

Development Construction Expectations

A Guide for Businesses and Residents

The Town of Oakville works with developers and contractors prior to the commencement of construction to mitigate future construction-related impacts as much as possible.

Construction Management Plan

Public safety and construction impact mitigation are important priorities for the town, developers and contractors. While associated impacts of construction on and around the site should be expected, for larger mixed use, residential and commercial developments in growth areas, the town requires that a Construction Management Plan (CMP) is prepared by the developer/contractor. This outlines how they will manage construction to minimize the associated impacts and meet the requirements of the town including parking, staging of deliveries, tree protection, stormwater management, environmental protection, as well as public information and communication.

Once the CMP is approved by the town, and prior to the commencement of construction, an on-site pre-construction meeting is held between town staff, the developer, the contractors, and applicable government authorities, to review the requirements in the approved CMP.

Below are some CMP highlights of the responsibilities of the developer/contractor. In addition, there is key information about common inquiries such as noise, parking, dust and debris.

Developer's Public Communications

The developer is responsible for communicating to the community about the project.

- **Signage:** Prior to construction a sign board will be erected with the relevant phone numbers and a website for which community members can communicate their inquiries and concerns.
- **Website:** A website will contain key information to properly inform the community and will be updated as needed. It will include milestone dates, working days/hours, emergency response unit/agencies (fire, ambulance, police), demolition and site hoarding, major deliveries, excavation, and concrete pouring, as well as first occupancy. The developer will host this website. More details to be provided as it is made available.
- **Community liaison/site ambassador:** The general contractor will appoint a community liaison/site ambassador to inform and work with community members to address and resolve issues that may arise during construction.
- **Public notices:** Pre-construction and construction notices are to be delivered to all affected/adjacent residents, emergency service providers (fire, police, and ambulance)

and public transport authorities when heavy equipment and/or major concrete pours are anticipated.

Site Offices and Staging

Vehicle and Pedestrian Movement

- Pedestrian traffic and cyclists are redirected around the construction site offices and staging areas.
- Pedestrians are protected by urban barriers and construction fence.

On-street Parking

- On-street parking is impacted as minimally as possible and parking spaces are restored following construction.
- Traffic counts are conducted before and during construction to assess the traffic impact on adjacent streets and intersections in the construction area.

Site Servicing and Utilities

- Disruption of services and utilities are generally not planned or expected during the project duration. However, should there be any planned disruption, the developer/contractor is responsible for notifying affected residents ahead of time and posting the date and times on the website.
- In the event a disruption does occur, the situation will be quickly assessed, and the contractor will be responsible to minimize the duration.

Dust, Debris and Street Cleaning

- Some dust and debris around a construction site is inevitable, however the contractor is responsible for managing the work site so that dust, debris, and mud tracking is kept to a minimum and public space is reasonably clean at the end of each day. For example:
 - a silt fence will be erected around the perimeter of site to protect against erosion and control dust from blowing winds.
 - a mud mat will be installed at the site entrance to mitigate the transportation of debris/mud from construction vehicles being carried onto town sidewalks and streets.
 - construction vehicles may be sprayed and washed with water when leaving the site if there is an excess amount of mud on them and weather permitting.
 - paved surfaces, sidewalks etc. will be kept clean by routinely washing (weather permitting) and sweeping.
 - a flusher/water truck will be used throughout the duration of the work for washing and spraying to control dust as needed. Streets are not flushed during the winter due to the potential for ice formation.
 - during the spring, summer and fall months the sidewalk and surrounding impacted areas of the construction site will be kept free from standing water. During the winter months the sidewalks will be cleaned of snow and salted.

Noise

- In line with the town's [Noise By-law](#), noise from construction is permitted during the hours of 7 a.m. to 7 p.m. (excluding Sundays and statutory holidays). There are situations where times may vary, such as for emergency work or where an exemption has been granted by the town. Workers can be present, and work may be conducted at any time, as long as the resulting noise is not clearly audible off site.

Queuing of Trucks on the Road

- To prevent construction vehicles waiting (queuing) in a construction area for a specific time or for permission to enter a site, the developer/contractor are responsible for submitting traffic control details prepared by a transportation engineer.
- During high construction vehicle volume, a greater emphasis will be placed on traffic management by the developer/contractor. During peak construction times, traffic control persons should be present to safely monitor and guide vehicular and pedestrian activity.
- Trucks waiting to enter the site from the street in an active traffic lane is not a violation under the [Anti-Idling By-law](#).

Parking & Enforcement

- Contractors and trades are required to abide by all parking by-laws requirements. If trades parking cannot be accommodated on-site, the developer or contractor is required to contact the Town of Oakville to request parking permits.
- Parking is permitted on local streets for up to three hours during the daytime. Parking is prohibited in areas with posted parking restrictions and as outlined in the town's Traffic Control By-law.
- Monthly parking may be available for contractors and trades allowing for full-day parking.
- More information relating to [parking permits](#) may be found online.

Town By-laws

- The developer and general contractor are required to adhere to [town by-laws](#). For more information about the town's most popular by-laws e.g. Noise, Health Protection Air Quality, Lot Maintenance, Property Standards, and Traffic. For more information visit oakville.ca and search [popular by-laws](#).

Questions or Concerns

Businesses and residents are encouraged to first reach out to the developer for questions and concerns related to private developments. Developer contact information can be obtained from ServiceOakville at 905-845-6601 or service@oakville.ca.

Complaints or unresolved concerns within the town's right-of-way (town property) can be forwarded to ServiceOakville.

For concerns relating to parking or noise, residents may submit a request for enforcement to ServiceOakville through [Online Services](#) or by phone.

Upon receiving your concern, ServiceOakville creates a service request and directs it to the appropriate town department. Town staff will investigate and take the appropriate action to resolve the issue.