

SCHEDULE 4 – CONDITIONS OF DRAFT APPROVAL

**CONDITIONS OF DRAFT APPROVAL FOR
PLAN OF SUBDIVISION
FILE: D12SUB18.001 – 2810007 Ontario Ltd. (Essence Homes)
DATED: July 4, 2022**

**LEGAL DESCRIPTION
Part of Lots 18 and 19, Concession 8
Town of Halton Hills, Regional Municipality of Halton
11571-11605 Trafalgar Road (Georgetown)**

The conditions, which shall be fulfilled prior to final approval of this Plan of Subdivision, are as follows:

TOWN OF HALTON HILLS	
1.	That approval applies to Plan of Subdivision D12SUB18.001, prepared by Fiddes Clipsham Inc., dated June 7, 2021, consisting of a residential development block (Block 1) and road widening blocks (Block 2 and 3).
2.	That the Owner agrees to deposit mylars of the Registered Plan of Subdivision with the Town of Halton Hills and provide the Town with computerized information in a format satisfactory to Town Administration.
3.	That the Owner agrees to construct all temporary works needed to facilitate the development of the subject property. These works may include, but not be limited to, emergency access, temporary cul-de-sacs, and stormwater facilities.
4.	That the Owner agrees in a Subdivision or Site Plan agreement that maintenance of any retaining walls constructed within the draft plan of subdivision shall be the responsibility of the Owner and subsequent Owners. The maximum height of the exposed face of the retaining wall is to be reviewed and approved by the Commissioner of Transportation and Public Works.
5.	That the Owner temporarily installs and maintains a snow fence along the property adjacent to the development to the satisfaction of the Commissioner of Transportation and Public Works. The snow fence shall remain in place until such time as otherwise directed by the Commissioner of Transportation and Public Works.
6.	That the Owner agrees to provide and maintain a sediment control fence as appropriate around the perimeter of the site in accordance with the required setbacks and provide mud tracking pads for construction vehicles at the site entrances prior to commencement of topsoil stripping or other construction activities. The Owner also agrees to direct construction traffic to and from the draft plan of subdivision lands via a specified route, all to the satisfaction of the Commissioner of Transportation and Public Works.
7.	That the Owner agrees to construct a black vinyl chain link and/or wooden board fence at locations determined by, and to the satisfaction of, the Commissioner of Transportation and Public Works and the Commissioner of Recreation and Parks.

8.	That the Owner agrees to have all grading, drainage and servicing under the Town's jurisdiction designed and constructed to the satisfaction of the Commissioner of Transportation and Public Works and the Commissioner of Recreation and Parks.
9.	That the Owner agrees that, in the event that future development of the property is to be phased, a detailed development phasing plan must be submitted prior to final approval of the first phase of development. The Phasing Plan shall indicate the sequence of development, the land area in hectares, the number of lots and blocks in each phase, grading to minimize the total soil area exposed at a given time, and construction of public services, to the satisfaction of the Town and Region of Halton. The phasing must also be reflected in all required reports.
10.	That the Owner agrees (at Site Plan submission) to provide site line triangles at all intersections and inside bends of all streets within this development to the satisfaction of the Commissioner of Transportation and Public Works.
11.	That the Owner agrees to post approved lot grading plans, when available, at any location where lots in this development are offered for sale, and to provide purchasers with a copy of the individual lot grading and plot plans developed for each lot once approved by the developer's professionals and the Town.
12.	That the Owner agrees to secure any lands required for servicing this site and provide easements as required.
13.	That the Owner agrees to supply to the satisfaction of the Commissioner of Transportation and Public Works a digital compatible file of the "as constructed" servicing and grading, in a format suitable for use with the Town's current version of AutoCAD.
14.	<p>That the Owner agrees to pay an administration fee based on the following rate(s) as part of the execution of the full servicing agreement with the Town. Partial payment will be required as part of the execution of any pre-servicing agreement, with the remainder due upon execution of the full servicing agreement.</p> <p>The administration fee will be based on a construction cost estimate provided by the Consulting Engineer and approved by the Town. The fee will be based on:</p> <ul style="list-style-type: none"> • 6.5% of the first \$500,000.00 of the estimated construction value, plus • 5.5% of the next \$500,000.01 to \$1,500,000.00 of the estimated construction value, plus • 4.5% of any estimated construction value in addition to \$1,500,000.01.
HALTON REGION	
15.	The Owner shall provide digital copies of the registered plan of subdivision to the Region of Halton, prior to registration of the plan. The Owner shall also provide Halton Region's Development Project Manager prior to registration and prior to commencement of any works, digital drawings in

	accordance with the Region of Halton's Digital Drawing Specifications for Development and as well upon submission of the "as constructed drawings".
16.	The Owner agrees to deposit mylars and/or digital copies of the registered plan of subdivision to the satisfaction of the Town of Halton Hills, and that prior to the registration of the plan, the Owner's surveyor shall submit to the Region of Halton, horizontal co-ordinates of all boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real UTM co-ordinates, NAD 83 datum.
17.	The Owner agrees that, should development be phased, a phasing plan shall be submitted prior to final approval of the first phase. The phasing plan will indicate the sequence of development, the land area in hectares, the number of lots and blocks for each phase and the proposed use of all blocks.
18.	Prior to final approval, the Owner must follow the Region's Protocol for Reviewing Development Applications with Respect to Contaminated or Potentially Contaminated Sites, to the satisfaction of Halton Region. Prior to any servicing or grading of the site, the Owner is required to submit to Halton Region a MECP-acknowledged Record of Site Condition, along with all supporting environmental documentation and Environmental Site Assessments to the satisfaction of Halton Region.
19.	That the Owner agrees to include in all Offers to Sell, Agreements of Purchase and Sale, Lease or Reservation Agreements, and any other similar documents registered on title to the Lands the following: <ul style="list-style-type: none"> a. "Purchasers/tenants are advised that the homeowner will be responsible for waste disposal until such time as the Region deems their street safe and accessible to receive Regional waste collection services."
20.	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.
21.	Any existing water or wastewater services that will not be re-used must be disconnected at the mains at the expense of the Owner.
22.	The Owner is required to provide a Full Engineering Submission as per Regional Municipality of Halton Development Engineering Review Manual (DERM) guidelines and enter into a Servicing agreement with the Regional Municipality of Halton for the extension of services to the property. The Owner shall enter into any required agreements and satisfy all requirements, financial and otherwise of Halton Region, 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.
23.	The Owner is required to secure all Regional easement requirements for the servicing of the property, to the satisfaction of Halton Region.

24.	The Owner is required to obtain sufficient servicing allocation (111 SDEs) from the Town of Halton Hills for the proposed development to the satisfaction of Halton Region.
25.	Upon draft approval, Halton Regional services for the plan of subdivision may be installed, provided the engineering drawings have been approved by the Region and the Town of Halton Hills, the Regional Agreement has been executed, insurance obtained, appropriate financial security has been posted, all relevant fees paid to the satisfaction of the Region, and all requisite government approvals have been obtained and notices given to all public utilities.
26.	The Owner acknowledges and agrees that registration of all or part of this subdivision may not take place before all external water and wastewater infrastructure necessary for the plan are secured or are in place to the satisfaction of Halton Region's Development Project Manager.
27.	The Owner shall conduct a survey of the property to identify all existing wells related to the former use of the lands. The Owner further agrees to decommission any existing wells in accordance with provincial guidelines prior to commencing the development of these lands, to the satisfaction of Halton Region's Development Project Manager.
28.	The Owner shall conduct a survey of the property to identify all existing septic systems related to the former use of the lands. The Owner further agrees to decommission any existing septic systems in accordance with Regional requirements prior to commencing the development of these lands, to the satisfaction of Halton Region's Development Project Manager.
29.	The Owner shall agree that pre and post development stormwater flows from this site to the existing drainage system on Trafalgar Road (Regional Road 3) are maintained both during and after construction, such that there are no adverse impacts to the existing system on Trafalgar Road (Regional Road 3), to the satisfaction of Halton Region's Development Project Manager. All stormwater flows are to be managed by onsite controls and flows are not to be directed onto Regional Roads.
30.	The Owner shall design the storm sewer systems and stormwater management ponds to accommodate storm flows from the Regional Road at no cost to the Region. At no time shall the Region contribute to the cost of land required to construct a stormwater management pond or the oversizing of the storm sewer service to accommodate regional or municipal flows. The Owner is required to fund and undertake all infrastructure works required for stormwater drainage improvements and upgrades to Trafalgar Road (Regional Road 3) that are required to accommodate any post development storm water flows that are generated from this development. All costs for any drainage improvements are to include, design, construction and implementation for these upgrades.
31.	The Owner acknowledges and agrees that adjustments to the Stormwater Management Plans may be required to accommodate the Trafalgar Road Capital Project to the satisfaction of Halton Region.

32.	The works to be completed by the Owner shall be supervised during their construction by a licensed Professional Engineer of the Province of Ontario with all professional engineering fees paid by the Owner. The Owner's engineer must provide competent full time inspection staff on site during construction activities to obtain the required "as constructed" field information, and to ensure compliance with the approved drawings and Halton Region's Current Construction and Design Standards.
33.	<p>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 Halton Region's Development Project Manager. The Owner shall submit a Well Survey and Monitoring Report to Halton Region's Development Project Manager for review prior to any site alteration. The Owner shall:</p> <ul style="list-style-type: none"> a. prior to any site alteration conduct a Preconstruction Survey of the static water level and quality of all wells within the greater of 500m of development area, or the expected area of influence as determined by a hydrogeologist; b. during and post construction and for a minimum of one year following the completion of construction, monitor a representative number of wells within the study area as determined by a hydrogeologist; and c. resolve all claims of well interruption due to the construction of municipal services to the satisfaction of Halton Region's Development Project Manager.
34.	Trafalgar Road (Regional Road 3) currently has Municipal Class Environmental Assessment approval to be widened to 4 lanes from north of 10 Side Road to Highway 7. The Owner acknowledges and agrees to coordinate all site works within or near the Trafalgar Road Regional right-of-way (Stormwater, walkways, landscaping, sod, grading, etc.) with the Trafalgar Road Capital Project Team to the satisfaction of Halton Region.
35.	That the Owner agrees that during the construction of the Trafalgar Road Capital Project to widen Trafalgar Road to 4 lanes from north of 10 Side Road to Highway 7, direct access to Trafalgar Road from this property may be temporarily restricted.
36.	<p>That the Owner agrees an access to Trafalgar Road is required to support the subdivision and that timing of development construction can alter requirements, as follows:</p> <ul style="list-style-type: none"> a. if the subdivision construction works occur before the Trafalgar Road Capital Project to widen Trafalgar Road to 4 lanes from north of 10 Side Road to Highway 7, the Owner agrees to be responsible for designing and implementing at the Owner's expense a temporary access to Trafalgar Road that supports the full build out and construction of the subdivision and other internal traffic that may become connected to the subdivision, to the satisfaction of Halton Region; or

	<p>b. if the subdivision construction works occur after the Trafalgar Road Capital Project to widen Trafalgar Road to 4 lanes from north of 10 Side Road to Highway 7, the Owner agrees to be responsible for designing and implementing an ultimate subdivision access to Trafalgar Road at the Owner's expense, to the satisfaction of Halton Region.</p>
37.	<p>That the Owner agrees to the following, to the satisfaction of Halton Region:</p> <ul style="list-style-type: none"> a. that the cost of any works within the Regional right-of-way will be the responsibility of the Owner; b. that the detailed design drawings required to support the Servicing Agreement and the corresponding cost estimates shall be submitted for review and approval; c. that the designs will be based on the specifications outlined in the TAC Geometric Design Guide for Canadian Roads; and d. that the detailed design drawings shall include the road improvements and all associated design details, including grading and cross-sections, culvert details, the location of intersection street signs (advanced and at intersection) and intersection pavement markings.
38.	<p>That the Owner agrees that the various private driveways to Trafalgar Road from 11571-11605 Trafalgar Road shall be removed and restored by the Owner at the Owner's expense, to the satisfaction of Halton Region.</p>
39.	<p>That the Owner agrees to place any proposed (new) signage, plantings etc., for the development outside of the ultimate Regional right-of-way for Trafalgar Road (on private property) to the satisfaction of Halton Region.</p>
40.	<p>The Owner shall dedicate to the Region of Halton for the purpose of road right-of-way widening and future road improvements two (2) daylight triangles at the new access location, measuring 15m along the proposed access (local road) and 15m along the ultimate Trafalgar Road (Regional Road 3) right-of-way. The locations of daylight triangles are subject to the geometry of the intersecting roadways and the respective right-of-way extents.</p>
41.	<p>The Owner shall dedicate to the Region of Halton for the purpose of road right-of-way widening and future road improvements any lands within 21m of the existing centreline of the Trafalgar Road (Regional Road 3) right-of-way that are part of the subject property.</p>
42.	<p>Trafalgar Road currently has Municipal Class Environmental Assessment approval to be widened to 4 lanes from north of 10 Side Road to Highway 7. The Owner acknowledges and agrees that additional lands may be required from 11571-11605 Trafalgar Road frontages on Trafalgar Road to support the Capital Project to widen Trafalgar Road to 4 lanes. The Owner shall dedicate any additional lands required to construct the Capital Project to widen Trafalgar Road to the satisfaction of Halton Region.</p>
43.	<p>That the Owner agrees to submit updated Plan(s) completed by an Ontario Land Surveyor for approval of Halton Region prior to initiating the official land dedication process.</p>

44.	That the Owner agrees that all lands to be dedicated to Halton Region 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 or his/her designate.
45.	That the Owner agrees that the design of any required Active Transportation connection to Trafalgar Road will be designed and constructed to the satisfaction of the Region.
46.	That the Owner agrees to provide construction easements to the Region's satisfaction for the purposes of future rail detour and future road widening and improvements.
47.	That the Owner agrees to the following, to the satisfaction of Halton Region: <ul style="list-style-type: none"> a. that potential buyers and future owners of properties within the subdivision shall be provided a warning clause that clearly outlines that should alternate access to Trafalgar Road (through properties to the south) become available via the Trafalgar Sports Park Traffic Signal, the owners are advised that the existing full movement non-signalized access to Trafalgar Road may be closed or restricted at the discretion of Halton Region; b. that said warning clause shall be communicated to all potential buyers and future owners as early in the purchasing process as possible (pre-sale); and c. that said warning clause shall be included in all sales materials and all purchase and sale agreements.
48.	That the Owner agrees to the following, to the satisfaction of Halton Region: <ul style="list-style-type: none"> a. provide an updated Noise & Vibration Impact Study for review and approval to the Region's satisfaction; b. implement the recommendations of the final, approved Noise & Vibration Impact Study; and c. ensure that the designated locations of the noise walls recommended in the approved Noise & Vibration Impact Study are such that the noise walls will neither be owned nor maintained by Halton Region.
49.	That the Owner agrees to provide certification that the recommendations from the final Noise & Vibration Impact Study, as approved by Halton Region, have been implemented prior to the release of securities held under the Servicing Agreement.
50.	That the Owner agrees to the following, to the satisfaction of Halton Region: <ul style="list-style-type: none"> a. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the Owner shall instruct its sales staff and agents (in the sales centre or otherwise) to notify all interested or potential purchasers, parties, buyers and/or future owners of the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study as early in the purchasing process as possible (pre-sale); and b. that for all lands, lots or blocks that will be fitted with noise control measures and/or features, the recommendations and warning clauses of the approved updated Noise & Vibration Impact Study

	shall be registered on title, included in all pre-sales materials, and included in all agreements of purchase and sale.
HALTON CATHOLIC DISTRICT SCHOOL BOARD (HCDSB)	
51.	That the Owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision and/or site plan agreement, to be registered on title: <ul style="list-style-type: none"> a. Prospective purchasers are advised 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 bused to existing facilities outside the area. b. Prospective purchasers are advised that the HCDSB 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, and that you are notified that school buses will not enter cul-de-sacs.
52.	That the Owner agrees that in cases where offers of purchase and sale have already been executed, the Owner is to send a letter to all purchasers which includes the above statements.
53.	That the Owner agrees in the subdivision and/or site plan agreement to the satisfaction of the HCDSB, to erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and/or busing will be provided. The Owner will make these signs to the specifications of the HCDSB and erect them prior to the issuance of building permits.
54.	That the developer agrees that should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
55.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the HCDSB.
56.	That the Owner shall provide HCDSB a geo-referenced AutoCAD file of the Draft M-plan once all Lot and Block numbering has been finalized. Should any changes occur after the initial submission to Lot and Block configuration or numbering on the draft M-plan the Owner shall provide a new AutoCAD file and a memo outlining the changes.
HALTON DISTRICT SCHOOL BOARD (HDSB)	
57.	That the Owner agrees to place the following notification in all offers of purchase and sale for all lots/units and in the Town's subdivision and/or site plan agreement, to be registered on title: <ul style="list-style-type: none"> a. Prospective purchasers are advised that schools on sites designated for the Halton District School Board in the community are not guaranteed. Attendance at schools in the area yet to be constructed is also not guaranteed. Pupils may be accommodated in temporary facilities and/or be directed to schools outside of the area. b. Prospective purchasers are advised that school buses will not enter cul-de-sacs 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.
58.	That the Owner agrees that in cases where offers of purchase and sale have already been executed, the Owner is to send a letter to all purchasers which includes the above statements.
59.	That the developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
60.	That the Owner shall supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.
61.	That a copy of the approved sidewalk plan, prepared to the satisfaction of the Town of Halton Hills be submitted to the Halton District School Board.
CN RAILWAY	
62.	Safety setback of habitable buildings from the railway rights-of-way to be a minimum of 30 metres in conjunction with a safety berm. The safety berm shall be adjoining and parallel to the railway rights-of-way with returns at the ends, 2.5 metres above grade at the property line, with side slopes not steeper than 2.5 to 1.
63.	The Owner shall engage a consultant to undertake an analysis of noise. At a minimum, a noise attenuation barrier shall be adjoining and parallel to the railway rights-of-way, having returns at the ends, and a minimum total height of 5.5 metres above top-of-rail. Acoustic fence to be constructed without openings and of a durable material weighing not less than 20 kg. per square metre of surface area. Subject to the review of the noise report, the Railway may consider other measures recommended by an approved Noise Consultant.
64.	Ground-borne vibration transmission to be evaluated in a report through site testing to determine if dwellings within 75 metres of the railway rights-of-way will be impacted by vibration conditions in excess of 0.14 mm/sec RMS between 4 Hz and 200 Hz. The monitoring system should be capable of measuring frequencies between 4 Hz and 200 Hz, ± 3 dB with an RMS averaging time constant of 1 second. If in excess, isolation measures will be required to ensure living areas do not exceed 0.14 mm/sec RMS on and above the first floor of the dwelling.
65.	The Owner shall install and maintain a chain link fence of minimum 1.83 metre height along the mutual property line.
66.	The following clause should be inserted in all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300m of the railway right-of-way: "Warning: Canadian National Railway Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the land the subject hereof.

	There may be alterations to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwelling(s). CNR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
67.	Any proposed alterations to the existing drainage pattern affecting railway property must receive prior concurrence from the Railway and be substantiated by a drainage report to the satisfaction of the Railway.
68.	The Owner shall through restrictive covenants to be registered on title and all agreements of purchase and sale or lease provide notice to the public that the safety berm, fencing and vibration isolation measures implemented are not to be tampered with or altered and further that the Owner shall have sole responsibility for and shall maintain these measures to the satisfaction of CN.
69.	The Owner shall enter into an Agreement with CN stipulating how CN's concerns will be resolved and will pay CN's reasonable costs in preparing and negotiating the agreement.
70.	The Owner shall be required to grant CN an environmental easement for operational noise and vibration emissions, registered against the subject property in favour of CN.
CANADA POST	
71.	The Owner/developer will consult with Canada Post to determine suitable locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
72.	The Owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the Town of Halton Hills.
73.	The Owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.
74.	The Owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.
75.	The Owner/developer agrees to provide the following for each Community Mailbox site and include these requirements on appropriate servicing plans: <ul style="list-style-type: none"> a. A Community Mailbox concrete base pad as per Canada Post specifications.

	<p>b. Any required walkway across the boulevard, as per municipal standards.</p> <p>c. Any required curb depressions for wheelchair access.</p>
76.	The Owner/developer further agrees to determine, provide and fit up a suitable gravel area 30 to 60 days prior to the first occupancy to act as a Temporary Community Mailbox location(s) which may be utilized by Canada Post until the permanent mailbox pads, curbs, sidewalks and final grading have been completed at the permanent CMB site locations. This will enable Canada Post to provide mail service to new residences as soon as homes are occupied. Specifications for this gravel area will be provided at the time the developer notifies Canada Post of the first occupancy date. (The developer should provide evidence of how they intend to co-ordinate this activity in a timely manner to a safe and clean usable area).
HALTON HILLS HYDRO	
77.	The Applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.
CLEARANCES	
78.	That prior to final approval, Halton Region advises the Town of Halton Hills that conditions 15 to 50 have been satisfied.
79.	That prior to final approval, Halton Catholic District School Board advises the Town of Halton Hills that conditions 51 to 56 have been satisfied.
80.	That prior to final approval, Halton District School Board advises the Town of Halton Hills that conditions 57 to 61 have been satisfied.
81.	That prior to final approval, CN Railway advises the Town of Halton Hills that conditions 62 to 70 have been satisfied.
82.	That prior to final approval, Canada Post advises the Town of Halton Hills that conditions 71 to 76 have been satisfied.
83.	That prior to final approval, Halton Hills Hydro advises the Town of Halton Hills that condition 77 has been satisfied.
TIMEFRAME	
84.	That the Owner agrees that draft approval shall lapse on July 4, 2025, if the above noted conditions have not been satisfied. Any extension of approval is contingent upon a review and possible revision to the Conditions of Draft Approval to ensure that they remain current and reflect best practices.
NOTES	
1.	No wastewater service laterals or water service connections are to cross existing or proposed property lines.
2.	The Owner will be required to pay all applicable Regional Development Charges (DCs) in accordance with the Region of Halton Development Charges By-law(s), as amended. If a subdivision (or other form of development) agreement is required, a portion of the Regional DCs for residential units may be payable upon execution of the agreement or in accordance with the terms and conditions set out in the agreement. In addition, commencing January 1, 2017 every owner of land located in Halton Region intended for residential development will be subject to the Front-ending Recovery Payment. Residential developments on lands located in

	<p>Halton Region that prior to January 1, 2017 are part of a Regional allocation program, or have an executed Regional/Local Subdivision or consent agreement, or have an executed site plan agreement with the Local Municipality, or received a notice in writing from the Local Municipality that all requirements under the Planning Act have been met, or obtained a building permit are not subject to the Front-ending Recovery Payment.</p> <p>The above note is for information purpose only. All residential development applicants and every owner of land located in Halton Region assume all of the responsibilities and risks related to the use of the information provided herein.</p> <p>Please visit our website at https://www.halton.ca/The-Region/Finance-and-Transparency/Financing-Growth/Development-Charges-Front-ending-Recovery-Payment to obtain the most current information, which is subject to change.</p>
3.	<p>Education Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum approved unit count will be subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.</p>
4.	<p>Any costs due to changes required of Halton Hills Hydro's distribution system (i.e., moving poles to accommodate lane ways, driveways and parking lots, etc.) will be borne by the Applicant.</p>