

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)

CONDITIONS TO BE MET PRIOR TO PREGRADING AND/OR SERVICING		CLEARANCE AGENCY
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.	MTCS OAK (DE) RMH (LPS)
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.	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 written approval 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">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; andd) any excavation that will occur within 30 metres of the Enbridge right-of-way.	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, 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.	RMH (LPS)
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: <ul style="list-style-type: none">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; orc) any placement of heavy equipment and materials within the transmission corridor.	HONI
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.	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: 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): 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.	OAK (PS, DE, T) RMH (LPS) CH
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.

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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 m³ 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.
- 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: RMH(LPS)
- 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/m². 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)

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|------|--|----------------|
| 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 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:

CONDITIONS TO BE INSERTED INTO SUBDIVISION AGREEMENT	CLEARANCE AGENCY
1. That the Owner agrees that pre and post development storm water flows 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 survey of the static water level and quality of all wells within 500 metres of the plan. The Owner further agrees to resolve any claims of well interruption due to the construction of municipal services to the satisfaction of the Region's Development Project Manager.	RMH (LPS)
3. That the Owner acknowledges that development shall be subject to full municipal water and sanitary sewer services to the satisfaction of the Regional Municipality of Halton.	RMH (LPS)
4. The Owner agrees to provide notice to prospective purchasers upon the completion and approval of the Composite Utility Plan showing the location of all community facilities (community mail boxes, bus shelter and stops, street trees, sidewalks, street light poles, hydrants, cable boxes, transformers or any other above grade facilities) to the satisfaction of staff and that this plan be displayed in the sales office.	OAK (DE)
5. That the Owner agrees at their cost to implement a municipal tree planting program 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 boulevard street trees and trees planted in open space areas for a period of 2 years from the date of planting and agrees to maintain in a healthy condition all trees until assumption or to the end of the warranty period, where the warranty extends beyond assumption.	OAK(DE)
7. That the Owner agrees to submit prior to Assumption an inventory of all boulevard trees 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:
 - 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

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| 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 5years 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)
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) |

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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)
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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

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