

SCHEDULE 4 – CONDITIONS OF DRAFT PLAN OF SUBDIVISION

CONDITIONS OF DRAFT APPROVAL FOR PLAN OF SUBDIVISION

FILE: D12SUB17.001 (24T-17001/H) –
FPL HOLDINGS (HALTON HILLS) LTD.

LEGAL DESCRIPTION

Part of Lot 30, Concession 2, Town of Halton Hills, Regional Municipality of
Halton, municipally known as 340 Main Street North (Acton)

TOWN OF HALTON HILLS		
1.	That approval applies to the proposed Plan of Subdivision D12SUB17.001 revised by The Odan/Detech Group Inc. dated January 17, 2019 (revision date), to show the Industrial Blocks (Blocks 1-3), Futura Drive, Stormwater Management Pond (Block 4), Wetland Block (Block 5) and Town-Owned Future Right-of-Way (Blocks 6 & 7).	GENERAL – ALL
2.	That the Owner agrees to provide lot frontage, area, and site specific information as necessary to ensure that all lots and blocks conform to the Zoning By-law.	PLANNING / ZONING
Development Engineering		
3.	Prior to the Town providing final approval for the registration of the M-Plan, the Owner agrees to enter into a Subdivision Agreement, to be registered on title, and to satisfy all requirements, financial requirements, servicing and otherwise, of the Town of Halton Hills.	GENERAL - ALL
4.	That the Owner agrees to design and construct all grading, drainage, roadways and servicing under the Town's jurisdiction to the satisfaction of the Commissioner of Transportation and Public Works	ENGINEERING
5.	That the Owner agrees that all Municipal road allowances included in the plan of subdivision shall be named to the satisfaction of the Town of Halton Hills (application made to Clerk's Department) and shall be constructed to the Town of Halton Hills standards for urban industrial right-of-ways.	CLERKS
6.	<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 estimate construction value, plus• 5.5% of the next \$500,000.01 to \$1,500,000.00 of the estimate construction value, plus• 4.5% of any estimated construction value in addition to	ENGINEERING

	\$1,500,000.01	
7.	That the Owner agrees that prior to applying for a Site Alteration Permit with the Town they shall acquire all necessary approval(s), permit(s) and/or clearance from all related Authorities for tree removal, grading and earth movement. The Owner further agrees to satisfy the requirements of the Construction Management plan to the satisfaction of the Commissioner of Transportation and Public Works prior to applying for a Site Alteration Permit.	ENGINEERING
8.	That the Owner agrees that prior to entering any Agreement with the Town of Halton Hills, all necessary permit(s) from the related Authorities for the SWM facility and/or stormwater drainage outfall, are in place and in good standing. It shall be the Owner's responsibility to maintain all of the Authority permit(s) in good order for the term of this agreement.	ENGINEERING
9.	That the Owner agrees to grant all easements or blocks as required, free and clear of any encumbrances, to the Town or other appropriate authority to the satisfaction of the Commissioner of Transportation and Public Works.	GENERAL - ALL
10.	That the Owner agrees to construct and maintain all works to the satisfaction of the Commissioner of Transportation and Public Works, to facilitate the development of the subject property. These works may include, but are not be limited to erosion and sediment control devices, emergency access, temporary cul-de-sacs, storm water conveyance, stormwater facilities and temporary restoration of area to prevent long term erosion.	ENGINEERING
11.	That the Owner agrees to construct all rough grading, servicing and associated works, as deemed necessary by the Commissioner of Transportation and Public Works and as indicated on the engineering drawings, prior to the issuance of any Building Permits.	ENGINEERING
12.	That the Owner agrees that immediately after the placement of the base course of asphalt, fine grading, topsoil, and application of seed and mulch is to be completed on all Blocks identified as Reserve Blocks and lots precluded because of phasing, to the satisfaction of the Commissioner of Transportation and Public works. The Owner further agrees to maintain these blocks and lots including regular grass cutting and weed control until such time as development occurs.	ENGINEERING
13.	That the Owner agrees to install, and make operational, L.E.D. street lighting on all streets and walkways within the Draft Plan of Subdivision, to an urban industrial standard, to the satisfaction of the Commissioner of Transportation and Public Works, within 90 days of the issuance of the first Building Permit. The Owner further agrees to arrange for a ten year warranty from the manufacture of the luminaires and related parts and agree to clean all light fixtures prior to requesting final acceptance.	ENGINEERING
14.	That the Owner agrees to dedicate lands to the Town for a future 23.0m roadway between the proposed cul-de-sac southerly to the adjacent lands to the south of the subject property. The intention of this road allowance is to provide the adjacent property with future access to a public road allowance subject to the necessary planning	ENGINEERING

	application and at the Town's sole discretion.	
15.	<p>That the Owner agrees that the maintenance of any retaining walls constructed within the Draft Plan of Subdivision shall be the responsibility of the Owner and subsequent Owners, and that no retaining wall shall exceed a maximum height of 1.5m on the exposed face.</p> <p>Should the proposed design require retaining wall(s) in excess of 1.5m the Owner shall provide the Commissioner of Transportation and Public Works with a written request to deviate from this standard. The written request shall include technical justification prepared by an appropriate professional as to why the retaining wall height must exceed 1.5m. Note that not all requests will be accepted and the decision by Commissioner of Transportation and Publics Works is final.</p>	ENGINEERING
16.	That the Owner agrees to temporarily fence the limits of the development prior to commencement of any site works, to the satisfaction of the Commissioner of Transportation and Public Works and that the fence shall be maintained and remain in place until such time as directed by the Town. It is the Town's expectation that the fence will deter and prevent the public from accessing the construction site.	ENGINEERING
17.	That the Owner agrees to construct a black vinyl chain link and wooden privacy fence at locations determined by, and to the satisfaction of, the Town Administration.	ENGINEERING / REC & PARKS / PLANNING
18.	That the Owner agrees to provide daylighting triangles at all intersections and inside bends of all streets to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
19.	That the Owner agrees to provide two second order, second level Geodetic Benchmarks in suitable locations identified by the Town's Surveyor to the satisfaction of the Commissioner of Transportation and Public Works. At the sole discretion of the Commissioner of Transportation and Public Works, the Town may request cash in lieu of one or both of the benchmarks to fund the placement of benchmarks elsewhere within the Community.	ENGINEERING
20.	That the Owner agrees to stabilize all disturbed soil within 30 days of being disturbed, control all noxious weeds and maintain ground cover, to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
21.	That the Owner agrees to provide mud tracking pads for construction vehicles at the site entrances, and to direct construction traffic to and from the Draft Plan of Subdivision lands via a specified route to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
22.	That the Owner agrees, 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 any given time, and	ENGINEERING / PLANNING / REGION

	construction of public services, to the satisfaction of the Town Administration. The phasing must also be reflected in all required reports.	
23.	That the Owner agrees that the grading plans, submitted as part of the detailed engineering submission, be prepared and submitted to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
24.	That the Owner agrees to provide to the Town sufficient securities for the maintenance and monitoring of sediment and erosion control measures should further development not proceed, to the satisfaction of the Town Administration. The Consulting Engineer shall prepare and submit an estimate for the Town's approval.	ENGINEERING
25.	The Owner agrees to provide the Town as part of the subdivision agreement, with the perpetual maintenance fees in accordance with the Stormwater Management Policy dated March 2009 or as amended from time to time. The Engineer shall provide the Town with a cost estimate based on this policy to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
26.	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" Public Services, in a format suitable for use with the Town's current version of AutoCAD. The Owner further agrees to supply the Town with an as constructed version of the Stormwater Management Report in a PDF format. This document shall include the final ECA noting the Town as the Owner.	ENGINEERING
27.	That the Owner agrees to provide 0.3m reserves within the proposed road allowance, as required by the Commissioner of Transportation and Public Works.	ENGINEERING
28.	That the Owner agrees to have an Arborist certify that all trees planted by the Owner are disease free, healthy and are installed to the Town's Standards after planting and prior to assumption of the public services.	ENGINEERING / REC & PARKS
29.	<p>That the Owner agrees to submit the following reports prepared by qualified Consulting Engineer(s) to the Town Administration for approval, based on Terms of Reference as approved by the Town Administration. The reports must be approved prior to the approval of the Engineering Submission. Recommendations from the reports will be implemented in the detailed design process to the satisfaction of the Commissioner of Transportation and Public Works. All reports and studies must refer to the most recent Plan of Subdivision approved by the Commissioner of Planning and Sustainability.</p> <p>a) Stormwater Management Report which shall indicate how stormwater is to be accommodated on the subject property and directed to an adequate outfall including all external drainage areas. The report shall follow the Town Stormwater Management policy dated March 2009, as amended. The Terms of Reference for the report must be approved by the Town Administration prior to the report being prepared. The report must be submitted and approved prior to finalization of</p>	ENGINEERING / REC & PARKS / TRANSPORT. / REGION / CVC

	<p>the engineering drawings. Recommendations from this report must be implemented in the detailed design process to the satisfaction of the Commissioner of Transportation and Public Works.</p> <p>b) Siltation Report and Sedimentation and Erosion Control Report to provide recommendations for the control, maintenance, and monitoring of sediment during all phases of construction and to address erosion control issues specific to the Draft Plan of Subdivision.</p> <p>c) Geotechnical Report, to provide recommendations for the pavement design of internal roads, requirements for sub-drains and design information for building foundations.</p> <p>d) Tree Preservation and Inventory Report prepared by a qualified Environment Consultant/Landscape Architect or Arborist which identifies existing trees and other vegetation and means of protection, restoration and enhancement, through appropriate plantings or other measures including edge management to the satisfaction of the Commissioner of Recreation and Parks.</p> <p>e) Environmental Site Assessment and Remediation Report to assess property be conveyed to the Town to ensure that such property is free of contamination. If contamination is found, the consultant will determine its nature and the requirements for its removal and disposal at the Owner's expense. Prior to the registration of the subdivision plan, the consultant shall certify that all properties to be conveyed to the Town are free of contamination including any imported fill and top soil material.</p> <p>f) Traffic Impact Study to address vehicular, bicycle and pedestrian movement and site access, the potential impact on the existing road network, traffic signage, the design of bikeways and traffic calming measures. Commissioner of Transportation and Public Works may request that the data used for the basis of this report be updated to reflect the current statistics just prior to the approval of this document.</p>	
30.	<p>That the Owner agrees that where a condition of approval requires the preparation of a report, study or plan, the Owner shall:</p> <p>a) Carry out, or cause to be carried out, the study, report or plan at the Owner's expense, prior to the registration of the plan, except in those circumstances that may be specifically authorized by the approving agency(s);</p> <p>b) Carry out, or cause to be carried out, the recommendation(s) or work(s) prescribed in the approved study, report or plan, prior to the registration of the plan, except in those</p>	GENERAL - ALL

	circumstances that may be specifically authorized by the approving agency(s).	
31.	The Owner agrees to provide suitable conveyance of stormwater run-off from external drainage area(s) to the proposed municipal stormwater drainage system via an easement for storm sewers and/or a block for overland ditch(s) as per Town policy along the property lines of the proposed lots, to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING / CVC
32.	That the Owner agrees to provide to the Town of Halton Hills confirmation from the telecommunications companies, Halton Hills Hydro and Natural Gas Company, that satisfactory arrangements have been made for the installation of underground services in the Draft Plan of Subdivision, in the event underground services are required.	ENGINEERING
33.	That the Owner agrees to include in all sales and/or lease agreements a package prepared by the Consulting Engineer which outlines the requirements and recommendations of the final approved Stormwater implementation report. This package shall clearly identify the requirements for storm water quantity control, storm water quality control, source water protection restrictions, water balance requirements, salt management requirements and conveyance of external flow to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING / CVC
34.	<p>The Owner agrees to fully construct and maintain all stormwater drainage (surface and underground) features and infrastructure on all privately owned lands within the plan of subdivision to the satisfaction of the Commissioner of Transportation and Public Works until these lands have been fully developed. It is the Town expectation that the maintenance of these lands will be the responsibility of the Owner and subsequent owner and will continue until the intended development occurs.</p> <p>The Owner further agrees to include condition(s) within their sales and/or lease agreements which transfer this responsibility to any subsequent owners.</p>	ENGINEERING / CVC
35.	The Owner agrees that should works be proposed on privately owned lands to facilitate grading, drainage and/or other infrastructure, they agree to acquire and maintain the necessary permissions and agreement from that property owner until the Town passes the assumption by-law for this subdivision. Should the permission and/or agreement fail to be maintained, the Owner agrees to redesign and construct, at their sole cost appropriate grading, drainage and other infrastructure and/or supporting infrastructure to the satisfaction of the Commissioner of Transportation and Public Works.	ENGINEERING
36.	The Owner agrees to design and construct the basic infrastructure (pre-service) for future traffic at the intersection of Main Street North and Futura Drive. This will include but is not limited to the full design of the traffic signals, design and construction of turning lands, hand well, foundation and conduits for future traffic signal poles and control cabinet, and conduit for future hydro supply to the control cabinet.	ENGINEERING

	These works will be designed and constructed to the Region's satisfaction or to the satisfaction of the road authority having jurisdiction.	
Recreation & Parks		
37.	Open Space Block 5 shall be maintained in a safe, stable and free draining condition at all times and will not be used for the storing of materials, equipment or debris.	REC & PARKS
38.	The Owner agrees to clean up and improve the lands in Open Space Blocks 5 to the satisfaction of the Commissioner of Recreation and Parks and Credit Valley Conservation Authority.	REC & PARKS / CVC
39.	The Owner agrees to provide landscape and streetscape for the public road in accordance with the detailed design as approved by Town administration, in accordance with the Urban Design Brief.	REC & PARKS / PLANNING
40.	That the Owner agrees that tree preservation, removal and compensation as outlined in the Environmental Impact Assessment will be addressed at the time of Site Plan Approval for each industrial lot.	REC & PARKS
41.	The Owner agrees that Parkland Dedication will be addressed as a condition of Site Plan Approval for each industrial lot at the time of development.	REC & PARKS
42.	That the owner agrees to have prepared by a qualified ecologist and submitted to Credit Valley Conservation and the Commissioner of Recreation and Parks for approval, prior to any on-site works being undertaken, an updated Environmental Impact Assessment if deemed necessary by the Town or Credit Valley Conservation Authority. The Owner agrees to implement any recommendations of the Environmental Impact Assessment.	REC & PARKS / CVC
43.	That the Owner agrees to provide fencing along the perimeter of Block 5 as directed by the Town of Halton Hills in the consultation with the Credit Valley Conservation Authority. The final location and type of the fencing will be subject to the approval of the Town of Halton Hills during the detailed design process.	REC & PARKS / CVC
Transportation		
44.	That the Owner agrees to submit a revised Traffic Impact Study (TIS) that provides details on how heavy vehicle trips will be prevented from using Wallace Street, or reflects a realistic trip distribution and identifies required mitigating measures to the satisfaction of the Commissioner of Transportation and Public Works.	TRANSPORT.
HALTON REGION		
45.	The Owner shall provide digital discs 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".	REGION
46.	The Owner agrees to deposit mylars and/or discs 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	REGION

	boundary monuments for the approved draft plan of subdivision. These co-ordinates must be to real UTM co-ordinates, NAD 83 datum.	
47.	The Owner shall submit to the Region of Halton a digital file containing GIS mapping (UTM coordinates, NAD 83, Zone 17) of key natural heritage features, enhancement and linkage areas and buffers for the subject property.	REGION
CREDIT VALLEY CONSERVATION (CVC)		
48.	Prior to the registration of any phase of this plan and any site grading and servicing in the respective phases, that the following information be prepared to the satisfaction of the Town and Credit Valley Conservation (CVC): <ul style="list-style-type: none"> a) Plans/reports demonstrating the details of the Block 5 wetland and upland compensation, water balance and required monitoring. b) That an addendum to the Functional Service Report and Storm Water Management Report to include the conclusions of the water balance, if necessary. 	CVC
49.	That the compensation required for Block 5 is carried out to the satisfaction of the Town and Credit Valley Conservation.	CVC
50.	That the implementing Zoning By-law place all open space blocks, hazard lands or natural heritage features (including buffers) in a suitable zoning category which has the effect of prohibiting development and ensuring the long term preservation of the lands in perpetuity as per the Town of Halton Hills and to the satisfaction of CVC.	CVC
51.	That the Open Space Block (Block 5) be gratuitously dedicated to the Town of Halton Hills.	CVC / REC & PARKS
52.	That the draft plan be red line revised to meet the requirements of the above conditions, if necessary.	CVC
53.	That prior to the registration of any phase of this plan the following information is prepared to the satisfaction of the Town and CVC: <ul style="list-style-type: none"> a) The Owner is to obtain all necessary permits in accordance with Ontario Regulation 160/06. b) That the Owner agrees, in the subdivision agreement, in wording acceptable to CVC and the Town, to carry out or cause to be carried out the works or requirements noted in Conditions 1 to 5 above. 	CVC
MINISTRY OF TRANSPORTATION (MTO)		
54.	That prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a detailed storm-water management report, in accordance with MTO Stormwater Management Requirements for Land Development Proposals (further information regarding storm-water management can be found at www.mto.gov.on.ca/english/engineering/management/corridor/index .	MTO

	html.).	
55.	That prior to final approval, the owner shall submit to the Ministry of Transportation for review and approval a traffic impact study to assess site impacts on Highway 7, and ensure that appropriate mitigation, if required, is provided for by the owner (further information regarding traffic study requirements can be found at www.mto.gov.on.ca/english/engineering/management/corridor/index.html).	MTO
56.	That prior to final approval, the owner shall enter into a legal agreement with the Ministry of Transportation whereby the owner agrees to assume financial responsibility for the design and construction of all associated highway improvements that may be required per Condition 55.	MTO
CANADIAN NATIONAL RAILWAY (CNR)		
57.	A 1.83 m high chain link fence must be installed and maintained by the owner, along the mutual property line with the railway.	CNR
58.	We will be seeking a licensed engineer's written attestation with professional seal, that no new runoff is directed to railway lands, in recognition of potential safety impacts to railway operations. Drainage should be designed to ensure no adverse drainage impacts to CN lands (in terms of flow rate, volume or any other parameter), and no new overland flow to CN lands in the event of a 100-year storm. Any alterations such as the inclusion of SWM ponds, culverts or other drainage features in proximity to the railway right-of-way must be reviewed and approved by CN Engineering. CN will need a full hydrology report, addressing downstream conditions to validate that there are no adverse impacts.	CNR
CANADA POST		
59.	The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.	CANADA POST
60.	The builder/owner/developer will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.	CANADA POST
61.	The owner/developer will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.	CANADA POST
62.	The owner/developer will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first	CANADA POST

	occupancy.	
63.	The owner/developer will communicate to Canada Post the excavation date for the first foundation(or first phase) as well as the expected date of first occupancy.	CANADA POST
64.	The owner/developer agrees, prior to offering any of the new industrial/commercial unit tenants/owners 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.	CANADA POST
65.	The owner/developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new unit 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 tenants/owners of any established easements granted to Canada Post.	CANADA POST
66.	The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any unit sales with specific clauses in the Purchase offer, on which the unit tenants/owners do a sign off.	CANADA POST
<i>Multi-Unit Industrial/Commercial Building(s): In order to provide mail service to the industrial/commercial building(s) for this development, Canada Post requests that the owner/developer comply with the following conditions:</i>		
67.	The owner/developer will provide each building with its own centralized mail receiving facility. This lock-box assembly must be provided and maintained by the Owner/Developer in order for Canada Post to provide mail service to the residents of this project. <u>For any building where there are one hundred or more units, a secure, rear-fed mailroom must be provided.</u>	CANADA POST
68.	The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.	CANADA POST
HALTON HILLS HYDRO		
69.	The Owner agrees that Halton Hills Hydro must be contacted for an Electrical Service Layout if a new service or upgrade to an existing service is required; or metering changes. Location and method of servicing is at the sole discretion of Halton Hills Hydro.	HALTON HILLS HYDRO
70.	The Owner agrees that 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.	HALTON HILLS HYDRO
71.	The Applicant is required to complete the necessary requirements to obtain a Registered Subdivision Agreement with Halton Hills Hydro.	HALTON HILLS HYDRO
CLEARANCES		
72.	That prior to Final Plan Approval, Halton Region advises the Town of	HALTON

	Halton Hills that conditions 45 to 47 have been satisfied.	REGION
73.	That prior to Final Plan Approval, Credit Valley Conservation (CVC) advises the Town of Halton Hills that conditions 48 to 53 have been satisfied.	CVC
74.	That prior to Final Plan Approval, the Ministry of Transportation (MTO) advises the Town of Halton Hills that conditions 54 to 56 have been satisfied.	MTO
75.	That prior to Final Plan Approval, the Canadian National Railway (CNR) advises the Town of Halton Hills that conditions 57 to 58 have been satisfied.	CNR
76.	That prior to Final Plan Approval, the Canada Post Corporation advises the Town of Halton Hills that conditions 59 to 68 have been satisfied.	CANADA POST
77.	That prior to Final Plan Approval, Halton Hills Hydro advises the Town of Halton Hills that conditions 69 to 71 have been satisfied.	HALTON HILLS HYDRO
TIMEFRAME		
78.	That the Owner agrees that draft approval shall lapse three (3) years from the date of issuance of draft approval by the Town of Halton Hills. Any extension after the initial 3 year period is contingent upon a review and possible revision to the Conditions of Draft Plan Approval to ensure that they remain current and reflect best practices.	GENERAL - ALL
NOTES		
79.	The Owner will be required to pay all applicable Regional development charges in accordance with the Region of Halton Development Charges By-law(s), as amended. Please visit our website at www.halton.ca/developmentcharges to obtain the most current development charge information, which is subject to change.	REGION
80.	It should be noted that the entire property is identified as having archaeological potential. Although an archaeological assessment has been completed, the proponent is cautioned that during development activities, should archaeological materials be found on the property, the Ontario Ministry of Tourism, Culture and Sport should be notified immediately (416-212-8886 or archaeology@ontario.ca). In the event that human remains are encountered during construction, the proponent should immediately contact the appropriate authorities (police or coroner) and all soil disturbance must stop to allow the authorities to investigate and the Registrar of Cemeteries to be consulted.	REGION
81.	MTO Building & Land Use permits are required prior to any site grading / servicing / internal road construction activities take place, and Sign Permits before any site signs are placed; an MTO Encroachment permit is required for any works that may be proposed within Highway 7 limits. Permit inquiries / applications should be submitted to Mr. Kevin Scholz, Permits Officer in this office (416-235-5383).	MTO
82.	Please note that all external illumination on the site must be directed away from the highway right-of-way.	MTO
83.	As part of our permit review process, we will require the submission of a site plan, site grading/drainage plan, site servicing plan, illumination plan including details and calculations.	MTO

84.	Cogeco has indicated that they do not currently have any infrastructure in front of the site as it ends prior to this point. It is their plan to extend distribution to this location.	COGECO
85.	The owner/developer of any condominiums will be required to provide signature for a License to Occupy Land agreement and provide winter snow clearance at the Community Mailbox locations.	CANADA POST
86.	Enhanced Community Mailbox Sites with roof structures will require additional documentation as per Canada Post Policy.	CANADA POST
87.	There will be no more than one mail delivery point to each unique address assigned by the Municipality.	CANADA POST
88.	Any existing postal coding may not apply, the owner/developer should contact Canada Post to verify postal codes for the project.	CANADA POST
89.	Union Gas has indicated that they have a small diameter gas main on Main Street North in front of the entrance to the property. Union Gas also has a slightly larger diameter gas main approximately 300 metres south of the entrance that would likely need to be extended to supply this industrial development assuming it will consist of warehouse buildings. Union Gas does not have any significant sized gas mains near this property that could support a process or manufacturing type gas load.	UNION GAS