed from the Parkway Belt West Plan and come under the jurisdiction of the Town and this Plan, the policies of the Parkway Belt West Plan shall govern the use of land.

b) Transit-supportive density targets

- i) Residential *development* within 400m of Bronte Road shall achieve an overall minimum transit supportive density target of 37 units per net hectare.

c) Low Density Residential

- i) Development shall be on public roads.

d) Medium Density Residential

- i) On the lands designated Medium Density Residential adjacent to Bronte Road the minimum building height shall be 3 storeys and the maximum building height shall be 6 storeys.
- ii) An office use may be permitted in conjunction with adaptive reuse and conservation of the identified *cultural heritage resources*.

e) Natural Area

- i) The Natural Area as shown on Schedule H includes the buffer to the natural heritage features and corresponds to a refinement to the boundaries of the Regional Natural Heritage System on the Bronte Road West Lands. A minimum 30 m buffer shall be required from following components of the Regional Natural Heritage System on the Bronte Road West Lands: significant wetlands, significant woodlands and watercourses that are within a Conservation Authority Regulation Limit or that provide a linkage to a wetland or significant woodlands and watercourses, as such components are defined in Sections 115.3(1) b), 115.3(1) d) and 115.3(5), respectively, of the Regional Official Plan. The 30 m buffer, as shown on Schedule H, West – Land Use may only be further refined through an EIA approved by the Region.

#### **27.3.10.4 Implementation Policies**

- a) The uses and buildings that legally existed prior to the adoption of this Plan may be permitted to continue, however, they are intended to be redeveloped in conformity with this Plan.
- b) For any subsequent planning or development applications on the Bronte Road West Lands, the completion of a noise study shall be required to confirm there are no negative impacts from adjacent land use and transportation facilities.
- c) For any subsequent planning or development applications on the Bronte Road West Lands, the proposed development must be supported by a geotechnical assessment to confirm there are no negative impacts to slope stability.
- d) Any development or site alteration, as these terms are defined in the Regional Official Plan on the Bronte Road West Lands shall be subject to the policies of the Regional Official Plan, including without limitation Section 118(3).



**APPENDIX 2**  
**Changes on Schedules**  
**Of the Livable Oakville Plan**



Proposed roads in Montreal and the QEW Grade Separation (Trentham) will be subject to further review and the environmental assessment process where necessary.

LANDS AFFECTED BY OPA No.     

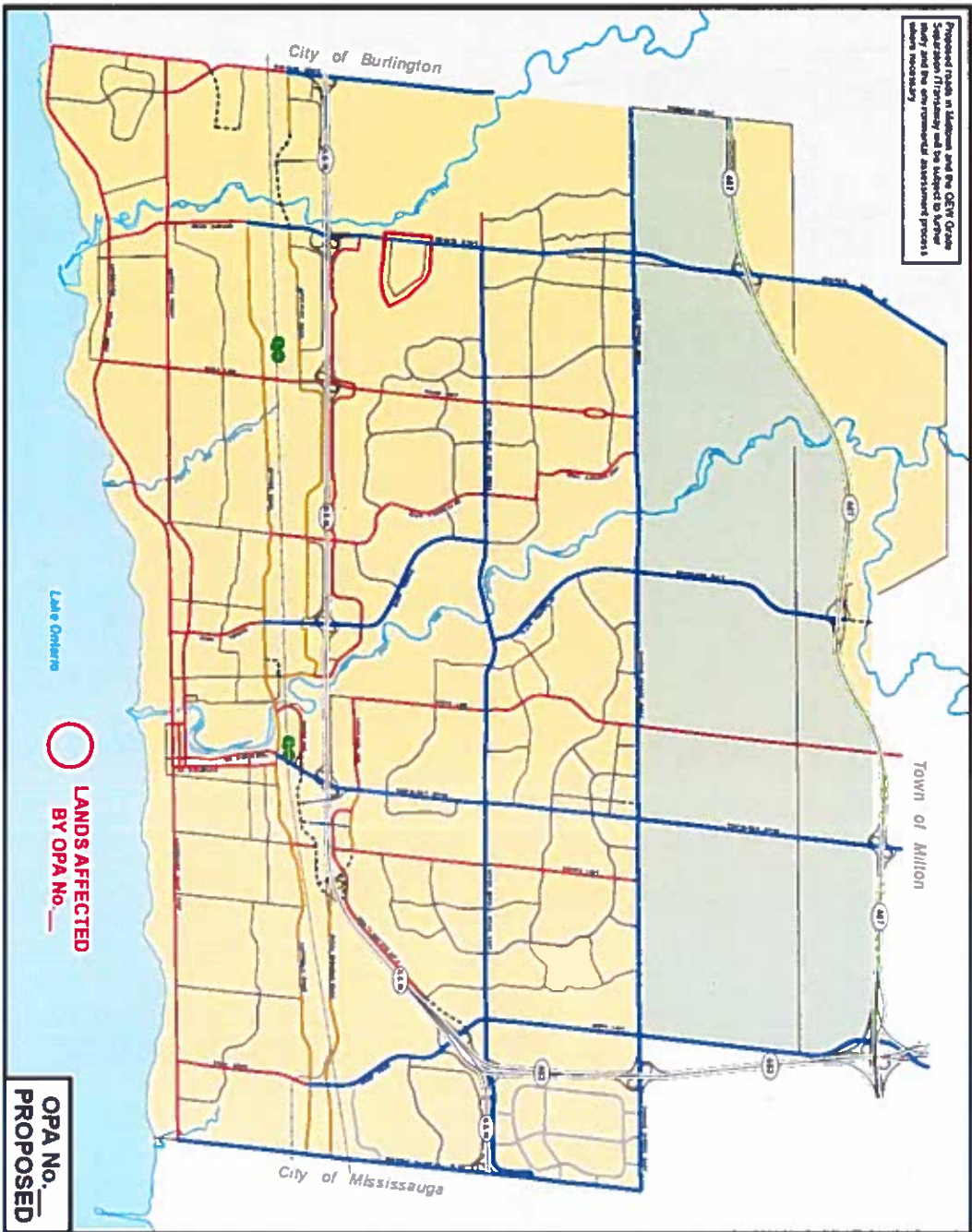
OPA No.      EXISTING

**SCHEDULE C  
TRANSPORTATION  
PLAN**

- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- MINOR ARTERIAL
- INDUSTRIAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED ROADS
- QEW GRADE SEPARATION
- TRANSITWAY
- TRANSITWAY
- BUSWAY CORRIDOR
- RAILWAY LINE
- MAJOR TRANSIT STATION
- LANDS NOT SUBJECT TO THE POLICIES OF THIS PLAN

1:50,000  
October 5, 2016

Map of the City of Burlington, City of Mississauga, and Town of Milton, Ontario, Canada. Scale: 1:50,000. Date: October 5, 2016.



Proposed roads in yellow and the OGO Busway Corridor in green and the Major Transit Stations in blue will be subject to further study and the environmental assessment process where necessary.

LANDS AFFECTED BY OPA No.     

OPA No.       
 PROPOSED

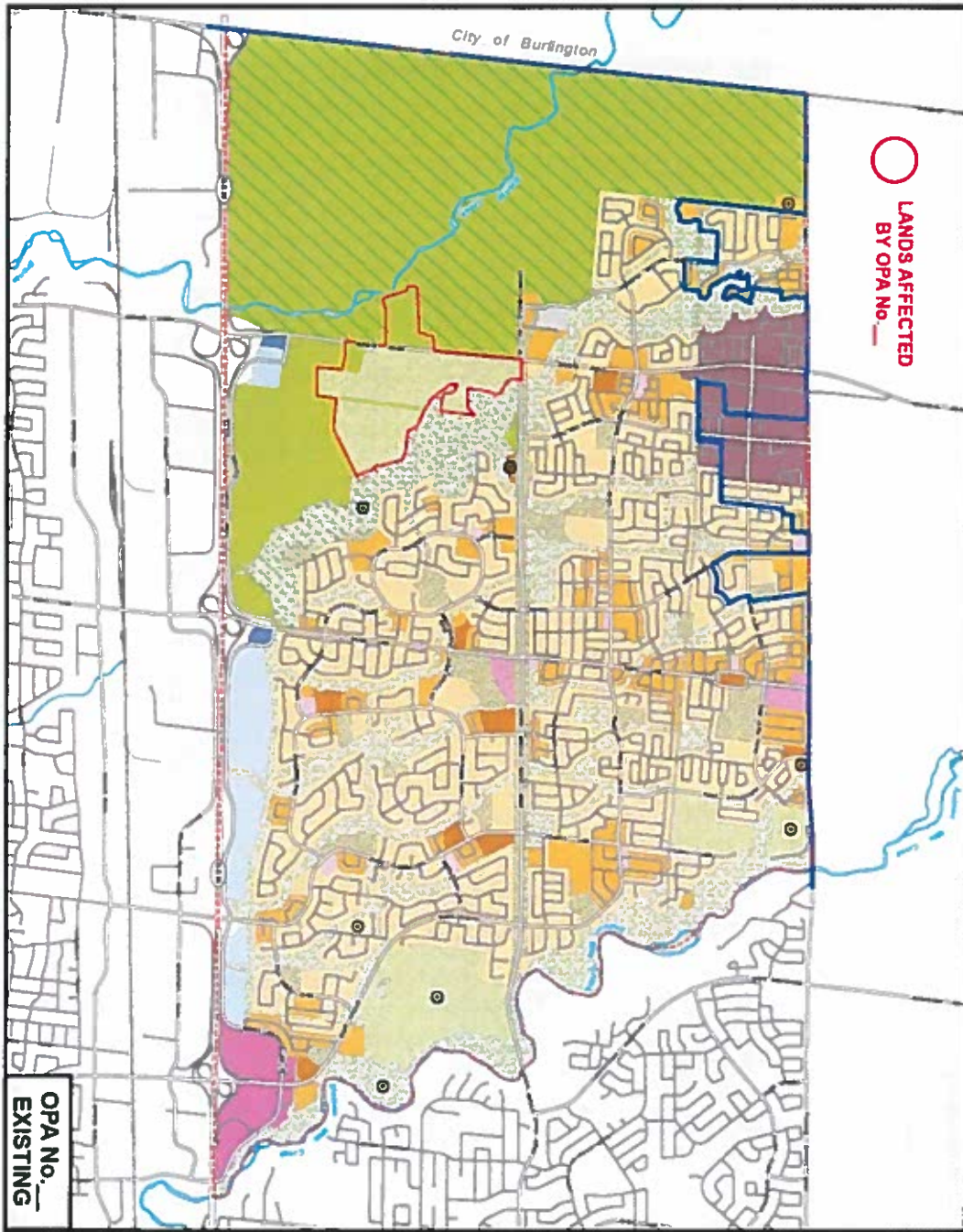
### SCHEDULE C TRANSPORTATION PLAN

- PROVINCIAL HIGHWAY
- MAJOR ARTERIAL
- MULTI-PURPOSE ARTERIAL
- MAJOR ARTERIAL
- INDUSTRIAL ARTERIAL
- MAJOR COLLECTOR
- MINOR COLLECTOR
- PROPOSED ROADS
- DEW GRADE SEPARATION TRANSITWAY
- TRANSITWAY
- BUSWAY CORRIDOR
- RAILWAY LINE
- MAJOR TRANSIT STATION
- LANDS NOT SUBJECT TO THE RULES OF THIS PLAN

1:50,000  
 October 5, 2016



1. Proposed roads in yellow and the OGO Busway Corridor in green and the Major Transit Stations in blue will be subject to further study and the environmental assessment process where necessary.

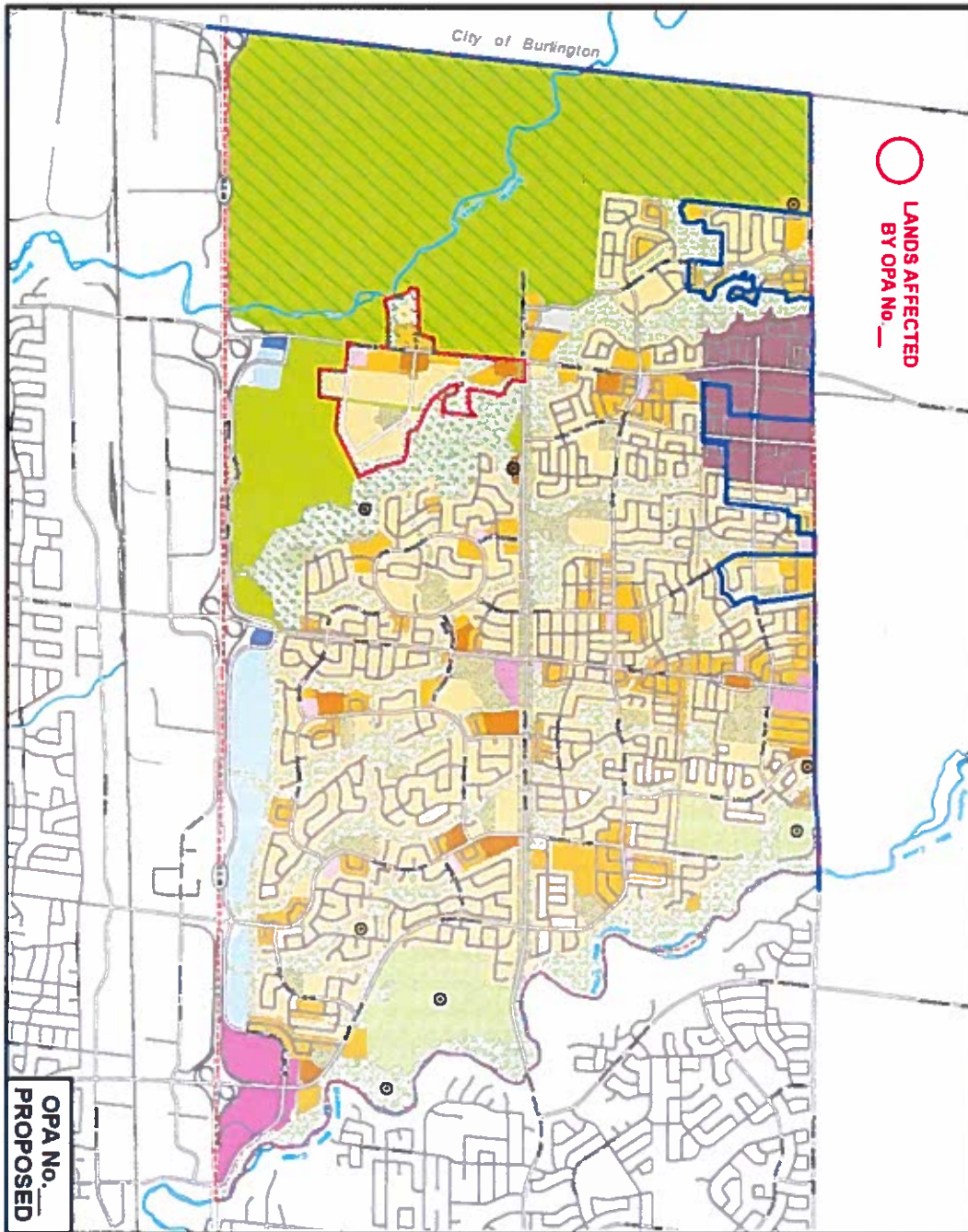


**SCHEDULE H WEST LAND USE**

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA\*
- GREENBELT\*\*
- RAILWAY

\* Refer to Part C, Growth Area Provisions  
 \*\* Refer to Part E, Growth Policy Areas  
 © Refer to Part E, Designation

1:20,000  
 November 9, 2016



**LANDS AFFECTED BY OPA No.**

**OPA No.       
PROPOSED**

**SCHEDULE H  
WEST  
LAND USE**

- BUILT BOUNDARY
- SCHEDULE AREA BOUNDARY
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- NEIGHBOURHOOD COMMERCIAL
- COMMUNITY COMMERCIAL
- CORE COMMERCIAL
- OFFICE EMPLOYMENT
- BUSINESS COMMERCIAL
- NATURAL AREA
- PARKWAY BELT
- PARKWAY BELT - OVERLAY
- PARKS AND OPEN SPACE
- PRIVATE OPEN SPACE
- UTILITY
- GROWTH AREA\*
- GREENBELT\*\*
- RAILWAY
- PROPOSED ROADS

\* Refer to Part E, Growth Area Policies  
\*\* Refer to Part E, Special Policy Areas  
Refer to Part E, Exemptions

1:26,000  
November 9, 2016



OAKVILLE

THE CORPORATION OF THE TOWN OF OAKVILLE

BY-LAW NUMBER 2016-102

A by-law to amend the Town of Oakville Zoning By-law 2014-014 to permit the use of lands described as Part of Lots 28, 29 and 30, Concession 2, Town of Oakville (Bronte Green Corporation, File No.:Z.1530.07)

ORDERED BY THE ONTARIO MUNICIPAL BOARD:

1. Map 19(12) of By-law 2014-014 is amended by rezoning the lands as depicted on Schedule 'A' to this By-law.
2. Part 15, Special Provisions, of By-law 2014-014 is amended by adding a new Section 15.376 as follows:

<b>376</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zones: RL6, RM1, RM2, RM4, C1
Map 19(12)		2016-102
<b>15.376.1 General Zone Provisions for All Lands</b>		
The following regulations apply to all lands identified as subject to this Special Provision:		
a)	A <i>porch</i> shall have a minimum depth from the exterior of the <i>building</i> to the outside edge of the <i>porch</i> of 1.5 metres. Required depths shall be provided for a minimum of 70% of the <i>porch</i> . However, steps may encroach into the required depth. <i>Porches</i> shall have walls that are open and unenclosed for at least 60% of the total area of the vertical planes forming its perimeter, other than where it abuts the exterior of the <i>building</i> or insect screening.	
b)	Notwithstanding Table 4.3, bay, box out and bow windows with or without foundations, with a maximum width of 3.0 m. and maximum height of 2 storeys may encroach up to a maximum of 0.6 m into a minimum <i>yard</i> and may include a door.	

c)	Notwithstanding Table 4.3, a <i>porch</i> may encroach up to 1.0 m from the <i>flankage lot line</i> and access stairs may encroach up to 0.6 m from the <i>flankage lot line</i> .
d)	Notwithstanding Table 4.3, in a Residential Low RL6 zone and Residential Medium RM1 zone, maximum encroachment of <i>uncovered platforms</i> with or without a foundation shall be 3.0 metres from the <i>rear lot line</i> , except access stairs may encroach up to 1.8 m from the <i>rear lot line</i> .
e)	Notwithstanding Table 4.3, in a Residential Medium RM1 and RM2 zone, the maximum encroachment of <i>porches</i> with or without a foundation shall be up to 1.5 m from the <i>front lot line</i> .
f)	Notwithstanding Section 5.2.3 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 5.5 metres in depth.
g)	Notwithstanding Section 5.2.3 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>• Where one <i>parking space</i> is provided, 3.0 metres in width; and,</li> <li>• Where two <i>parking spaces</i> are provided, 5.6 metres in width.</li> </ul>
h)	For the purpose of calculating the required <i>yards, lot area</i> and <i>frontage</i> on a street, a publicly-owned 0.3 m. reserve adjoining the <i>lot</i> shall be deemed to be part of the <i>lot</i> .
i)	Corner lots shall be deemed to be interior lots for the purpose of measuring established grade.
j)	" <i>Lot</i> " when used for a community use means a parcel of land entirely owned by one person or one group of persons meeting the requirements of this By-law for the use to which it is put.

**15.376.2 Zone Provisions for RL6 Lands**

The following regulations apply:

a)	Maximum <i>front yard</i> for lots identified as Block 1 on Figure 15.376.1	6.5 m, measured from the <i>front lot line</i> to the <i>main wall</i>
b)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>



c)	Minimum <i>rear yard</i>	7.0 m, except that the <i>first storey</i> may project a maximum 3.0 m from the rear wall of the <i>dwelling</i> into the <i>rear yard</i> for a maximum of 45% of the <i>dwelling</i> width. The maximum <i>first storey</i> ceiling <i>height</i> shall be 3.1 m, and a minimum <i>side yard</i> setback of 1.2 m, measured at the rear of the main <i>building</i> shall be provided.
d)	Maximum number of <i>storeys</i>	3, except for those <i>lots</i> identified on Figure 15.376.3, the maximum number of <i>storeys</i> shall be 2.
e)	Maximum <i>height</i>	12.0 m
f)	Maximum <i>lot coverage</i> for the <i>dwelling</i>	n/a
g)	Minimum <i>landscaping coverage</i>	10%
<b>15.376.3 Special Site Provisions for RL6 Lands</b>		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or building to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	



b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 m of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.
c)	Notwithstanding subsection 15.376.3 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.
d)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>lot frontage</i> less 1.8 m on an <i>interior lot</i> or 50% of the <i>lot frontage</i> less 3.1 m on a <i>corner lot</i> .
e)	Section 5.8.6, " <i>Private Garage Maximum Sizes</i> " shall not apply.
f)	No more than 30% of the elevations of <i>detached dwellings</i> along a street in any block shall be alike in external design with respect to size and location of doors, windows, projecting <i>balconies</i> , landings and <i>porches</i> . <i>Building elevations</i> alike in external design shall not be erected on adjoining <i>lots</i> fronting on the same street unless the floor plan is reversed and, in any case, shall not be erected on more than two successive adjoining <i>lots</i> fronting on the same street.
g)	<i>Lots</i> identified on Figure 15.376.2 shall be deemed <i>interior lots</i> .
h)	Notwithstanding Table 6.2.1, a <i>public school</i> is permitted on the lands identified as Block 1 on Figure 15.376.6 subject to the CU regulations.
i)	Notwithstanding Table 4.3, in a RL6 zone, access stairs may encroach up to 0.6 m from the <i>front and flankage lot line</i> .
J)	Notwithstanding Table 6.2.1, a townhouse dwelling is permitted on the lands identified as Block 1 on Figure 15.376.5 subject to the RM1-376.6 regulations.

**15.376.4 Zone Provisions for RM1 Lands**

The following regulations apply:

a)	Minimum <i>lot area</i>	125.0 sq.m per unit
b)	Minimum <i>lot frontage</i>	6.0 m per unit
c)	Minimum <i>front yard</i>	3.0 m
d)	Minimum <i>flankage yard</i>	2.5 m with <i>porch</i> in <i>flankage yard</i>
e)	Minimum <i>separation distance</i> between <i>dwelling units</i> backing onto <i>Lane A</i> as identified on Figure 15.376.4	12.0 m for second <i>storey</i> and above



f)	Minimum number of <i>storeys</i> for <i>lots</i> within 20.0 m of Bronte Road	3
g)	Minimum <i>rear yard</i> for dual frontage <i>townhouse dwelling</i> units as identified on Figure 15.376.8	3.0 m
h)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof. For those lots identified on Figure 15.376.3, the maximum number of storeys shall be 2
<b>15.376.5 Special Site Provisions for RM1 Lands</b>		
The following additional provisions apply:		
a)	Notwithstanding 5.8.2, the maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same lot, measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.5 b), one walkway access may be connected to the side of the <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	Where a <i>lot</i> is adjacent to a public park or Bronte Road the <i>front yard</i> shall be deemed to be the <i>lot line</i> adjacent to the public park or Bronte Road.	
e)	The cumulative <i>private garage</i> door width on a lot shall not exceed 50% of the <i>townhouse dwelling</i> width where the garage door faces the <i>front</i> or <i>flankage lot line</i> .	
f)	The maximum <i>private garage</i> depth shall be 9.0 m	
g)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	

h)	Notwithstanding Section 4.11.1 a), the areas under a <i>porch</i> without a foundation shall count towards the <i>landscaping</i> minimum dimension of 3.0 m by 3.0 m.	
i)	Section 4.6.6 c) shall not apply to a <i>rooftop terrace</i> located on the roof of the <i>first storey</i> .	
j)	Notwithstanding Section 4.6.6 b) a <i>rooftop terrace</i> shall be permitted on the roof of the <i>first storey</i> within any RM1 zone.	
<b>15.376.6 Zone Provisions for RM2 Lands</b>		
The following regulations apply:		
a)	Minimum <i>lot area</i>	80.0 sq.m
b)	Minimum <i>lot frontage</i>	5.5 m/unit
c)	Minimum <i>flankage yard</i>	2.5 m with porch in flankage yard
d)	Maximum <i>height</i>	14.0 m for 3 storey with peaked roof
e)	Minimum <i>landscaping coverage</i>	10%
f)	Minimum <i>front yard</i>	3.0 m
<b>15.376.7 Special Site Provisions for RM2 Lands</b>		
The following additional provisions apply:		
a)	The maximum width of the <i>driveway</i> shall not exceed the exterior width of the <i>private garage</i> , except where the <i>driveway</i> abuts a <i>porch</i> , in which case the width of the <i>driveway</i> may extend to the edge of the <i>porch</i> , or <i>building</i> to a maximum 1.0 metre beyond the width of the <i>private garage</i> .	
b)	The calculation of <i>driveway</i> width shall apply along the entire length of the <i>driveway</i> . The measurement shall be calculated including any continuous hard surface area or discontinuous hard surface area within 0.6 metres of the widest part of the continuous hard surface area on the same <i>lot</i> , measured along the entire length of the <i>driveway</i> perpendicular from one edge of the continuous hard surface area.	
c)	Notwithstanding subsection 15.376.7 b), one walkway access may be connected to the side of a <i>driveway</i> . The maximum width of the walkway access at the point of attachment shall be 1.0 metre, measured along its entire length.	
d)	<i>Established grade</i> to be taken at the centre point of the <i>front lot line</i> of each <i>townhouse dwelling</i> .	



<b>15.376.8 Additional Permitted Uses for RM4 Lands</b>		
The following additional <i>uses</i> are permitted:		
a)	<i>Back-to-back townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM2-376.6 and RM2-376.7 regulations
b)	<i>Stacked townhouse dwelling</i>	Permitted together with an apartment building on the same block subject to RM3 regulations
<b>15.376.9 Zone Provisions for RM4 Lands</b>		
The following regulations apply to apartment <i>buildings</i> :		
a)	Minimum <i>front yard</i>	0.5 m
b)	Maximum <i>front yard</i> for the first 12.0 m of building height	3.0 m
c)	Minimum <i>flankage yard</i>	0.5 m
d)	Minimum flankage yard Street A	1.0 m
e)	Maximum <i>flankage yard</i> for the first 12.0 m of building height	3.0 m
f)	Minimum <i>interior side yard</i>	0.5 m, except where abutting the Enbridge Pipeline right-of-way, the minimum shall be per Section 4.19.1
g)	Maximum <i>interior side yard</i> for the first 12.0 m of building height	3.0 m, except where abutting the Enbridge Pipeline right-of-way, the maximum shall be 5.0 m.
h)	Minimum <i>rear yard</i>	0.5 m

i)	Minimum <i>main wall</i> proportions	75% of the length of main walls oriented towards the front, interior, and/or flankage lot line shall be located within the area on the lot defined by the minimum and maximum yards.
j)	Minimum <i>separation distance</i> between buildings containing <i>dwelling units</i>	12.0 m, to only apply where the <i>dwelling unit</i> contains a <i>balcony</i> .
k)	Minimum <i>height</i>	14 m and 4 <i>storeys</i>
l)	Maximum <i>height</i>	22.0 m and 6 <i>storeys</i>
<b>15.376.10 Additional Zone Provisions for RM4, Block A Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block A on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	180 units
<b>15.376.11 Additional Zone Provisions for RM4, Block C Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block C on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
<b>15.376.12 Additional Zone Provisions for RM4, Block D Lands, as identified on Figure 15.376.4</b>		
The following additional regulations apply to lands identified as Block D on Figure 15.376.4:		
a)	Minimum number of <i>dwelling units</i>	140 units
<b>15.376.13 Parking Regulations for RM4 Lands</b>		
The following parking regulations apply:		
a)	Maximum <i>surface parking area</i>	25% of required parking



15.376.14 Special Site Provisions for RM4 Lands		
The following additional provisions apply:		
a)	The westerly <i>lot line</i> abutting Bronte Road shall be deemed the <i>front lot line</i> .	
15.376.15 Zone Provisions or C1 Lands		
The following regulations apply:		
a)	Maximum <i>front yard</i>	3.0 m
b)	Maximum <i>flankage yard</i>	3.0 m
c)	Minimum height	7.0 m
d)	Maximum <i>height</i>	12 m
e)	Maximum <i>net floor area</i> for all retail and service commercial uses	3,500.0 sq.m
15.376.16 Special Site Provisions for C1 Lands		
The following additional provisions apply:		
a)	A <i>building</i> shall occupy at least 80% of the <i>lot lines</i> identified on figure 15.376.7.	
b)	The lot line abutting Street K is deemed to be a front lot line.	
c)	Section 9.4 shall not apply.	
d)	Notwithstanding Table 5.2.1, office uses on the second floor may be permitted up to a maximum net floor area of 40% of the net floor area on the ground floor with no additional parking requirements.	



15.376.17 Special Site Figures

Figure 15.376.1

Fig 15.376.1 (Max Front Yard)

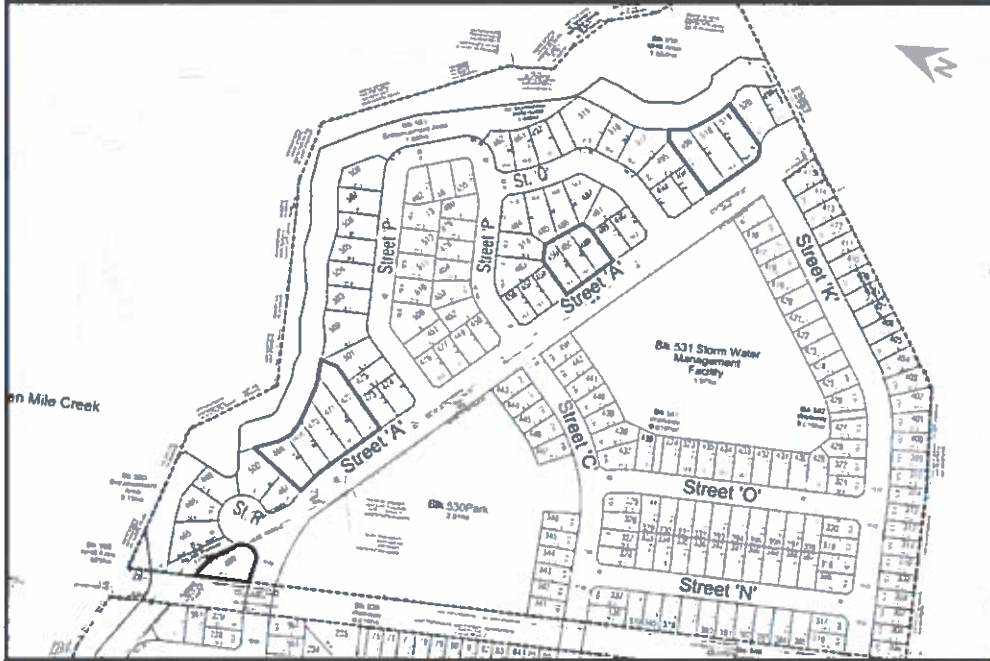


Figure 15.376.2

Fig 15.376.2 (Flankage)

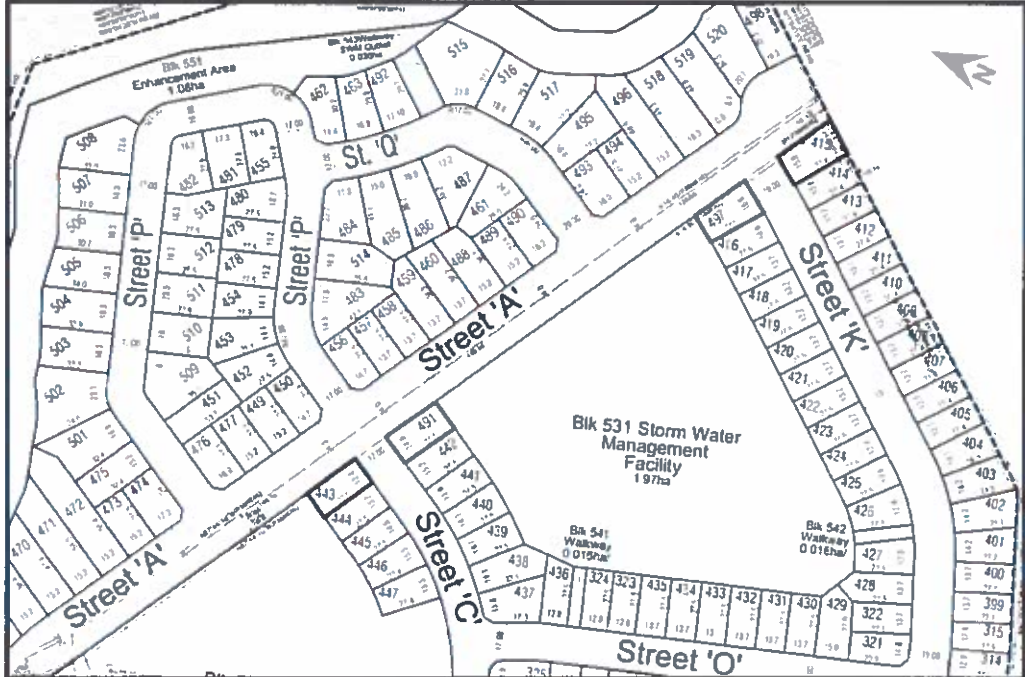


Figure 15.376.3

Fig 15.376.3 (Max Heights)

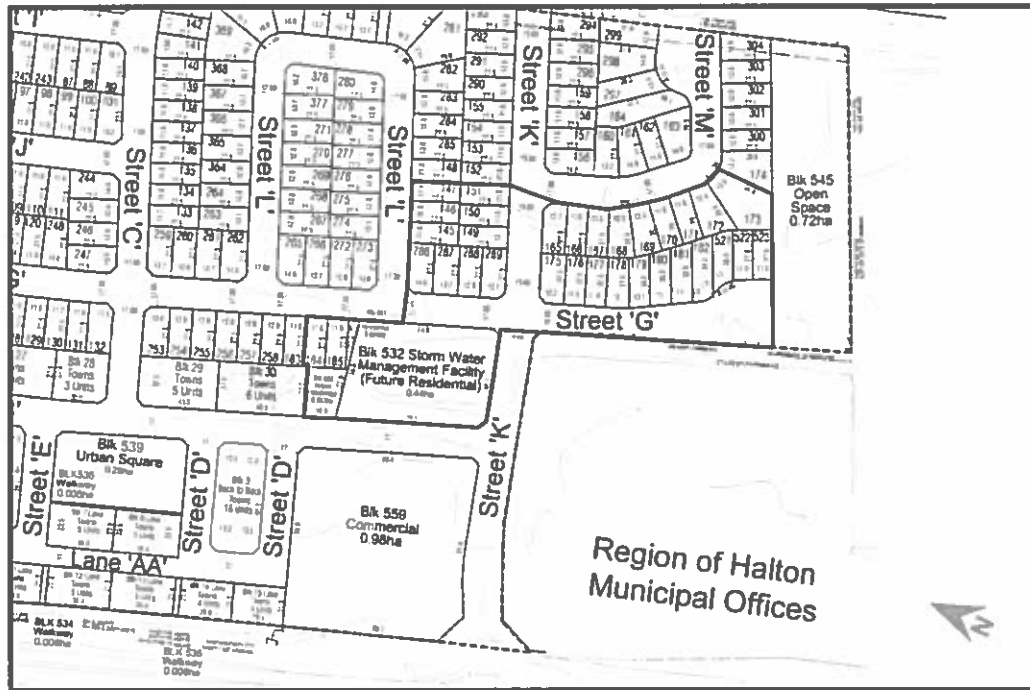


Figure 15.376.4

Fig 15.376.4 (Blocks and Lane)

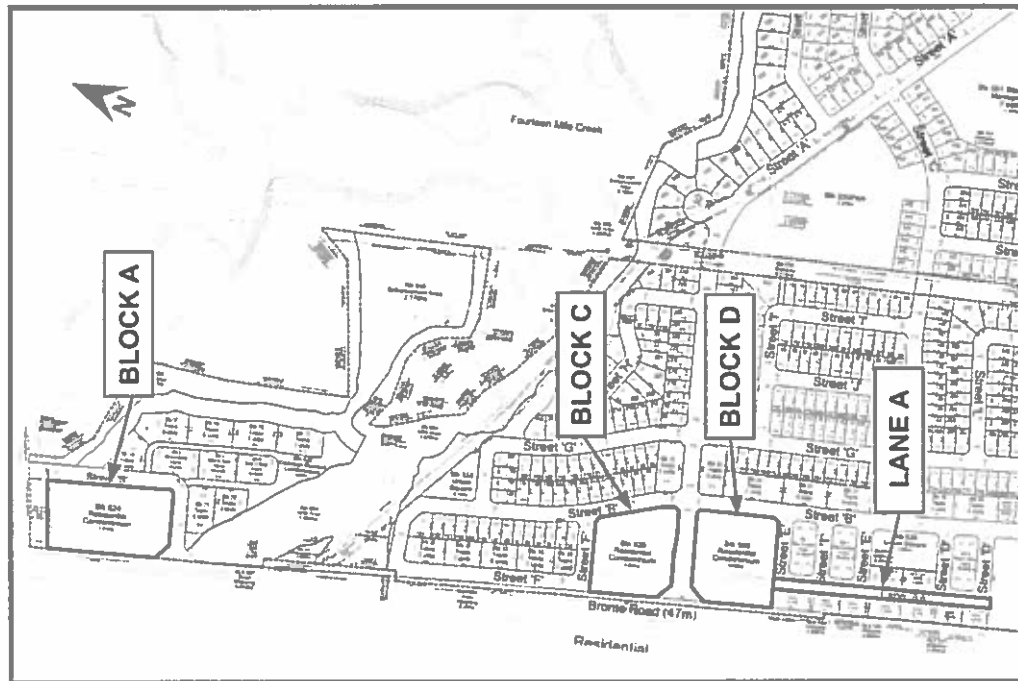




Figure 15.376.5

Fig 15.376.5 (Townhouse)

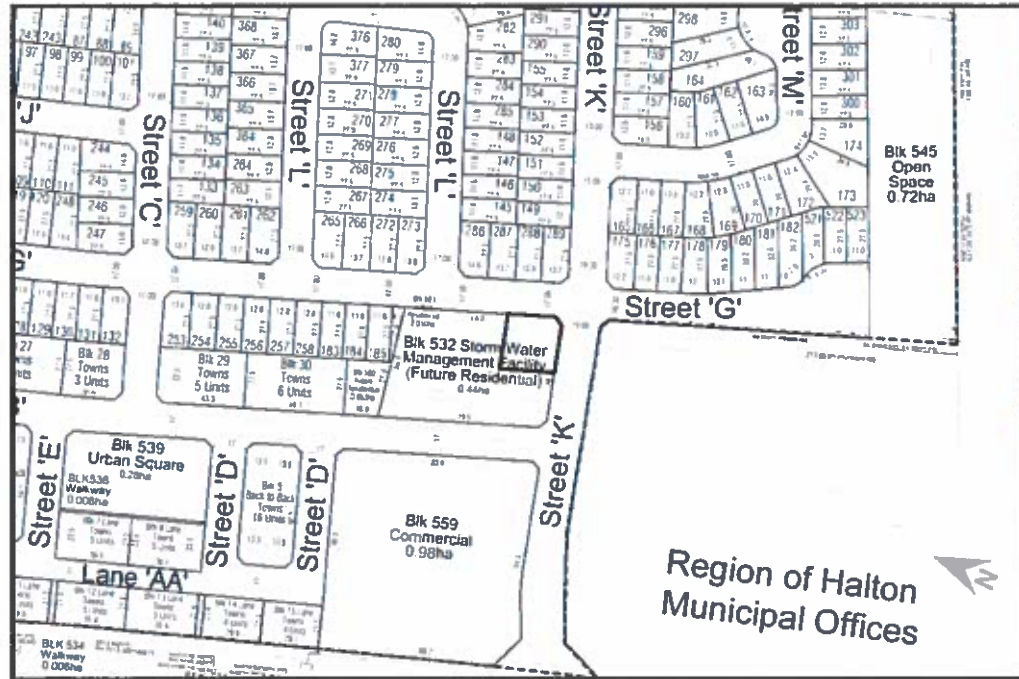


Figure 15.376.6

Fig 15.376.6 (Elementary School)

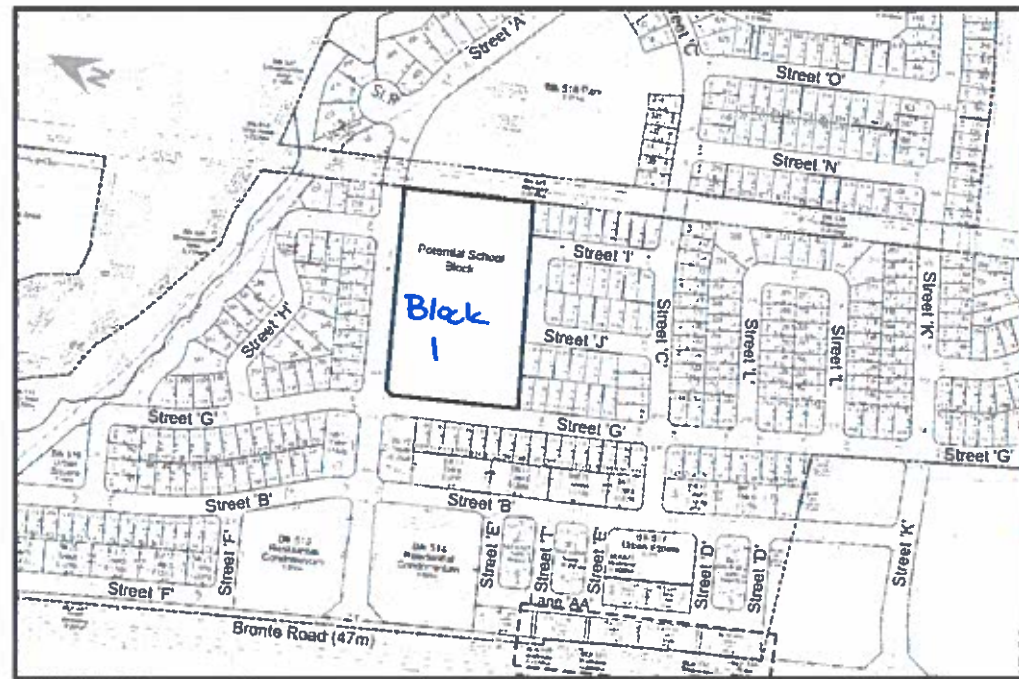




Figure 15.376.7

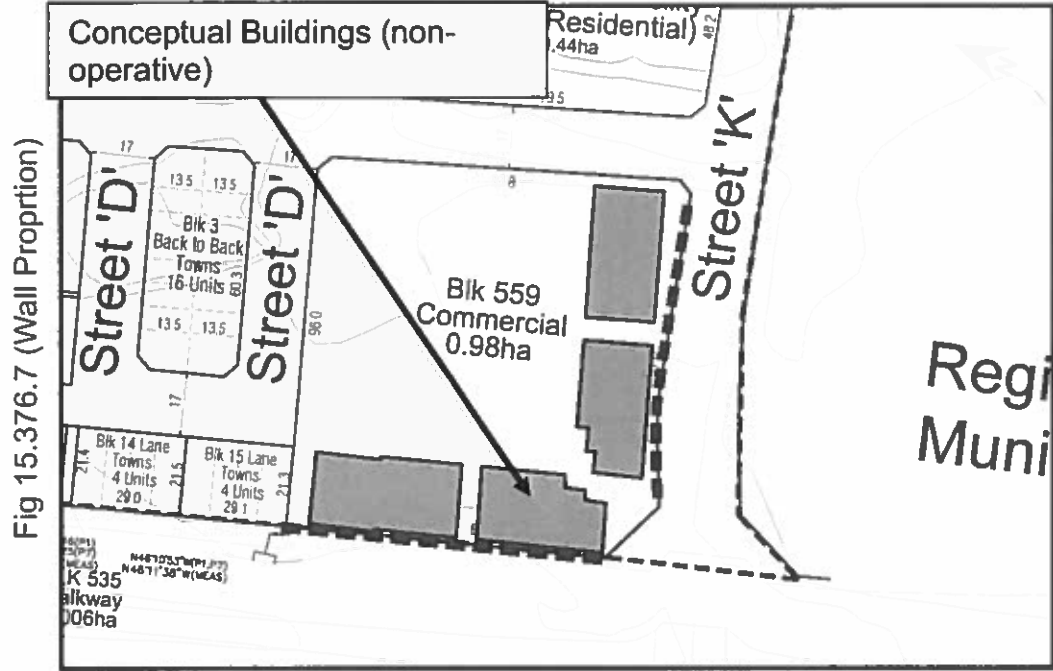


Figure 15.376.8

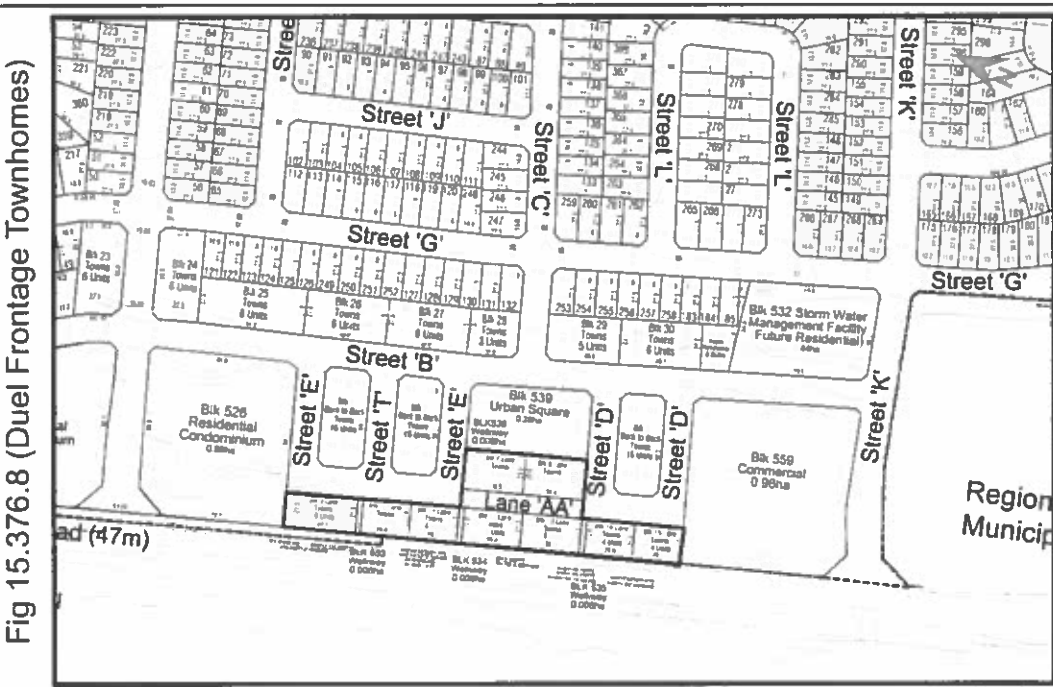


Fig 15.376.8 (Duel Frontage Townhomes)



3. Part 16, Holding Provisions, of By-law 2014-014 is amended by adding a new Section 16.3. H30, 31, 32 & 33 as follows:

"H30	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RL6
Map 19(12)		(2016-102)
<b>16.3.30.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Stormwater Management Facility	
<b>16.3.30.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the SMF Zone shall apply.		
<b>16.3.30.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That <b>sufficient water</b> and <b>wastewater services</b> are available to the satisfaction of the Regional Municipality of Halton and the Town of Oakville.	
b)	A Ministry of Environment acknowledged <b>Record of Site Condition</b> , certified by a Qualified Person as defined in Ontario Regulation 153/04, is provided to the satisfaction of the Regional Municipality of Halton.	
c)	That a detailed <b>noise study</b> conducted by a qualified Professional Engineer shall be provided which demonstrates compliance with Ministry of Environment sound level limits, to the satisfaction of Halton Region and the Town of Oakville.	
d)	That an <b>updated functional servicing</b> report be submitted which provides for potential decommissioning of the existing stormwater management pond and all grading, drainage and SWM and implications on the Region's future EMS lands be provided to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.	
e)	The required <b>noise walls</b> associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have been designed, located and installed to the satisfaction of Halton Region."	



<b>"H31</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RM4
Map 19(12)		(2016-102)
<b>16.3.31.1 Only Permitted Uses Prior to Removal of the "H"</b>		
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</i> of land existing on the <i>lot</i> as of the effective date of this by-law.	
b)	Temporary sales office in accordance with Section 4.25.3	
<b>16.3.31.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the ED Zone shall apply.		
<b>16.3.31.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	The completion of the widening of Bronte Road to 6 lanes to allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region."	

<b>"H32</b>	<b>Bronte Road, Upper Middle Road (Part of Lots 28, 29 and 30, Concession 2)</b>	Parent Zone: RM1, RL6
Map 19(12)		(2016-102)
<b>16.3.32.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Stormwater Management Facility	
<b>16.3.32.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the SMF Zone shall apply.		
<b>16.3.32.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That an updated functional servicing report be submitted which confirms the lands are not required for stormwater management, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville."	



<b>"H33</b>	<b>Bronte Road, Upper Middle Road</b>	<b>Parent Zone: RL6</b>
Map 19(12)	<b>(Part of Lots 28, 29 and 30, Concession 2)</b>	(2016-102)
<b>16.3.33.1 Only Permitted Uses Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, these lands shall only be <i>used</i> for the following:		
a)	Legal uses of land existing on the lot as of the effective date of this by-law.	
<b>16.3.33.2 Zone Provisions Prior to Removal of the "H"</b>		
For such time as the "H" symbol is in place, the provisions of the ED <i>Zone</i> shall apply.		
<b>16.3.33.3 Conditions for Removal of the "H"</b>		
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 <i>Town of Oakville</i> :		
a)	That the Owner's acoustical engineer shall prepare further <b>technical details</b> in co-operation with the Region of Halton for the implementation of the <b>necessary noise control measures</b> to reduce the <b>acoustic emissions</b> of the two existing generator sets located within the former Police Services Building in the Halton Regional Centre, at the cost of the Developer and to the satisfaction of the Region in order to comply with the sound level limits provided in MOECC noise guidelines and NPC-300 at the residential lots.	
b)	The <b>required noise walls</b> associated with the noise impacts from the Region's Woodlands Operations Centre and Public Works Yard have <b>been designed, located and installed</b> to the satisfaction of Halton Region."	

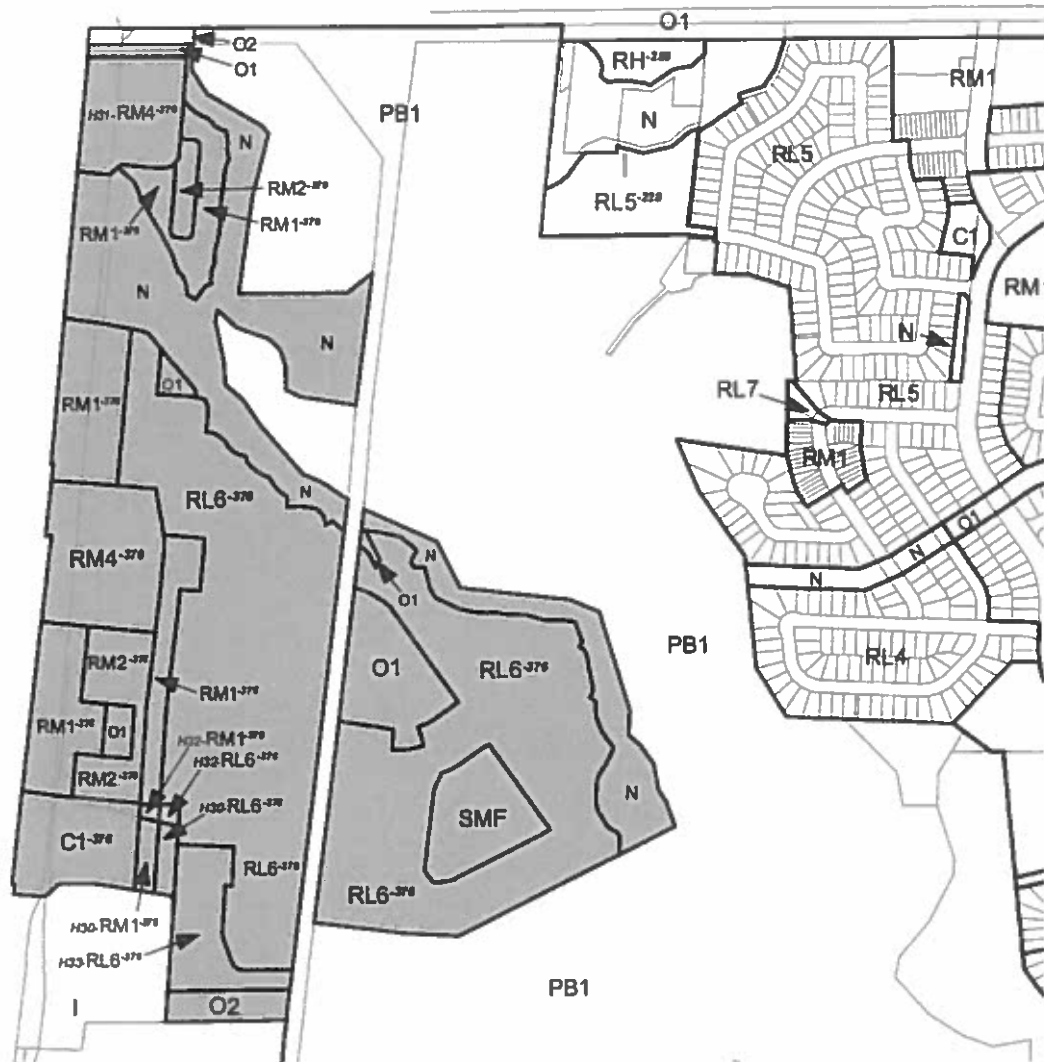
ORDERED by the Ontario Municipal Board dated November ##th/st/nd/rd, 2016 for OMB File No. PL141318.

MAYOR


CLERK



### SCHEDULE "A" To By-law 2016-102



### AMENDMENT TO BY-LAW 2014-014

 Rezoned from Private Open Space (O2) and Institutional (I) to Residential Low (RL6 sp:376, H30-RL6 sp:376, H32-RL6 sp:376, H33-RL6 sp:376); Residential Medium (RM1 sp:376, H30-RM1 sp:376, H32-RM1 sp:376); Residential Medium (RM2 sp:376); Residential Medium (RM4 sp:376, H31-RM4 sp:376); Neighbourhood Commercial (C1 sp:376); Park (O1); Natural Area (N); and Stormwater Management Facility (SMF)

EXCERPT FROM MAP  
19 (12)



SCALE 1 : 8500

# DRAFT PLAN OF SUBDIVISION

PART OF LOTS 28, 29 AND 30  
CONCESSION 2, SOUTH OF DUNDAS STREET  
(GEOGRAPHIC TOWNSHIP OF TRAFALGAR)  
TOWN OF OAKVILLE  
REGIONAL MUNICIPALITY OF HALTON



## Owner's Certificate

I hereby authorize SGL Planning and Design Inc. to submit this plan for approval.

Bronte Green Corporation  
DATE

## Surveyor's Certificate

I hereby certify that the boundaries of the land to be subdivided as shown on this plan, and their relationship to the adjacent land are accurately and correctly shown.

R. S. Queubin  
Ontario Land Surveyor  
DATE

## Schedule of Land Use

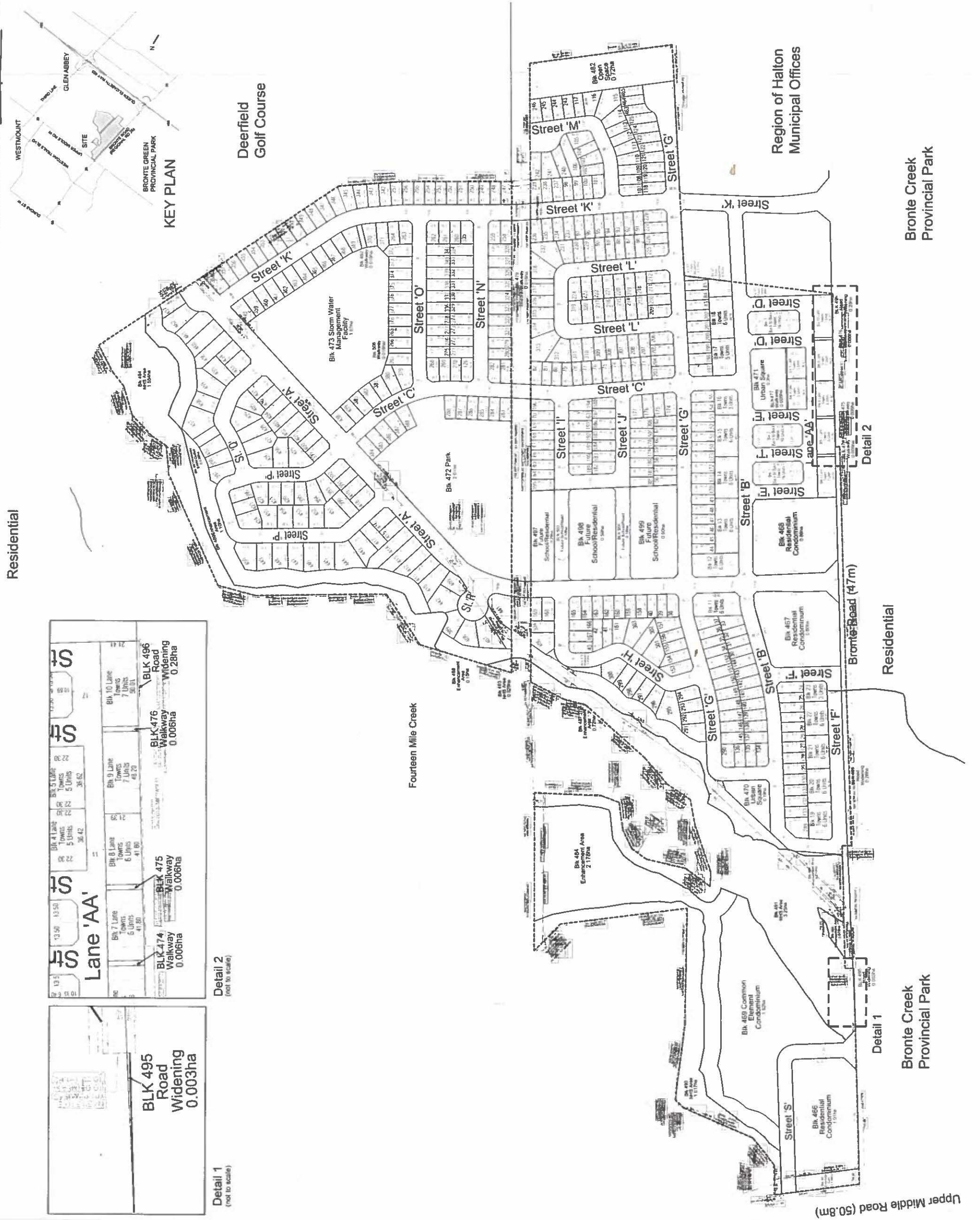
DESCRIPTION	LOTS / BLOCKS AREA (ha) UNITS
1 Residential Back to Back Towns (21) 16.40m	1 3 0.47 48
2 Residential Townhouse (3) By-Laws (21) 16.40m	4 10 0.65 43
3 Residential Townhouse (2) By-Laws (25) 7.50m	11 16 1.09 48
4 Residential Townhouse (3) By-Laws (20) 8.10m	18-23 0.51 27
5 Residential Detached Homes (26) 11.80m	24-28 176.180 187,206,200,203 3.71 108
6 Residential Detached Homes (26) 11.80m	181,200,483-485 0.15 5
7 Residential Detached Homes (26) 11.80m	127,177,183-186,188-208 3.80 108
8 Residential Detached Homes (45) 13.72m	182,206,304,307-403 4.82 118
9 Residential Detached Homes (50) 15.24m	404-440 1.82 53
10 Residential Detached Homes (60) 18.30m	441-462 1.49 42
11 Residential Condominium Block	466-487 488 2.67 488
12 Common Element Condominium Block	488 1.92 76
13 Parks / Urban Squares	473-472 2.50 197
14 Storm Water Management Facility	473 1.97 181
15 Walkways	474-481 482,508 0.20 16
16 Open Space	482 0.72 48
17 In-Grade C&G	483 1.14 44
18 Enhancement Area	484-489 4.24 424
19 Natural Heritage System	490-511 633-644 8.85 885
20 Road Right of Way	652-496 11.61 1161
21 Road Right of Way	497-499 1.49 149
22 Future School, Residential	500-501 0.06 6
23 Future Residential	502 0.09 9
24 Future Commercial	503 0.09 9
25 Future School/Residential	504 0.36 36

Additional Information Required Under Section 51(17) of the Planning Act R.S.O. 1990, C.P. 13

- A. AS SHOWN
- B. AS SHOWN
- C. AS SHOWN
- D. RESIDENTIAL MIXED USE PARK I, OAM
- E. OPEN SPACE
- F. AS SHOWN
- G. AS SHOWN
- H. MUNICIPAL WATER SUPPLY.
- I. AS SHOWN
- J. AS SHOWN
- K. ALL SERVICES AS REQUIRED
- L. AS SHOWN

Revisions	DATE	INITIAL
Submission to Authorities	February 14 2014	PL
Submission to Authorities	April 14 2015	PL
Submission to Authorities	September 26 2016	PL
Submission to Authorities	November 10 2016	PL
Submission to Authorities	November 12 2016	PL

Date: November 12, 2016  
File Name: 161112(revised)\_Bronte Green Draft Plan.dwg



Residential

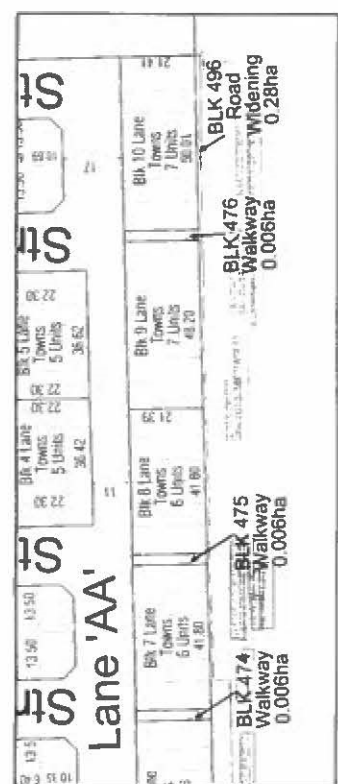
Bronte Creek Provincial Park

Region of Halton Municipal Offices

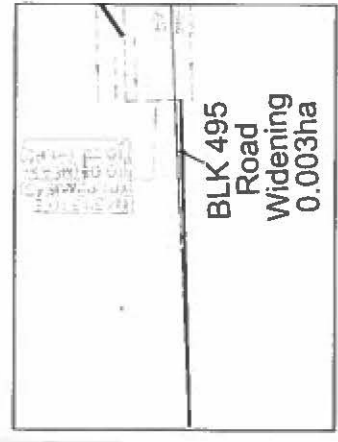
Residential

Bronte Creek Provincial Park

Upper Middle Road (50.8m)



Detail 1 (not to scale)



Detail 2 (not to scale)

**CONDITIONS OF DRAFT PLAN APPROVAL**

**Town File Number: 24T-14004/1530  
Draft Plan Dated: November 12, 2016**

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL  
FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY BRONTE GREEN  
CORPORATION**

This approval applies to the draft plan of subdivision and condominium (24T-14004/1530) prepared by SGL Planning & Design Inc. dated November 12, 2016 illustrating 607 residential lots, 3 residential condominium blocks, and one common element condominium block. The conditions applying to the approval of the final plan for registration are as set out below.

Where Natural Heritage Blocks are referenced in the conditions below, the Natural Heritage Blocks are comprised of the Natural Heritage System Blocks 490, 491, 493 and 494 and the Enhancement Area Blocks 484 to 489.

**CONDITIONS TO BE MET PRIOR TO SALES / MARKETING**

**CLEARANCE  
AGENCY**

**Urban Design**

1. That the Owner agrees to implement the Town-approved **Urban Design Brief** (November 21, 2016) to the satisfaction of the Town. OAK (PS)
  
2. That the Owner shall select a **control architect** who shall ensure all development which is exempt from the 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:
  - i the control architect acknowledges the final Urban Design Brief prepared for this subdivision and agrees to implement the same;
  - ii 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;
  - iii 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;
  - iv the control architect will discuss with Town staff any identified issues; and,
  - v the builder will submit drawings stamped/signed by the control architect with the building permit application in accordance with the foregoing.
  
3. The control architect shall submit elevations and typical lotting plans of all **priority lots** identified in the approved Urban Design Brief to Planning Services Urban Design staff, for review and approval. Upon acceptance, these drawings shall be added as an Appendix to the Urban Design Brief. The Owner agrees that compliance with this condition is required prior to the Owner marketing or selling any such units. OAK (PS)



CLEARANCE  
AGENCY

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

4. That the Owner shall complete 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 Tourism, Culture and Sport. No grading or other soil disturbance shall take place on any unreleased areas of the subject property prior to the letter of release from the Regulatory Operations Unit of the Ministry of Tourism, Culture and Sport, being submitted to the Town of Oakville and the Regional Municipality of Halton.
- Enbridge Pipeline & Regional Sanitary Sewer Main**
5. That the Owner shall arrange for an Enbridge representative to **stake and mark the pipeline and/or right-of-way** prior to the commencement of any work.
6. That the Owner shall enter Enbridge's Standard Crossing Agreement for any proposed crossings of the Enbridge right-of-way by roads, bike/walking paths, services and utilities.
7. The Owner shall obtain **written approval** and agree to abide by the terms and conditions of Enbridge Pipelines Inc. prior to commencement of the following activities:
- a) any works associated with the road crossing of Street 'S' of the pipeline / right-of-way, including earth moving activities and any associated temporary fencing, site alteration and servicing;
  - b) any grading or placing of fill on the pipeline / right-of-way;
  - c) any placement of heavy equipment and materials within the Enbridge right-of-way; and
  - d) any excavation that will occur within 30 metres of the Enbridge right-of-way.
8. That the Owner shall delineate the limits of the easement parallel to the pipeline with permanent fencing to prevent gradual encroachment by adjacent landowners.
9. That the Owner shall consult with Enbridge prior to blasting within 25 m of Enbridge's right-of-way for further requirements.
10. That the Owner agrees that prior to proposing grading (cut or fill) within the 10.0 m Regional trunk sanitary sewer easement, at the detailed design stage and at the request of the Region, **pipe strength calculations and tests** will be conducted at the cost of the Owner to verify the structural integrity, strength and condition of the pipe and ensure that the pipe will remain accessible for future maintenance and repair in accordance with the terms of the easement registered on title for the subject lands to the satisfaction of the Halton Region's Development Project Manager.
- Hydro One Transmission Corridor**
11. The Owner agrees that the OILC/HONI transmission corridor is not to be used without the express written permission of Hydro One Networks Inc. on behalf of OILC. The Owner shall obtain **written approval** and agree to abide by the terms and conditions of Hydro One Networks Inc. prior to commencement of any use of the transmission corridor including the following activities:
- a) any works associated with the road crossings of the transmission corridors, including earth moving activities and any associated temporary fencing, site alteration and servicing;
  - b) any storage of materials or mounding of earth, snow or other debris on the transmission corridor; or
  - c) any placement of heavy equipment and materials within the transmission corridor.
12. The Owner shall install **temporary fencing** along the edge of the transmission corridor prior to the start of construction at the developer's expense.

- Existing Water Supply Well, Septic & Water or Sanitary Service Decommissioning** RMH (LPS)
13. That the Owner shall conduct a survey of the property to identify all **existing water supply wells** related to the former use of the lands. The Owner further agrees to decommission any existing water supply wells in accordance with Ministry of Environment and Climate Change Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager.
14. That the Owner shall 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 the Ministry of the Environment and Climate Change Guidelines prior to commencing the development of these lands to the satisfaction of the Region's Development Project Manager. RMH (LPS)
15. The Owner agrees to decommission any **existing water service or sanitary service lateral to be disconnected from the system and abandoned** per the standards and specifications of the Region of Halton. RMH (LPS)
- Ontario Infrastructure and Lands Corporation (OILC) Agreement**
16. Prior to servicing, the Owner shall obtain agreement in principle from OILC of the **stormwater management pond outfall** to the Fourteen Mile Creek in the general location as identified in Attachment A of the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) dated September 9, 2016. OAK (PS, DE)  
IO
- The Owner agrees that access to, and construction on IO lands is not to occur until the legal transfer(s) of lands or interests are completed.
- Preservicing Agreement**
17. That the Owner shall not install any municipal services on the site until the Owner has entered into a **Preservicing Agreement** or Subdivision Agreement with the Town. Pre-servicing may occur in accordance with the Town's pre-servicing policy. OAK (DE)
- Grading, Site Alteration, Sediment Control**
18. The Owner shall prepare and submit **cross sections** for the site grading and drainage plans based on the final elevations. These sections will include existing and proposed future grades, source, receiver and barrier/berm ground elevations, berm slopes, sidewalks, boulevards, ditches, stormwater management facilities, etc. OAK (DE)  
CH
19. That the Owner prepares and implements a report outlining **erosion and siltation controls measures** required prior to and during the construction of the subdivision to the satisfaction of Conservation Halton and Town of Oakville. A separate sediment and erosion control plan will be required for the following three phases of construction: a) earthworks; b) servicing; c) home construction. OAK (DE)  
CH
20. Prior to any site alteration or construction of buildings on any lots and blocks adjacent to the Natural Heritage Blocks the Owner shall construct at the grading limits a **paige wire fence/temporary barrier** with appropriately backfilled filter cloth prior to the stripping of top-soil, construction or re-grading to the satisfaction of Halton Region. Further, the Owner agrees to maintain the fence/temporary barrier until all final landscaping has been completed, excepting where grading extends into the Natural Heritage Blocks as agreed per Condition #26). OAK (DE)  
CH  
RMH (LPS)
21. Prior to commencement of grading in the Natural Heritage Blocks the Owner shall submit **grading plans** for all lots and blocks that abut the Natural Heritage Blocks and areas where grading is proposed within the Natural Heritage Blocks, that clearly show the depth and area of cut and fill, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. OAK (DE,  
POS)  
CH  
RMH (LPS)

22. That the Owner shall prepare a tree inventory plan for the draft plan of subdivision area, prior to site alteration to the satisfaction of Conservation Halton and the Development Engineering Department. OAK (PS, DE) CH
- The Owner shall prepare and implement a tree preservation plan prior to site alteration which shall assess the feasibility of retaining trees within the NHS, or an area within Lots 247 to 257, and 342 to 358 (lots backing onto Deerfield Golf Course), which is 1.0 m from the rear property line and an area within Lots 279 to 280, 321 to 328, 232, 313 to 318, 195 to 196, and 64 to 70 (lots backing onto the hydro corridor), which is 1.0 m from the rear property line. It is acknowledged that site grading is permitted within the drip line of any retained trees and that the retention of trees would not impact the ability to site a dwelling within the minimum zoning setbacks, nor impact standard construction practices.
23. That the Owner obtains a Permit from Conservation Halton, pursuant to Ontario Regulation 162/06, for any site alteration within the regulated area associated with pre-grading or pre-servicing. CH
24. That the Owner will implement the "Excess Soil Management Plan" dated November 9, 2016, and post any required securities with the Town of Oakville to ensure effective implementation of the Plan. CH
25. That the Owner will prepare and implement a "Silt Smart" Sediment and Erosion Control Plan or approved equivalent to the satisfaction of Town of Oakville, Halton Region, Conservation Halton. OAK (DE) CH RMH(LPS)
26. That the Owner agrees that there will be no grading or site alteration within the Natural Heritage Blocks, except for the the following activities: OAK (DE) CH RMH (LPS)
- a) technical investigations (i.e. soil pits, boreholes), associated with testing the feasibility for LIDs,
  - b) grading to eliminate the need for retaining walls and/or facilitate the construction of approved retaining walls,
  - c) all removal and restoration of existing cart paths, culvert crossings, irrigation systems, and parking lot,
  - d) construction of LID measures,
  - e) construction of the stormwater outfalls,
  - f) construction of a proposed multi-use trail, subject to Conditions 82 - 85,
  - g) construction of a proposed clear-span pedestrian bridge across Tributary 14W-W1,
  - h) construction of a proposed Wildlife Pond in Block 484, and
  - i) works related to landscaping, restoration and rehabilitation.
- Any additional exemptions may be requested and will be subject to approval by the Region of Halton.
- Prior to commencement of grading in the Natural Heritage Blocks, a grading plan shall be prepared to the satisfaction of the Town of Oakville, Region of Halton, and Conservation Halton.
- Grading in the Natural Heritage Blocks will be subject to the following performance standards:
- i. Grading does not exceed a 10:1 slope where possible, in Blocks 490, 491, 493, 494;
  - ii. Additional sloping exceeding 3:1 in order to eliminate retaining walls or eliminate man-made grades associated with the former land use in Blocks 484 to 489.
27. The Owner agrees that all approved grading for the purposes of the storm outfall in the Fourteen Mile Creek valley will be undertaken using **small equipment or by hand**, under the supervision of an environmental inspector, in accordance with the Beacon Environmental comments in the DSEL memorandum on site grading dated September 1, 2016. RMH (LPS) OAK (DE)

28. The Owner agrees that all approved grading within the area that is 10 m from the limit of the feature will be completed under the supervision of an Environmental Inspector and will be undertaken using small equipment to the greatest extent possible, as indicated on the approved erosion and sediment control plan. All grading that is required within the feature (ie. Within the staked dripline for the purposes of cart path removal, etc.) will be undertaken using small equipment or by hand under the supervision of an environmental inspector. RMH (LPS)
29. That the Owner further agrees to **not stockpile any soil or material**, other than topsoil to be used for parks, on Blocks 470, 471, and 472 unless authorized by the Parks and Open Space Department. OAK (POS)
- EIS & FSR Updates**
30. That the Owner shall update and submit the **Environmental Impact Study (EIS)**, inclusive of the Low Impact Development (LID) strategy, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. The updated EIS will address all applicable Provincial, Regional and Town policies and comments raised to date. Submission is required prior to pre grading and servicing, final approval is required prior to registration. No grading or site alteration shall be undertaken within the Natural Heritage Blocks until those portions of the EIS with respect to impact of works within the Natural Heritage Blocks are satisfactory to Halton Region. OAK (PS, DE)  
RMH (LPS)  
CH
31. The Owner shall update and submit the **Functional Servicing Report (FSR)** to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton. The updated Functional Servicing Report shall outline in detail the proposed servicing of this property which reflects the current draft plan of subdivision and addresses any changes that have been made to the proposed servicing of the subdivision to the satisfaction of Halton Region's Development Project Manager. Submission is required prior to pre grading and servicing, final approval is required prior to registration. OAK (DE)  
CH  
RMH (LPS)
32. The FSR shall be updated to address comments provided prior to draft plan approval and will provide details of modifications required to the existing stormwater management pond and outfall drainage system as a result of the required construction of Street "G", extension of Streets "K", Street "B", and proposed grading to accommodate retaining walls. In addition, the updated FSR will demonstrate how grading, servicing and stormwater management may be addressed for Streets 'K', B' and the commercial development block along Bronte Road having consideration for the future development of the Regional Lands. It is acknowledged that should the FSR recommend the enlargement of the existing SWM pond, as an alternative to lands subject to Zoning Hold H32-RM1-376 and H32-RL6-376, the proposed Street B extension may also be considered for modification to accommodate a larger pond block. OAK (DE)  
CH  
RMH (LPS)
- Infrastructure Requirements**
33. Upon draft approval, **Regional services** within the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and Town of Oakville, the Regional subdivision agreement has been executed, appropriate financial security has been posted, all relevant fees have been paid to the satisfaction of the Region and all requisite government approvals have been obtained and notices given to all public utilities. RMH (LPS)
34. That the Owner is required to oversize any **downstream storm sewers** within the subdivision as required in order to convey additional storm drainage associated with the future reconstruction of Bronte Road (Regional Road No. 25) to storm water management facilities within the subdivision. RMH (LPS)
35. That the Owner is required to size and construct any **downstream storm water management facility** to accommodate additional storm drainage associated with the future reconstruction of Bronte Road (Regional Road No. 25) to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)

36. The Owner agrees to design and construct a minimum **200mm diameter local watermain** according to the design standards of the Region of Halton on Bronte Road (Regional Road No. 25) and Upper Middle Road (Regional Road No. 38) to provide watermain looping around Street S to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)
37. That the Owner agrees to undertake any design and construction that may be required to provide adjustments to the existing **sanitary sewer manholes** for the trunk sanitary sewer located with the subject lands that are a result of grade changes due to the proposed development. RMH (LPS)
38. The Owner agrees to design and construct **local watermains external to the site**, on lands that are not municipal rights-of-way that may be required for watermain looping purposes according to the design standards of the Region of Halton to the satisfaction of Halton Region's Development Project Manager. RMH (LPS)
39. That the Owner agrees to undertake the redesign and reconstruction of any **existing Regional infrastructure** that is required to accommodate the planned extension of Street 'K' from Street 'G' to Bronte Road as well as Street B (if required). This may include infrastructure which is required to be relocated, improved, upsized or enlarged. Such infrastructure includes but is not limited to storm management facilities, storm sewers, watermains, sanitary sewers and roads. RMH (LPS)
- Wildlife Pond**
40. That the Owner prepares a **Reptile and Amphibian Rescue Plan** that includes details of how individuals will be captured, handled and relocated from the existing golf course pond to the proposed Wildlife Pond or suitable nearby habitat. The Owner will also obtain a Wildlife Scientific Collectors Authorization from the MNRF, as well as any other necessary permits and approval for turtle and other wildlife removal from the existing golf course pond, prior to any site alteration for decommissioning of the pond as per the requirements in the following condition. RMH (LPS)  
CH
41. The Owner agrees that until suitable nearby habitats have been identified and the existing wildlife has been moved to the satisfaction of Conservation Halton **no earthworks will be permitted to decommission the existing pond** within the following areas: OAK (DE)  
CH
- Approximately 30 metres from the edge of the pond except where constrained by the existing entrance driveway, or
  - Any area which contributes direct surface drainage to the pond unless an alternative water supply is provided to maintain water levels.
- Appropriate fencing to the satisfaction of Conservation Halton must be installed to delineate the work area, and a direct connection to the Fourteen Mile Creek Natural Heritage System must be maintained undisturbed.
- Environmental Monitoring**
42. That the Owner will prepare and implement an **Environmental Monitoring Plan** in accordance with the monitoring framework outlined in Section 8 of the April 2015 Environmental Impact Study (once approved) to the satisfaction of Town of Oakville, Halton Region and Conservation Halton. CH
43. The approved Environmental Monitoring Plan will include a pre-development, during development, and post-construction baseline monitoring program for applicable environmental parameters as outlined in Section 8 of the April 2015 Environmental Impact Study. The pre-development **baseline monitoring program** must be implemented – including the submission of baseline data – prior to site alteration. CH

**CONDITIONS TO BE MET PRIOR TO FINAL  
APPROVAL / REGISTRATION**

**CLEARANCE  
AGENCY**

**Subdivision Agreement**

44. That the Owner shall enter into a **subdivision agreement** and satisfy all requirements, financial and otherwise, of the **Regional Municipality of Halton**, including but not limited to, the phasing of the plan for registration, investigation of soil contamination and soil restoration, the provision of roads and the installation of water and sanitary sewer services, utilities and drainage works. This agreement is to be registered on title to the lands. RMH (LPS)

45. 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, and homeowner warning clauses, etc. OAK (PS, DE)

**Detailed Engineering Submission**

46. 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)

47. That the Owner submit a **detailed engineering drawing/report submission**, with appropriate review fee, and all subsequent engineering revisions, for review and approval to the satisfaction of the Town. The engineering design process shall be substantively complete prior to the preparation of the subdivision agreement. OAK (DE)

**Update & Implementation of Reports, Plans and Studies**

48. That the owner agree to prepare and **implement the following studies** to the satisfaction of the Town (and the Regional Municipality of Halton where applicable): OAK (PS, DE, T)  
RMH (LPS)  
CH

- a) Traffic Impact Study & functional plan including any required updates;
- b) Transit Facilities Plan, inclusive of new bus stops (north and southbound) at or around the intersection of Bronte Road and Street A), subject to necessary approvals;
- c) Traffic and Parking Management Plan;
- d) Street Signage and Pavement Marking Plan;
- e) Functional Design Study for any required traffic calming;
- f) Composite Utility Plan;
- g) Noise Assessment Study (Stationary & Transportation Noise Sources);
- h) Facility Fit for the neighbourhood park and the 2 Urban Squares;
- i) Conceptual trail plan for the entire subdivision, including hydro corridor and all Natural Heritage Blocks;
- j) EIS;
- k) FSR; and
- l) Detailed design for the proposed Wildlife Pond.

49. That the Owner prepares, submits and implements a **Stormwater Management Plan** in accordance with the approved EIS/FSR to the satisfaction of Conservation Halton and the Town of Oakville. OAK (DE)  
CH

50. That the Owner prepares a conceptual landscape plan for Blocks 4 to 10 in accordance with the approved North Oakville Urban Forest Strategic Management Plan. OAK (PS)

**Record of Site Condition**

51. As required by the Ministry of Environment for the whole site or parts thereof, the Owner shall submit a Ministry of the Environment acknowledged **Record of Site Condition**, including all reports required to obtain the RSC together with a related letter extending third party reliance to Halton Region for the subject report in support of these development applications. RMH (LPS)

**Water & Wastewater**

52. That the Owner acknowledges, in writing, that registration of all or part of this plan of subdivision may not take place until notified by the Region's Development Project Manager that: RMH (LPS)
- a) sufficient **Water and Wastewater Plant capacity** exists to accommodate this development; and,
  - b) sufficient storage and pumping facilities and associated infrastructure relating to both water and wastewater are in place.
53. 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 Halton Region's Development Project Manager. RMH (LPS)
54. That the Owner shall provide the Region with the necessary easements required to permit the Region to continue operating the existing stormwater management facility located north of the proposed extension of Street K, west of Street G and east of the proposed extension of Street B, including the necessary easements required to convey stormwater across the proposed extension of Street K and the proposed extension of Street B to the existing stormwater management facility. Such easements will continue until such time as the Region advises that it has a satisfactory alternative stormwater management solution available to service its current and future stormwater needs. The uses conferred to the Region under such easements include but are not limited to the continued operations of the existing stormwater management facility through existing and future storm infrastructure and the reasonable expansion of the use of the stormwater management facility and storm infrastructure. These easements shall be dedicated with clear title, (free and 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)
55. Where required, that **easements be provided for any watermains external to the site**, on lands that are not municipal rights-of-way, that are required for watermain looping purposes 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 and 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)
56. That the Owner agree that no development will proceed on any of its lands until **adequate services are available** including adequate water pressure to the satisfaction of the Town's Fire Department. OAK (FD)
- Stormwater Management**
57. That the Owner designs, constructs, stabilizes and has in operation all **stormwater management facilities** and stormwater outfalls, or appropriate alternative measures, in accordance with the approved Stormwater Management Plan. The landscaping plan for the SWM pond must be in accordance with Conservation Halton Landscaping Guidelines. The Owner agrees to plant all vegetation (which is not required for stabilization) within 12 months of draft plan registration as per the approved landscape drawings. The Owner shall be entirely responsible for the implementation of these features including financial costs. OAK (DE)  
OAK (POS)  
CH
58. The Owner is required to obtain the necessary written consent or agreement from the Region to develop the lands subject to the Region's trunk sanitary sewer easement in accordance with the draft plan of subdivision. The draft plan of subdivision limits the uses proposed within the Region's trunk sanitary sewer easement to natural heritage system, walkway, municipal road allowance uses and associated infrastructure. RMH (LPS)

59. The Owner agrees to undertake an additional **geotechnical review** to confirm that the existing Regional sanitary trunk sewer will not be subject to increased contributions of groundwater from the adjacent stormwater management pond, which could hinder maintenance activities or increase infiltration into the sanitary trunk sewer, to the satisfaction of the Region. This will include certification by a Geotechnical Engineer that the stormwater management pond and liner (if required) has been designed and constructed to withstand the anticipated hydrostatic pressure changes resulting from fluctuating storm events up to and including the Regional Storm Event, as well as draw down for maintenance. RMH (LPS)  
CH
60. That the Owner design, construct and have in operation a **SWM outfall** in conformance with the Beacon letter dated August 31, 2016, as refined through detailed design, and to be approved by Conservation Halton, Halton Region and the Town of Oakville. The SWM pond outfall must receive the appropriate approvals from any other required agency including the MNRF. As per the August 31, 2016 Beacon letter the design shall not include a temporary or permanent access road and shall utilize trenchless technology during the construction process. OAK (DE)  
RMH (LPS)  
CH
61. The Owner agrees that Walkway Block 481 must be **sufficiently wide** to accommodate the conveyance of major system flows originating from the SWM pond through the walkway block to the valley. OAK (DE)
62. That the Owner prepares an operations, maintenance and monitoring program for the stormwater management pond and the storm outfall(s) proposed on public lands in accordance with the Town of Oakville Stormwater Monitoring Guidelines (January 2011). The monitoring must be prepared in accordance with the North Oakville Stormwater Monitoring guidelines. OAK (DE)  
RMH (LPS)  
CH
63. That the Owner prepares an operations, maintenance and monitoring program for any Low Impact Development measures proposed on public lands in accordance with the documents, CVC Stormwater Management and Low Impact Development Monitoring and Performance Assessment Guide and TRCA LID Inspection and Maintenance Guide to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. OAK (DE)  
RMH (LPS)  
CH
64. The owner agrees to post **securities for monitoring** of all stormwater management facilities, the Wildlife Pond and Low Impact Development (LIDs) measures on public property. OAK (DE)
- NHS & Wildlife Pond**
65. That the Owner design a **Wildlife Pond** in general conformance with the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) dated September 9, 2016, with refinements to be undertaken through a detailed design prior to undertaking grading or site alteration associated with the proposed pond, to the satisfaction of Halton Region, Conservation Halton and Town of Oakville staff. The Wildlife Pond shall be constructed as part of the first phase of development and shall be completed and operational prior to Registration of any phase of the development. CH  
OAK (DE,  
POS)  
RMH(LPS)
66. That as part of the design process for the **Wildlife Pond**, and prior to construction, the Owner will undertake the following: CH  
OAK (DE,  
POS)  
RMH(LPS)
- a) A geotechnical study in the vicinity of the proposed pond to confirm that the desired hydrological conditions can be achieved by:
    - i. Confirming substrate conditions (soils and geology),
    - ii. Confirming groundwater elevations,
    - iii. Confirming need for a pond liner, and
    - iv. Confirming the extent of infiltration galleries required.
  - b) Prepare and submit a complete set of construction drawings, including grading plans, erosion and sediment control plan, and restoration/landscaping plans for the Wildlife Pond to the satisfaction of Halton Region, Conservation Halton, and the Town of Oakville.



- |                               |   |                            |
|-------------------------------|---|----------------------------|
| 67.                           | The Owner agrees to obtain an <b>Environmental Compliance Approval</b> for the Wildlife Pond for the proposed/potential functions including groundwater recharge, erosion control and flood protection from MOECC, if so required. The owner is required to demonstrate consultation with MOECC to the satisfaction of the Town.  | OAK (DE)                   |
| 68.                           | The Owner agrees to install <b>educational signage</b> describing the functions and purpose of the pond.  | OAK (DE)<br>CH             |
| 69.                           | The Owner agrees to install <b>warning signs for the wildlife pond</b> to the satisfaction of the Town.   | OAK (DE)                   |
| 70.                           | The owner agrees to construct <b>maintenance access</b> to the Wildlife Pond to the satisfaction of the Town, if determined to be required through the detailed design phase.   | OAK (DE)<br>CH<br>RH       |
| 71.                           | That the Owner will include within the <b>Environmental Monitoring Plan</b> , a monitoring program designed to evaluate the performance of the Wildlife Pond for a period of 5 years from the time of completion and certification. Additional 2 years of monitoring will be required for any structural changes to the pond and/or changes to the contributing drainage area directed to the pond.   | OAK (DE)<br>RMH(LPS)<br>CH |
| 72.                           | That the Owner obtains a Permit from Conservation Halton, pursuant to <b>Ontario Regulation 162/06</b> , for any development or site alteration within the regulated area including, but not necessarily limited to, placement or excavation of fill, grading, and stormwater outfalls.   | CH                         |
| 73.                           | That the Owner, at their cost, designs, constructs, stabilizes and has in operation all <b>creek realignments and alterations</b> as well as <b>any other alterations to natural hazards</b> to the satisfaction of the Conservation Halton and the Town of Oakville.   | CH                         |
| 74.                           | That the owner agrees that should it be determined at detailed design, that the future conditions <b>regulated hazard</b> (inclusive of the 7.5 m regulated setback) will extend into any lot or block, the limits of the lot or block will be adjusted such that the regulated hazard will be maintained within the adjacent Natural Heritage Block.   | CH                         |
| 75.                           | The Owner shall <b>implement the recommendations provided in the Beacon EIS</b> (dated April 2015), and any additional recommendations included in the updated EIS report as it relates to proposed Enhancement Areas #1, 2, 3, 4, and the Wildlife Pond to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. Should it be determined that the proposed enhancements are not desirable, the Owner will identify alternative locations to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville.  | OAK (DE)<br>RMH(LPS)<br>CH |
| 76.                           | <b>Lot lines adjacent to the Natural Heritage Blocks</b> may be subject to minor adjustments as requested by the Town and to the satisfaction of the Region and CH, with the intention of providing a more linear boundary to the Natural Heritage Blocks in a manner that results in no negative impact to the Natural Heritage System.  | OAK (DE)<br>RMH(LPS)<br>CH |
| <b>Low Impact Development</b> |   |                            |
| 77.                           | The Owner shall evaluate, design and implement a suite of <b>Low Impact Development (LID)</b> measures to meet the 14W-W1 infiltration target of 8,800 m <sup>3</sup> to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville. LID measures will be sized based on long-term average annual precipitation/year (i.e., 1991 Pearson data).  | OAK (DE)<br>RMH(LPS)<br>CH |
| 78.                           | Where <b>LIDs</b> are shown to be required within the area <b>between Key Features of the NHS and the limits of development</b> , the Owner agrees that they will be designed and constructed no closer than 10 m from the Key Features and will be guided by the following principles: locating LID measures as far from Key Features as possible; siting LID measures between the proposed trail and limit of development; and naturalizing the proposed LID measures to the extent possible. The location, design and construction of the LIDs will be subject to approval by Halton Region. | OAK (DE)<br>RMH(LPS)       |

79. The Owner will complete **boreholes and tests pits** in the area where LIDs are permitted to assess the suitability of the soils for infiltration as part of the LID measure evaluation and design to the satisfaction of the Town of Oakville, Halton Region and Conservation Halton. The assessment will include completing hydraulic conductivity tests and/or infiltration tests to confirm infiltration rates for the soil horizons encountered within the proposed LID areas.
- OAK (DE)  
CH  
RMH(LPS)
80. That the Owner will design and implement a site-wide **infiltration program** to address the following:
- In the 14W-W1 tributary area to infiltrate 100% of the pre-development infiltration volume under post-development conditions;
  - In the balance of the site, recognizing restrictions due to soil permeability and/or municipal operations, best efforts to infiltrate to the satisfaction of Conservation Halton, Halton Region and Town of Oakville. Best efforts must recognize the ecological sensitivity of Fourteen Mile Creek and best management practices.
- OAK (DE)  
CH  
RMH(LPS)
81. The Owner will complete **post construction monitoring** of the groundwater elevation and surface water flow conditions in 14W-W1 for a period of three years following the implementation of LID measures. New monitoring wells will be installed where necessary to replace existing monitoring wells that may be decommissioned to accommodate construction activities. The proposed monitoring locations and frequency will be determined based on the final LID strategy design, and in consultation with the Town of Oakville, Halton Region, and Conservation Halton staff.
- OAK (DE)  
CH  
RMH(LPS)
- Recreational Trails & Parks**
82. The Owner agrees to prepare a **detailed recreational trails plan** in accordance with the Pedestrian Circulation and Trails Plan in the Urban Design Brief (November 11, 2016) and include the Region of Halton in all discussions regarding the investigation, design, alignment and construction of any portion of the trail within the Natural Heritage Blocks. The Owner shall recommend in the EIS a pedestrian trail connection location across the Fourteen Mile Creek valley and construction of a trailhead at the western terminus of such trail connection on the Owner's land. The Owner shall not be responsible for constructing the pedestrian trail or connection across the Fourteen Mile Creek valley.
- OAK (DE,  
POS)  
CH  
RMH(LPS)
83. That prior to site alteration and the construction of **the trails in the Natural Heritage Blocks**, the Owner shall submit detailed grading plans and detailed restoration plans for disturbed areas within the Natural Heritage Blocks, in accordance with the alignments agreed upon in the Bronte Green Corporation Water Resources and Natural Environment Summary of Confidential Settlement Discussions (Summary Binder) submitted September 9, 2016 and as set out in the EIS / FSR and the Pedestrian Circulation and Trails Plan.
- OAK (DE,  
POS)  
CH  
RMH(LPS)
84. That prior to **construction of the trails** in the Natural Heritage Blocks, the Owner shall obtain all the necessary permits related to the trail development along Fourteen Mile Creek.
- OAK (POS)
85. The Owner shall obtain any necessary approval for trails, as shown on the approved Pedestrian Circulation Plan, through the **Provincial Secondary Land Use Program (PSLUP)** and construct such trails to the satisfaction of the Town
- OAK (POS)  
HONI
86. That the Owner agrees that the **design and implementation** of the Neighbourhood Park (Block 472) and Urban Squares (Blocks 470 and 471) is at its cost which are reimbursable in accordance with the Town's Development Charge Study to the satisfaction of the Planning Department, Parks and Open Space Department and the Development Engineering Department.
- OAK (DE,  
POS)
87. That the Owner agrees to provide for the **utility servicing stubs** for electrical, telecommunication, water, storm and sanitary facilities into the Neighbourhood Park (Block 472) and Urban Squares (Block 470 and 471), and, as required, to the satisfaction of the Parks and Open Space Department.
- OAK (DE,  
POS)

88. That the Owner shall **install information signs**, not less than 2 metres by 3 metres, on all commercial, Natural Heritage Blocks 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 Blocks, or park/Urban Square blocks prior to registration. The Owner agrees to install signs on all frontages of the Natural Heritage Blocks, or park/Urban Square 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 (DE, POS)
- Transportation**
89. Blocks 495 and 496 will be dedicated to the Regional Municipality of Halton for the purposes of road right-of-way **widening and future road improvements of Bronte Road (Regional Road 25)**. These lands shall be dedicated with clear title, (free and clear of encumbrances) and a Certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services & Corporate Counsel or his designate. RMH(LPS)
90. A **daylight triangle** measuring 15m along Bronte Road (Regional Road 25) and 15m along Streets 'A', 'S' and 'K' (all new intersections) shall be dedicated to the Regional Municipality of Halton for the purpose of road right-of-way widening and future road improvements. These lands shall be dedicated with clear title, (free and clear of encumbrances) and a Certificate of Title shall be provided, in a form satisfactory to the Director of Legal Services & Corporate Counsel or his designate. RMH(LPS)
91. An **updated Traffic Impact Study (TIS)** must be completed by a qualified Transportation consultant for the proposed development. The study must be completed as per Halton Region's Transportation Impact Study Guidelines and address the comments provided on the August 2016 Traffic Impact Study. The final study, its assumptions and recommendations must be to the satisfaction of Transportation Planning and approved by Halton Region and the Town of Oakville. OAK (DE) RMH(LPS)
92. The Owner agrees **access to the subdivision at Street S at Upper Middle Road** will be approved on a right-in/right-out basis. RMH(LPS)
93. That the Owner agrees that the intersection of Street S and Bronte Road shall be limited to a **Right In/Right Out** until such time of the completion of the widening of Bronte Road to 6 lanes which will then allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region. RMH(LPS)
94. The Owner agrees that a  **Holding Symbol (H)** will be placed on the zoning of Block 466 until such time as the completion of the widening of Bronte Road to 6 lanes which will then allow for the construction and operation of a full movement intersection at Street S and Bronte Road to the satisfaction of Halton Region. RMH(LPS)
95. That the Owner, by entering into a Subdivision or Servicing Agreement is required to design and construct **road improvements** to Bronte Road (Regional Road 25) that include:
- Bronte Road at Street S right-in/right-out intersection construction (signage, pavement markings, northbound right-turn taper lane);
  - Upper Middle Road at Street S right-in/right-out intersection construction (signage and pavement markings, eastbound right-turn taper lane);
  - Bronte Road at Street A traffic signals, southbound left and northbound right turn lanes, illumination, co-ordination with existing/future west side entrances;
  - Bronte Road at Street K traffic signal hardware and controller modifications, southbound left turn lane modifications, east leg widening/improvements, illuminations;
  - traffic signal hardware co-ordination for the traffic signals between North Service Road to Upper Middle Road; and
  - any other appurtenances related to the improvements.
96. The Owner must submit for approval, detailed design drawings and costs estimates to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)

97. That the Owner, by entering into a Subdivision or Servicing Agreement is required to **construct the future road improvements and intersection works** at Street S and Bronte Road (Regional Road 25) that include a full movement intersection, including a southbound left-turn lane, northbound right turn lane, traffic signals, traffic signal co-ordination along Bronte Road with the north and south intersections, and any other improvements to Bronte Road or Upper Middle Road associated with the new intersection at Street S to be designed and constructed in conjunction with the Region's road reconstruction of Bronte Road to the satisfaction of Halton Region's Development Project Manager. RMH(LPS)
98. The Owner is required to obtain review and approval of the **Bronte Green updated TIS**, (due to the impacts and recommended changes to the QEW ramp at Bronte Road) by MTO Central Region Corridor Management staff, to the satisfaction of Halton Region. RMH(LPS)  
MTO
- Dedication of Land, Parkland & External Screening**
99. 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. RMH (LPS)  
OAK (PS, DE, L)  
HONI
100. The Owner shall **convey the following lands** outside of the Plan of Subdivision to the Town for the purposes of extending Streets 'B' and 'K' as municipal roadways:  
i. Extension of Street 'K',  
ii. Extension of Street 'B' OAK (PS, DE)  
RMH (LPS)
101. That the Owner convey to the Town all **Natural Heritage Blocks** (Blocks 490, 491, 493, 494, 484 - 489) as delineated on the draft plan of subdivision in a condition to the satisfaction of the Town. OAK (PS, DE, POS, L)
102. That the Owner convey to the Town all parkland (Blocks 470 to 472), walkways (Blocks 474 to 481, 492, 506), open space (Block 482), and Enbridge Gas (Block 483) as delineated on the draft plan of subdivision in a condition to the satisfaction of the Town. OAK (PS, DE, POS, L)
103. The Owner shall arrange for municipal road allowances, as shown on the draft plan of subdivision across Hydro One Network Lands, to be **dedicated to the Town**. The Owner agrees that access to, and construction of roads or infrastructure on the OILC/HONI transmission corridor is not to occur until the legal transfer(s) of lands or interests are completed. HONI  
OAK (DE, PS, L)
104. The Owner shall arrange for **legal rights required for the permanent location of the stormwater management outfall** through the transfer of ownership of related land from IO to the Town or, if ownership is not achievable, easements to the satisfaction of the Town. OAK (PS, DE)  
IO
105. The Owner shall provide **Environmental Certification** of the right-of-way of the extension of Street 'K' and Street 'B' to be transferred to Town. OAK (DE)
106. The Owner agrees to provide ball screen fencing or equivalent, if required along the rear lots (Lots 247 to 257, 342 to 358, 437) adjacent to the Deerfield Golf Course to the satisfaction of the Town of Oakville. OAK (PS, DE)  
IO
107. Parkland dedication requirements for residential purposes shall be calculated at the rate of 1 ha per 300 units. Any deficit in parkland after credit is given for Blocks 470 to 472 shall be provided in cash prior to registration. The owner shall provide unit counts for each block prior to execution of the subdivision agreement for the purpose of calculating and tracking parkland dedication requirements and providing for credits at a later date where the unit count has been finalized. Blocks 497, 498, 499, 503 and 504 (School Blocks) will be considered a school block with no applicable unit count. OAK (PS, L, POS)

108. **Noise**  
The Owner shall update the Traffic Noise Feasibility Study, Proposed Bronte Green Residential Development dated September 9, 2016 and the Stationary Noise Feasibility Study, Proposed Bronte Green Residential Development dated September 22, 2016 to the satisfaction of Halton Region and the Town of Oakville once final lotting and grading information is made available. The updated reports must at minimum address the following matters:
- a) transportation and stationary noise impacts, including final recommendations for noise mitigation for each type of impact (e.g. final acoustical requirements to address transportation noise impacts);
  - b) expansion of the HRC and EMS facility if such information is made available to the Owner;
  - c) noise barriers, including final heights and locations;
  - d) mitigation recommendations for the HRC ground-level emergency generators and Public Works garage exhaust ventilation fan, including silencer selections; and
  - e) design and construction of localized noise barrier or, if required, garage for siren testing.
109. The applicant agrees to pay all costs associated with the review, detailed design and approval, construction and implementation and maintenance of all stationary noise mitigation on Regional lands and buildings
110. Where **noise barriers** are required, they shall be installed to the satisfaction of the Region and Town. Noise barriers shall be free of gaps and cracks with a minimum face density of 20 kg/m<sup>2</sup>. The noise barriers shall be appropriately designed to withstand snow loads and wind loads. Any openings at the bottom of the barrier required for drainage should be small and shielded to prevent reductions in the acoustical effectiveness of the barrier. The noise barriers facing the Halton Region facilities should be sound absorptive and constructed using Armtec-Durisol precast noise barriers or Atlantic Industries Ltd. (AIL) sound walls or approved equivalent.
111. The Owner shall provide to the satisfaction of the Region and the Town and at its own cost the **noise mitigation measures** identified in the detailed noise study including, but not limited to, a localized noise barrier or garage for siren testing.
112. The Region will approve the location, alignment, height, and design of the noise barrier and other mitigation measures on its lands, in its discretion, acting reasonably. The Region will exercise its discretion to ensure that the noise barrier and other mitigation measures do not interfere with the existing and planned future use of its Lands. The construction, installation and maintenance of any noise barrier and other mitigation measures approved by the Region shall be at Bronte Green's sole cost. In the event the Region determines that the Noise Barrier and other mitigation measures cannot be located on its lands red-line revisions to the draft plan of subdivision related to Street G may be required to accommodate the noise barrier on the subject lands.
113. **Phasing**  
Should the development be phased, the Owner agrees to **phase the development** of the subject lands to the satisfaction of Conservation Halton and the Town of Oakville.
114. Should the development be phased, the Owner agrees to **phase the development** of the subject lands to the satisfaction of Halton Region, Halton Catholic District School Board, Halton District School Board and the Town of Oakville. A copy of the phasing plan shall be submitted prior to final approval. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
115. **Administration**  
The Owner shall submit to the Planning Services Department **six (6) folded copies** of the final draft plan of subdivision along with applicable Land Registry Office J form for sign off. Upon acceptance, the town will forward these materials to the Region of Halton for final sign off.

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
RMH(LPS)

OAK (DE)  
CH

OAK (PS,  
DE)  
HDSB  
HCDSB  
RMH (LPS)

RMH(LPS)  
OAK (PS)

116. That the Owner will provide **as-built drawings** for any works within the natural hazards to the satisfaction of Conservation Halton. Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 Zone 17 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff. CH
117. 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
118. That the Owner submits the **final clearance fee** to Conservation Halton, pursuant to the Halton Region Memorandum of Understanding, immediately prior to registration of the draft plan. If the development is phased, each phase will require a separate clearance fee. CH
119. That the Owner provides **digital copies of the registered plan of subdivision** in AutoCAD 2012 or later version with the following coordinate system UTM NAD 83 Zone 17 to the Halton Region and the Town of Oakville, and all approved natural hazard delineations (e.g., wetland boundaries, stable top of bank, flood plain, meander belt, shoreline flooding limits, dynamic beaches and karst features) to Conservation Halton, prior to registration of the plan. OAK (DE)  
CH  
RMH (LPS)
- Surveys undertaken to delineate any hazard shall be provided to Conservation Halton in the following mapping coordinate system: UTM NAD 83 Zone 17 datum. Surveys referencing elevations (e.g., floodplains) shall be referenced to appropriate vertical benchmarks. The datum must be specified as one of Canadian Geodetic Vertical Datum of 1928 (CGVD28) with 1978 adjustment, or Canadian Geodetic Vertical Datum of 2013 (CGVD2013). Submissions of surveys tied to Canadian Geodetic Vertical Datum of 1928 (CGVD28) - without 1978 adjustment-may be acceptable for works within the Town of Oakville but are subject to the approval of Conservation Halton Engineering. Vertical datums must be clearly identified in the survey documentation. Questions can be directed to Conservation Halton GIS staff.
- Flood plain models used in the delineation of flood hazards must be provided to Conservation Halton and referenced to the above mapping standards.
120. The Owner acknowledges that the Region and/or Town may require **minor red-line revisions** to the draft plan to ensure proper alignment with existing or proposed lots, blocks, streets, and/or facilities on the plan or on lands adjacent to this draft plan and agreed to by the Owners. OAK(PS, DE)  
RMH (LPS)
121. The Owner acknowledges that the Town of Oakville, Halton Region or Conservation Halton may require **redline revisions to the draft plan** to ensure that grading, road layout and storm infrastructure for drainage management to and from the Natural Heritage Blocks is in keeping with Town of Oakville requirements and ensures no negative impact to the Natural Heritage System and minimizes intrusion to the Natural Heritage Blocks. OAK (DE)  
RMH (LPS)  
CH
122. 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 Halton Region, Conservation Halton and the Town. OAK(DE)  
RMH (LPS)  
CH
123. The Owner shall distribute in a manner satisfactory to the Town a **homeowner communication strategy and information package** to be available in the sales office and to be provided to all prospective purchasers. The homeowners information booklet shall be supplied by the Town and entirely financed by the Owner. OAK (DE)

124. The owner agrees to include in the homebuyers package information related to the stormwater management design, including **low impact development (LID) measures** to the satisfaction of the Town and Conservation Halton OAK (DE)  
CH
125. That the Owner submits for review and distributes a **homeowner information pamphlet** addressing education of future homeowners on stewardship and impact avoidance to the NHS to the satisfaction of Halton Region. RMH (LPS)
126. That all public streets within the subdivision be named to the satisfaction of the Engineering and Construction Department and in accordance with **Street Names for Public Roads** procedure. OAK (EC)
127. That prior to registration of the plan, the Owner's surveyor shall submit to the Town **horizontal co-ordinates of all boundary monuments**. These co-ordinates are to be based on 6 degree UTM Projection, NAD83 Datum. Exemptions and alternatives to this can only be granted by the Engineering and Construction Department. OAK (EC)
128. 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)
129. That the Owner shall provide to 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)
130. **Utilities & Canada Post**  
That the Owner shall provide Union Gas Limited the **necessary easements and/or agreements required by Union Gas Limited** for the provision of local gas services for this project, in a form satisfactory to Union Gas Limited. UG
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)
132. That the owner provide written confirmation that all **Enbridge Pipeline Inc.** matters have been satisfactorily addressed. ENB
133. That the owner provide written confirmation that all **Hydro One** matters have been satisfactorily addressed. HONI
134. 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 (CMB)** as required by Canada Post Corporation, prior to registration of the plan. CP
135. **School Boards**  
That the Owner agrees that a **clause** will be inserted into all offers of purchase, sale or lease for residential units, that states, "sufficient accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area". Further, the clause will specify that the "Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board." HCDSB

136. Prior to registration, that the Owner enter into an Option to Purchase Agreement with the Halton District School Board (“HDSB”) providing the HDSB with an option to purchase an approximately 4.56 acre parcel of land located at the southeast corner of Streets A and G on the draft plan of subdivision (the “School Lands”) and construct thereon a new public elementary school. The option shall be exercisable by the HDSB for a period of seven (7) years from the date of registration of the plan (or if registered in phases, the phase that contains the school site) subject to terms, conditions and pre-conditions set out in the Option to Purchase Agreement. HDSB
137. **Hydro One**  
Prior to final approval, copies of the **lot grading and drainage plan**, showing existing and final grades, must be submitted to HONI in triplicate for review and approval. Drainage must be controlled and directed away from the OILC/HONI hydro transmission corridor. HONI
138. The Owner shall install a minimum **1.5 m high permanent fence** along the mutual property line of the hydro transmission corridor and abutting residential lots and blocks at the developer’s expense. HONI

**CLOSING CONDITIONS**

139. Prior to signing the final plan, the Director of Planning Services shall be advised by **Oakville Hydro** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
OH
140. Prior to signing the final plan, the Director of Planning Services shall be advised by **Enbridge Pipeline Inc.** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
ENB
141. Prior to signing the final plan, the Director of Planning Services shall be advised by **Hydro One Networks Inc.** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
HONI
142. Prior to signing the final plan, the Director of Planning Services shall be advised by **Ontario Infrastructure and Lands Corporation** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
IO
143. Prior to signing the final plan, the Director of Planning Services shall be advised by **Union Gas** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
UG
144. Prior to signing the final plan the Director of Planning Services shall be advised by the **Regional Municipality of Halton** that associated conditions, have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. RMH(LPS)  
OAK(PS)
145. Prior to signing the final plan the Director of Planning Services shall be advised that all conditions have been carried out to the satisfaction of the relevant agencies, and that a brief but complete statement detailing how each condition has been satisfied has been provided. OAK(PS)
146. Prior to the signing of the final plan the Director of Planning Services shall be advised by **Conservation Halton** that associated conditions inclusive have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
CH
147. Prior to signing the final plan, the Director of Planning Services shall be advised by the **telecommunications provider** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how the condition has been satisfied. OAK(PS)  
BC
148. Prior to signing the final plan the Director of Planning Services shall be advised by **Canada Post** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
CP



149. Prior to signing the final plan the Director of Planning Services shall be advised by the **Ministry of Tourism, Culture and Sport** that associated conditions have been carried out to their satisfaction with a brief but complete statement detailing how each condition has been satisfied. OAK(PS)  
MTCS  
RMH(LPS)

**All of the above conditions shall be satisfied within 3 years of the granting of draft approval, being Day \_\_, Month \_\_, 2019.** OAK(PS)

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
MNRF	Ministry of Natural Resources and Forestry
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville – Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
HONI	Hydro One Networks Inc.
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas
ENB	Enbridge Pipelines Inc.
IO	Ontario Infrastructure and Lands Corporation
MTO	Ministry of Transportation

**NOTES:**

1. The Owner should obtain authorization from the Department of Fisheries and Oceans (DFO) for the Serious Harm To Fish pursuant to the **Fisheries Act**, where necessary.
2. The Owner should obtain the written approval of the Ministry of Natural Resources and Forestry (MNRF) for any work within significant habitat of endangered and threatened species, as per the **Endangered Species Act**, where necessary.
3. The Owner should ensure that any vegetation removal takes place outside of the nesting season, pursuant to the **Migratory Birds Convention Act**, where necessary
4. 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.
5. That the Owner shall obtain a **site alteration permit** under By-law 2008-124, as it may be amended from time to time or any successor thereto, prior to any earth moving activities. Matters to be addressed as part of the site alteration permit shall include but not be limited to confirmation of construction access, installation and maintenance of erosion and sediment controls, mud tracking, stabilization, grading and seeding of non-development blocks.
6. The Owner is required to pay all applicable **Regional Development Charges** prior to the issuance of any building permits, unless a subdivision or other form of a development agreement is required in which case the Regional Development Charges are payable upon execution of the agreement.

Please visit [www.halton.ca](http://www.halton.ca) to obtain the most current development charge information which is subject to change.

7. The costs of any relocations or revisions to HONI facilities that are necessary to accommodate this subdivision will be borne by the developer.
8. The transmission lines abutting this subdivision operate at 500,000, 230,000 or 115,000 volts. Section 188 – Proximity – of the Regulations for Construction Projects in the Occupational Health and Safety Act, require that no object be brought closer than 6 metres (20 feet) to an energized 500 kV conductor. The distance for 230 kV conductors is 4.5 metres (15 feet), and for the 115 kV conductors it is 3 metres (10 feet). It is the proponent's responsibility to be aware, and to make all personnel on site aware, that all equipment and personnel must come no closer than the distance specified in the Act. They should also be aware that the conductors can raise and lower without warning, depending on the electrical demand placed on the line.
9. **Educational development charges** are payable in accordance with the applicable educational development charge by-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the subdivision agreement are subject to educational development charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.

**MATTERS TO BE DEALT WITH**  
**IN THE SUBDIVISION AGREEMENT OR THROUGH**  
**TOWN STANDARDS**

Town File Number: 24T-14004/1530

Draft Plan Dated: November 12, 2016

**TOWN OF OAKVILLE CONDITIONS OF DRAFT APPROVAL**  
**FOR THE REGISTRATION OF THE DRAFT PLAN OF SUBDIVISION BY BRONTE GREEN**  
**CORPORATION**

This approval applies to the draft plan of subdivision (24T-14004/1530) prepared by SGL Planning & Design Inc. dated November 12, 2016 illustrating 607 residential lots, 3 residential condominium blocks, and one common element condominium block. The conditions applying to the approval of the final plan for registration are as follows:

<b>CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENT</b>	<b>CLEARANCE AGENCY</b>
1. That the Owner agrees that <b>pre and post development storm water flows</b> from the site to the existing drainage system on Bronte Road (Regional Road No. 25) are maintained both during and after construction, such that there are no adverse impacts to the existing storm drainage system to the satisfaction of Halton Region's Development Project Manager.	RMH(LPS)
2. That the Owner agrees to conduct a <b>survey of the static water level and quality of all wells within 500 metres of the plan.</b> 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.	RMH (LPS)
3. That the Owner acknowledges that development shall be subject to full <b>municipal water and sanitary sewer services</b> to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
4. The Owner agrees to provide <b>notice to prospective purchasers</b> upon the completion and approval of the <b>Composite Utility Plan</b> 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 (DE)
5. That the Owner agrees at their cost to implement a <b>municipal tree planting program</b> for all public roads. The selection of species, caliper and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan.	OAK(DE)
6. That the Owner warranty all <b>boulevard street trees and trees planted in open space areas</b> for a period of 2 years from the date of planting and agrees to <b>maintain in a healthy condition all trees</b> until assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK(DE)
7. That the Owner agrees to submit prior to Assumption an <b>inventory of all boulevard trees</b> planted with relevant tree attributes (species name, street address & site location, forestry zone, dbh in cm. tree ht. crown width & ht.) including the x/y coordinates in a digital GIS format acceptable to Development Engineering and Parks and Open Space.	OAK (DE) OAK (POS)

8. That storm sewerage, lot grading and street grading must be to the satisfaction of the Development Engineering Department, in accordance with the Development Engineering Procedures and Guidelines Manual. OAK (DE)
- 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.
  - 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.
  - c) That the Owner agrees that the Town shall retain **securities for any Stormwater Management 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.

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. Monitoring and maintenance is 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 Program.

9. 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(DE)
10. 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(DE)
11. 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(DE)

12. That the Owner shall place **public and educational signage** within the stormwater management blocks 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 (DE)
13. 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 (DE)
14. That the Owner provides Halton Region with **digital copies** of the registered plan of subdivision in AutoCAD 2012 or later version with the following co-ordinate system UTM NAD83 Zone 17 to Halton Region, prior to the registration of the plan. RMH (LPS)
15. 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: OAK (DE)
  - 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 pursuant to this agreement, including rights of way (herein after referred to as the “Dedicated Lands”);
  - 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
  - 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.
16. 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 (DE)
17. 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 Services Department. OAK (DE)
18. 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(DE)
19. That the Owner agrees that prior to the issuance of building permits for Lots 86 to 88, 91 to 93, 225 to 228, 107 to 115, 118 to 125, and 463 to 465, the Builder’s plans, with respect to units requiring noise control measures as referred to earlier, should be certified by an Acoustical Engineer as being in conformance with the recommendations of the Detailed Noise Control Study and the approved Development Agreement(s) as approved and/or amended by the authorities having jurisdiction. OAK (DE)

20. That the Owner agrees that prior to their final inspection and release for occupancy, dwellings should be **certified by an Acoustical Engineer** as being in compliance with the recommendations of the updated Traffic Noise Feasibility Study, Bronte Green Residential Development dated September 9, 2016 and the updated Stationary Noise Feasibility Study, Bronte Green Residential Development, dated September 22, 2016. OAK (DE)
21. That the Owner shall undertake a **Geotechnical Assessment** of the golf course pond decommissioning so as to determine the appropriate extent of excavation and amount of organic material removal, and the specifications for the required engineered fill to obtain the proposed grade for roads and building lots. OAK (DE)
22. That the owner agree that **any exposed soil** within a watercourse block, either as a result of realignment or rehabilitation works, will be mitigated with the appropriate settlement and sedimentation measures to the satisfaction of Conservation Halton, Region of Halton and Town of Oakville within a reasonable time as set out in the approved Erosion and Settlement Control drawing or any applicable permit pursuant to Ontario Regulation 162/06. CH  
OAK (DE)  
RMH(LPS)
23. That the owner agree that no fill from the site may be **dumped on or off-site** in an area regulated by Conservation Halton without the prior written permission of Conservation Halton. CH
24. That the Owner agrees, that should it be determined through detailed design that **grade changes** are required which exceed the performance standards set out in Condition #26 (Conditions To Be Met Prior To Pregrading and/or Servicing) in order to accommodate development of lots/blocks adjacent to the Natural Heritage Block, any grade changes must be accommodated outside of the Natural Heritage Block and the lot lines must be adjusted accordingly to the satisfaction of Halton Region, Conservation Halton and Town of Oakville. CH  
OAK (POS)  
RMH (LPS)
25. That the Owner agrees that **native non-invasive species** shall be planted in accordance with Conservation Halton Landscaping Guidelines for lands adjacent to all Natural Heritage Blocks, watercourses, and stormwater management facilities blocks and for all lands within Conservation Halton's regulated area. CH
26. That the Owner shall prepare and implement a **restoration/enhancement plan**, in accordance with Conservation Halton Landscaping Guidelines or as otherwise agreed by Conservation Halton, for lands within the Natural Heritage Blocks, between key natural heritage features and the limits of development which have been identified for restoration/enhancement. RMH (LPS)  
OAK (POS)  
OAK (DE)
27. 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. CH
28. That the Owner agrees to post **acceptable securities** with the Town of Oakville as part of the subdivision agreement, for the purpose of ensuring the construction and completion of all works identified on the approved plans including landscaping for Blocks 4 to 10 that are not subject to site plan control and the rehabilitation of any Natural Heritage Block 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 (DE)  
CH
29. That the Owner agrees at their cost to prepare and implement and update the conceptual landscape plan for Blocks 4 to 10. The landscape plan and timing of work shall be undertaken to the satisfaction of the Development Engineering Department and in accordance with the latest Town standards and specifications within the final and approved North Oakville Urban Forest Strategic Management Plan. OAK (DE)
30. That the Owner ensures that there are **no in-water works** undertaken during the fisheries window as defined by the Ministry of Natural Resources and Forestry (MNRF) and Conservation Halton. CH

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| 31. | That the Owner agrees to not <b>stockpile fill</b> within 15 metres of a watercourse or stormwater management block without prior written approval on Conservation Halton.   | CH                           |
| 32. | The Owner shall prepare and implement a <b>long term monitoring and maintenance plan</b> for the main outfall, to the satisfaction of Halton Region, Conservation Halton and the Town of Oakville, that addresses the performance and repair of any deficiencies, if any, associated with the Fourteen Mile Creek, Key Features of the NHS, and the valley floor, etc. The Owner further agrees to monitor, maintain and mitigate any impacts for a period of 5years following an engineer's certification that the storm outfall is functional.   | RMH(LPS)<br>CH<br>OAK (DE)   |
| 33. | If the <b>storm outfall</b> is within 3 m or intersects with the eroded gully and results in negative impacts to the eroded gully, the Owner agrees to develop and subsequently implement a plan to rehabilitate the impacted portion of the eroded gully on the slope above the proposed stormwater outfall in the Fourteen Mile Creek valley. The goal of the rehabilitation will be to avoid disturbance to the existing stable slope and associated vegetation, and the extent of the rehabilitation will be determined in consultation with the Town, Conservation Halton and the Region of Halton.   | OAK (DE)<br>CH, RMH<br>(LPS) |
| 34. | The Owner will complete <b>post-construction monitoring</b> of the groundwater elevation and surface water flow conditions in 14W-W1 for a period of three years following the implementation of LID measures. New monitoring wells will be installed where necessary to replace existing monitoring wells that may be decommissioned to accommodate construction activities. The proposed monitoring locations and frequency will be determined based on the final LID strategy design in accordance with the approved Environmental Impact Study, and in consultation with the Town of Oakville, Halton Region, and Conservation Halton staff. | CH                           |
| 35. | That the Owner acknowledges that all works which are the responsibility of the Owner to complete, shall be subject to general construction observation by a <b>licensed Professional Engineer</b> of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure general compliance with the approved drawings and the Region's Current Construction and Design Standards.  | RMH (LPS)<br>OAK (DE)        |
| 36. | That the Owner agrees that residential units within Block 3 shall incorporate <b>forced air heating systems</b> appropriately sized and constructed to allow for the future installation of air conditioning systems should the owners decide to do so.  | OAK (DE)<br>RMH (LPS)        |
| 37. | That the Owner agrees that residential units within the following blocks and lots shall incorporate forced air heating systems with <b>mandatory air conditioning systems</b> installed: Blocks 6 to 10, Blocks 18 to 23, Blocks 466 to 468, Lots 83 to 88, Lots 91 to 93, Lots 107 to 125, Lots 225 to 228, Lots 243 to 246, and Lots 463 to 465.   | OAK (DE)<br>RMH (LPS)        |
| 38. | That the Owner agrees that all residential <b>air conditioning systems</b> shall be selected and installed to meet the noise emission standards and sound level limits of Ministry of the Environment Publication NPC-216.   | OAK (DE)<br>RMH (LPS)        |
| 39. | That the Owner agrees that prior to the issuance of building permits, when architectural plans are available for dwellings directly adjacent to Bronte Road, an acoustical consultant shall review the plans to determine appropriate <b>glazing constructions</b> .   | OAK (DE)<br>RMH (LPS)        |
| 40. | That the Owner agrees that prior to the issuance of occupancy permits for this development, a Professional Engineer qualified to perform acoustical services in the Province of Ontario or the Town building department shall inspect the site to <b>certify that the sound control measures</b> as approved have been incorporated, properly installed and constructed.   | OAK (DE)<br>RMH (LPS)        |

41. That the Owner agrees that prior to assumption, an acoustical consultant shall verify that the noise control measures have been implemented. OAK (DE)  
RMH (LPS)
42. The Owner agrees that for Blocks 466, 467, 468 and 469, individual noise studies, with current site specific details will be required for review and approval through the site plan process. The Transportation Noise Study dated September 9, 2016, by HGC Engineering is acceptable. RMH (LPS)
43. The Owner will agree in the subdivision agreement to complete a detailed noise study to the satisfaction of the Region and the Town prior to the development of the future commercial block (Block 502) as part of the site plan application process. The detailed noise study will identify any required noise control for the commercial uses, including but not limited to acoustic barriers for potential loading areas and acoustic screens for rooftop mechanical equipment. OAK (DE)  
RMH(LPS)
44. 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 Development Engineering. OAK (DE)
45. The construction of Street 'A', where the Region's sanitary trunk sewer is to be accessible, shall be a modified 24 m right-of-way to the satisfaction of Halton Region and the Town. Street 'S' shall be constructed per the Town's 17m road standard except for any modifications as required by the Region's requirements for signalized, full movements, intersections with Bronte Road. The Plan shall be revised where it is determined that a wider platform is deemed necessary for the provision of a left turn lane at the intersection. OAK (DE)
46. 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 (DE)  
OAK(POS)  
OAK (F)
47. That the Owner agrees to place topsoil on lots, boulevards and parkland in accordance with approved Town standards or greater as required to meet agreed upon infiltration targets. Further the Owner will agree to provide topsoil that has been tested, screened and amended in accordance with Town standards to the satisfaction of the Town. OAK(POS)  
OAK(DE)
48. 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(DE)  
OAK(POS)
49. That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees planted by species, size, and x/y coordinates in a digital format acceptable to the Parks and Open Space Department and Development Engineering. OAK(POS)  
OAK(DE)
50. That the Owner agrees to implement the trails plan in accordance with the approved Pedestrian Circulation and Trails Plan, and the enacted Development Charges By-law to the satisfaction of the Town. OAK(POS)
51. That the Owner's engineer provide certification that all Erosion and Sediment Controls are in a state of good repair and flood control structures and stormwater outfalls structures are operational to the satisfaction of the Conservation Halton and Development Engineering Department and Parks and Open Space Department prior to building permit issuance. OAK (DE)  
OAK(POS)



52. 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 one or more conduits from the room(s) in which the telecommunication facilities are located to the street line. BC /Cogeco
53. That the Owner acknowledge its responsibility to up-front the cost of any extension to the **electrical distribution system**. OH
54. That the Owner agrees to erect and maintain two signs along the frontage of Block 469 along Street S advising the public that Block 466 is designated for future high density residential development. The Owner will make these signs to the specifications of the Planning Services and erect them prior to the issuance of building permits within Block 469. OAK (PS)
55. That the Owner agrees that the following warning clause shall be included in a registered portion of the Regional Subdivision Agreement, applied to all lots east of Street G, being Lots 38 to 43, 56 to 82, 86 to 126, 153 to 169, 174 to 196, 203 to 288, 291 to 465, 505, and Blocks 497, 498 and 499 be inserted in subsequent offers of purchase and sale for those lots/units, and registered on title as follows to the satisfaction of Halton Region: RMH (LPS)
- Warning: This property is in close proximity to the Oakville Mid-Halton Wastewater Treatment Plant (the "Facility"), located at 2195 North Service Road West and operated by Halton Region. Operations at the Facility include various chemical, physical and biological processes to treat municipal wastewater. In addition, solids generated as part of the treatment process are further stabilized at the Facility and, subsequently, transported off site for final disposition. The Facility operates 24 hours a day, 7 days a week. The treatment of wastewater may result in occasional odours at and around the Facility depending on specific treatment activities and/or weather conditions (such as wind speed and direction) present at the time. The Facility operates in a manner that attempts to minimize impacts on surrounding communities. However, from time to time, unpleasant or bothersome emissions from the Facility may impact the enjoyment of indoor and outdoor areas of this residential development. In the future, Halton Region will make applications to upgrade or expand the Facility under the Environmental Assessment Act. Halton Region advises that it will not be responsible for any complaints or claims arising from the operation or activities at or relating to the Facility, property or operations thereon.

56. 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:
- i. "Purchasers of Lots 115 to 117, 243 to 246, 465, 247 to 257, 342 to 358, and 437 are advised that their properties abut lands which may be developed in the future."
  - ii. "Purchasers of Future Residential Blocks 500 and 501 are advised that their properties abut an existing stormwater management pond which may be decommissioned and developed with residential uses in the future."
  - iii. "Purchasers are advised that the road network including Streets 'A' and 'M' may be extended in the future to adjacent lands to permit future development
  - iv. "Purchasers are advised that the road network including Street 'K' will be extended as a public road to Bronte Road in the future. Purchasers are advised that the road network including Street 'B' will be extended as a public road to the extended Street 'K' in the future.
  - v. "Purchasers are advised that Bronte Road is intended to be widened to six lanes in the future by Halton Region.
  - vi. Purchasers of Lots 247 to 257, 342 to 358, and 437 adjacent to the Deerfield Golf Course are advised of routine grounds maintenance and associated active operation of a golf course facility.
  - vii. "Purchasers and/or tenants of lots or units in Blocks 4 to 10, Lots 317, 318, 300, 406, 441, 407, 432, 457, 369, 370, 266, and 267 are advised that they abut a Walkway Block which will allow for public access."
  - viii. "Purchasers and/or tenants of lots or units adjacent to or near the Urban Squares, Neighbourhood Park or any other parkland and open space are advised that these parks, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these areas, the Town may not carry out routine maintenance such as grass and weed cutting."
  - ix. "Purchasers and/or tenants of lots or units adjacent to or near the Urban Square, Neighbourhood Park and servicing / walkway blocks abutting Lots 134 to 136, 290, 283 to 288, 384 to 388, 407, 441, 267, 266, 369, 370, 432, 457, 317, 318 and Blocks 4 to 10 are advised that these open space areas will be used for general active and passive public recreation and leisure uses, including but not limited to walkways (lit and unlit), bikeways, playgrounds, trails, sports field (lit or unlit), splash pad, visitor parking, and/or multi-use courts. In addition to daytime use, park facilities may be used in the evenings and on weekends."
  - x. "Purchasers and/or tenants of Lots 369, 370, 266 and 267 are advised that a walkway may abut the subject property for maintenance and access to the stormwater management facility. During normal use of, and activity on the walkway, some noise could occasionally be generated that may potentially interfere with outdoor activities on the subject property."
  - xi. "Purchasers of all lots adjacent to the watercourse block or other feature regulated by Conservation Halton, shall be advised that the feature is regulated by Conservation Halton and that no encroachment is permitted, and that vegetation shall not be manicured in accordance with Ontario Regulation 162/06."
  - xii. "Purchasers and/or tenants for all lots adjacent to the Natural Heritage Blocks, and transmission corridor are advised that the Town reserves the right to install a public trail connection within these blocks. Further, purchasers are advised that individual gate access to these blocks from their property is prohibited. In addition, dumping of yard waste or other household materials is also prohibited. These open space areas, in whole or in part, may be vegetated to create a natural setting. Be advised that, in these

OAK (PS, DE,  
POS, T)  
CH  
HDSB  
HCDSB  
CP  
RMH (LPS)

- areas the Town may not carry out routine maintenance such as grass and weed cutting.”
- xiii. “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 school.”
- xiv. “Purchasers are advised that the Town of Oakville’s current **street tree planting standards**, which are subject to change, are intended to have an average of one tree for every 12 metres of frontage to be considered for planting in order to accommodate future tree growth. This means that not every house is intended to receive a tree. Purchasers are also advised that the ability to accommodate the planting of a street tree within the public road allowance will be influenced by housing form, development setbacks, utilities, driveway width and location. The Town reserves the right, in its sole discretion, to determine whether a street tree will be planted at any particular location within the subdivision particularly on narrow building lots.”
- xv. “Purchasers 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.”
- xvi. “Purchasers and/or tenants are advised that the homeowner’s builder is responsible for the timing and coordination of **rectifying lot grading matters** which occur prior to assumption.”
- xvii. “Purchasers are advised that **below-grade infiltration facilities** may be constructed on their property, will be privately owned and may hold water for prolonged periods of time.”
- xviii. “Purchasers and/or tenants are advised that prior to the placement of any **structures in side and rear yards**, the Zoning By-law should be reviewed to determine compliance and that a Site Alteration Permit may be required prior to proceeding to do any site work.”
- xix. “Purchasers and/or tenants are advised that **private landscaping** is not permitted to encroach within the Town’s road allowance, public open space or Natural Heritage System area. Any unauthorized encroachments are to be removed by the homeowner prior to Assumption.”
- xx. “Purchasers and/or tenants are advised that an overall grade control plan has been approved for this Plan and further some lots will incorporate the drainage of adjoining lots through the design of **swales and rear lot catch basins**.”
- xxi. “Purchasers are advised that any **unauthorized alteration of the established lot grading and drainage patterns** by the homeowner may result in negative drainage impacts to their lot and/or adjoining lots.”
- xxii. “Purchasers are advised that **below grade infiltration facilities** may be constructed on their property, will be privately owned and may hold water for prolonged periods of time.”
- xxiii. “Purchasers are advised that Bronte Road and Streets ‘A’ and ‘K’ may be designated as **interim or permanent bus routes**, and that bus stops and shelters may be installed.”
- xxiv. “Purchasers and/or tenants are advised that home/business mail delivery will be from designated **centralized 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.”
- xxv. “Purchasers are advised that Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school for the Halton District School Board. However, attendance at this future school is not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area.”
- xxvi. “Purchasers of Lots 195, 189, 182, 305, and 56 are advised that Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. A school site

- may be constructed on these blocks. However, if the blocks are not purchased by the Halton District School Board within 7 years of registration of the plan, Blocks 497, 498 and 499 can be built upon with homes.”
- xxvii. “Purchasers are advised that **school buses** will not enter a cul-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.”
- xxviii. “Purchasers are advised that Urban Squares may contain **children’s play equipment** that may generate noise or nuisance to those homebuyers who purchase adjacent to parks and open space. Urban Squares may also contain community mailboxes. The Neighbourhood Park may also include the provisions for sports field lighting that may generate noise or nuisance to homebuyers who purchase adjacent to the Neighbourhood Park.”
- xxix. “Purchasers are advised that **Town Stormwater Management Ponds** will be subject to scheduled maintenance and periodic cleanout in accordance with Town requirements.”
- xxx. “Purchasers are advised that **driveway entrance widenings** or modifications will not be permitted where they impact on the availability of on-street parking space. Property Owners must take note of the available parking space on their own private lot and purchase homes with knowledge that additional space for more personal / family vehicles may be limited or unavailable.”
- xxxi. “Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. Purchasers of lots/units abutting, fronting and adjacent to the reserved school site 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.”
- xxxii. “Purchasers are advised that **Catholic school accommodation** may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. Halton Catholic District School Board will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board.”
- xxxiii. “Purchasers are advised that the community is founded on the principle of public transit as a priority and as such buses with varying frequencies of services are expected to operate throughout the neighbourhoods. Residents are expected to accept bus operations, with their associated impacts as a reality along roadways of this community. Transit infrastructure including **bus stops and bus shelters** may be located on municipal streets within subdivisions either as temporary and/or permanent features.”
- xxxiv. “Purchasers are advised that Public roads are expected to accommodate pedestrians, cyclists and vehicles of all types. Temporary and/or permanent **public parking along municipal roads** adjacent to any property can be made available for on-street parking by the public and is not reserved for use by the property Owner. This will be most evident in close proximity to parks, schools, laneways and commercial or mixed use districts where visitors to these locations will be encouraged to park on-street in accordance with municipal requirements as on-site parking space will be minimal or non-existent.”
- xxxv. “Purchasers are advised that there is the potential for high water pressures within the subdivision”
- xxxvi. “Purchasers are advised that Blocks 466, 467 and 468 are intended to be developed for **higher density residential uses.**”
- xxxvii. “Purchasers are advised that in order to achieve a suitable indoor noise environment windows may have to remain closed; therefore the dwelling unit of Blocks 6 to 10, Blocks 18 to 23, Blocks 466 to 468, Lots 83 to 88, Lots 91 to 93, Lots 107 to 125, Lots 225 to 228,

- Lots 243 to 246, and Lots 263 to 465 have been equipped with a central air conditioning system.”
- xxxviii. “Purchasers are hereby advised that due to the **operations of the Region of Halton’s Regional Operations Centre** that noise, traffic, maintenance, vibration, lighting, electrical transformers and/or odour may become of concern, occasionally interfering with activities of the dwelling occupants.”
- xxxix. “Purchasers are hereby advised that the **future expansion of the Region of Halton’s Regional Operations Centre** will result in construction traffic, construction noise and dust that may become of concern, occasionally interfering with activities of the dwelling occupants.”
- xl. “Purchasers/tenants are advised that despite the inclusion of noise control features within this development area and within the dwelling units on Blocks 6 to 10, Blocks 19 to 23, and Blocks 466 to 468, sound levels from increasing road traffic on Bronte Road and/or Upper Middle Road may continue to be of concern, occasionally interfering with some activities of the dwelling occupants as the sound level exceeds the Municipality's and the Ministry of Environment and Climate Change noise criteria.”
- xli. “Purchasers/tenants are advised that despite the inclusion of noise control features within this development , sound levels from the Region of Halton Municipal Buildings, EMS and public works activities may occasionally be audible, and may cause some interference with some activities of the dwelling occupants.”
57. In cases where offers of purchase and sale have already been executed, the Owner shall send a letter to all purchasers which includes the above statements regarding the future school site for the Halton District School Board. HDSB
58. 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, if required by Halton Region, regarding the **potential high water pressures** within the subdivision. RMH (LPS)

59. That the Owner agrees that the following warning clauses shall be included in a registered portion of the Regional Subdivision Agreement, applied to the blocks and lots specified below, and in subsequent offers of purchase and sale for those lots/units, and registered on title as follows:

a) Type A: Applies to all dwellings adjacent to Bronte Road

- Block 3 (Towns)
- Blocks 6 to 10 (Towns)
- Blocks 19 to 23 (Towns)
- Block 466 (Residential Condominium)
- Blocks 467 and 468 (Residential Condominium)
- Block 469 (Common Element Condominium)

“Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants, including any raised patio and/or balcony, as sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.”

b) Type B: Applies to all dwellings adjacent to Bronte Road

- Blocks 6 to 10 (Towns)
- Blocks 19 to 23 (Towns)
- Block 466 (Residential Condominium)
- Blocks 467 and 468 (Residential Condominium)

“This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of Environment and Climate Change.”

c) Type C:

- Block 3 (Towns)

“This dwelling unit has been designed with the provision for adding central air conditioning at the occupant’s discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment and Climate Change.”

d) Type D: All residential properties:

“Warning: This property is in proximity to the Halton Region facilities including the Woodlands Operation Centre and the Halton Regional Centre. The operations that take place at these facilities include: fleet maintenance (garage) activities, refueling, vehicle movements, movements of supplies and material, movements of ambulances, occasional use of police and ambulance sirens during emergencies, siren testing, and the use of back-up beepers. These facilities operate 24 hours a day, 7 days a week. Halton Region may apply to alter or expand these facilities in the future. Sound from these facilities may at times be audible.”

e) Type E: All residential properties adjacent to / near the future commercial block:

- Blocks 3, 10, 18 (Towns) and Lots 83 to 85.

“Purchasers/tenants are advised that due to the proximity of future commercial land uses, noise from these uses may at times be audible.”

60. That the Owner install at their expense 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 Blocks / Parks / Urban Square / Storm Water Management Facility (where applicable) and the abutting lots and/or blocks. The fence must be installed prior to occupancy on adjacent lots in order to ensure there is no encroachment by the builder or homeowner into the Natural Heritage Blocks / Parks / Urban Square / Storm Water Management Facility (where applicable) to the satisfaction of the Planning Services Department, Development Engineering Department and Parks and Open Space Department. 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 property and also confirming that there are no known encroachments at the time of assumption. OAK (PS, POS, DE)
61. That the Owner retain the services of a landscape architect in good standing with the OALA 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, 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 Department, Parks and Open Space Department and Development Engineering and in accordance with the Town's Development Charges By-law. Native non-invasive species shall be planted in lands adjacent to the Natural Heritage Blocks, including swales and stormwater management facilities, and within Conservation Halton's regulated area. OAK (POS)  
OAK (DE)  
OAK (PS)
62. That the Owner retain the services of a landscape architect in good standing with the OALA and agrees to provide for the preparation and submission of **landscape plans** including planting, grading, sodding, fencing and the design of Street F immediately adjacent to Bronte Road, together with a cost estimate, and further, that the applicant finance the implementation of the landscape plans to the satisfaction of the Planning Department, Parks and Open Space Department and Development Engineering and in accordance with the Town's Development Charges By-law. OAK (POS)  
OAK (DE)  
OAK (PS)
63. That the Owner installs low (max. 1.2 m high) **decorative metal fence** with gates to Town of Oakville Planning Services and Development Engineering Departments' satisfaction in front of all dual frontage units facing Bronte Street. OAK (PS,DE)
64. That the Owner shall submit a copy of the **approved Pedestrian & Trails Circulation Plan**, prepared to the satisfaction of the Town of Oakville, to the Halton District School Board and Halton Catholic District School Board. OAK (DE, POS)  
HDSB  
HDCSB
65. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees to submit to the satisfaction of the Halton District School Board appropriate **soil and environmental investigations** for the school site, site grading plans, storm water management plans, site servicing plans (sanitary, water and utilities) and an archaeological assessment. In the event of an identified concern, the Board may commission its own studies at the cost of the landowner, if the Board purchases the Blocks. HDSB
66. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees in the Subdivision Agreement 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(s) and shall be erected at such time as the adjacent development proceeds. HDSB
67. Blocks 497 to 499 and Blocks 503 to 504 are reserved for a future school site for the Halton District School Board. The Owner agrees to provide to the Halton District School Board a **geo-referenced AutoCAD file** of the draft M-plan once all Lot and Block numbering configuration has been finalised. 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

68. That the Owner agrees to 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 respective School Board and erect them prior to the issuance of building permits. HDSB  
HCDSB
69. 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 EIS / FSR, Development Engineering Procedures and Guidelines Manual and North Oakville Monitoring Guidelines. Monitoring and maintenance is 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 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. OAK (DE)
70. That the Owner agrees to design, implement, and monitor on-site **Low Impact Development (LID) controls** for any LID facilities on public lands set out in the approved EIS/FSR in accordance with the LID Technical Guide, CVC 2010 and CVC Stormwater Management and Low-Impact Development Monitoring and Performance Assessment Guide, 2015 to the satisfaction of Conservation Halton and the Town of Oakville. OAK (DE)  
CH
- Inspection and performance monitoring of LIDs located on public lands shall be undertaken by the Owner. Inspection monitoring must be carried out during construction of the LIDs by a qualified compliance inspector and in accordance with the town-approved monitoring schedule and CVC recommendations. Performance Monitoring shall be undertaken by the Owner for a minimum of 2 years following the town-approved certification of the LIDs and build-out conditions of the contributing drainage area to the LID. Additional years (up to a maximum of 2 years) of performance monitoring may be required following the resolution of deficiencies to the satisfaction of the Town. Assumption of the Stormwater Management Pond will, in part, be tied to the successful completion of the LID monitoring program.
71. 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)
72. 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
73. 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. OAK (DE)  
CP
74. 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
75. The Owner agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: CP
1. A Community Mailbox concrete base pad per Canada Post specifications.
  2. Any required walkway across the boulevard, as per municipal standards.



76. 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. Further, the Owner shall advise any effected homeowners of any easements granted to Canada Post. CP
77. 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 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. OAK(F)
78. The Owner agrees to submit progress reports for any **Development Charge reimbursable** items identified to be reimbursed through Development Charge credits, whether repaid through 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. OAK(F)
79. 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 one or more conduits from the room(s) in which the telecommunication facilities are located to the street line. BC
80. That the Owner provides a **fire break plan** and other fire prevention measures to the satisfaction of the Town of Oakville. OAK (FD)

**LEGEND – CLEARANCE AGENCIES**

BC	Bell Canada
CP	Canada Post
HCDSB	Halton Catholic District School Board
HDSB	Halton District School Board
CH	Conservation Halton
MTCS	Ministry of Tourism, Culture and Sport
OAK (A)	Town of Oakville – Planning Administration
OAK (F)	Town of Oakville - Finance
OAK (L)	Town of Oakville – Legal
OAK (DE)	Town of Oakville – Development Engineering Department
OAK (PS)	Town of Oakville – Current Planning Services
OAK (LR)	Town of Oakville – Long Range Planning
OAK (Z)	Town of Oakville – Building Services Department, Zoning Section
OAK (FD)	Town of Oakville – Fire Department
OAK (POS)	Town of Oakville – Parks and Open Space Department
OAK (EC)	Town of Oakville – Engineering and Construction Department
OAK (T)	Town of Oakville – Transit
OH	Oakville Hydro
RMH (LPS)	Regional Municipality of Halton – Legislative and Planning Services
UG	Union Gas