



OAKVILLE

Authorization of Property Owner

I/We _____ certify that I/we are the legal owner(s) of
Owner Name(s)

_____ and I/we authorize _____
Property Address *Applicants Name*

as an agent working on my/our behalf for the purposes of this application.

I/We acknowledge my/our responsibility to comply will all applicable permit, site plan and by-law conditions as indicated within in this documents, as well as any special conditions identified through the Town of Oakville's approval process.

Signature of Property Owner(s)

Date

Development Engineering Permit Conditions

General Conditions

1. This permit is only valid for the works indicated in the Permit Details section of this document and does not constitute site plan,
1. Municipal Consent and/or service connection approval.
2. All works carried out under this permit must be completed to the satisfaction of the Town of Oakville.
3. The applicant is responsible to have all locates conducted prior to the commencement of works, where there is any excavation.
4. When working, a copy of this permit and the utility locates (if applicable) must be on site. Failure to do so may result in work stoppage.
5. This permit is not valid until signed by both the Town and the applicant, and a copy is received by the Town of Oakville.
6. The return of a copy of this permit or phone call/ email to this office is notification that the works have been completed.
7. Positive drainage shall be maintained at all times during the course of work.
8. Where required, all utilities are to be protected and supported to the satisfaction of the utility/ owner.
9. Road surfaces and sidewalks shall be kept clear of obstructions and/or debris to avoid hazard or inconvenience to the public at all times.
10. Mud tracking onto municipal right-of-ways must be mitigated with onsite siltation measures, cleaned regularly. A road cleaning program is also required to prevent any accumulation. Town Staff may direct additional cleaning and if deemed a safety hazard stop works contributing to mud tracking.
11. All changes or deviations from the submitted and approved plans shall be subject to approval by the Town.
12. During the course of the approved works, no roads shall be closed; unless a road closure permit has been issued.
13. Property owners and/or residents shall receive a minimum of 24 hours written notice prior to temporarily closing of an access to business or homes.
14. The applicant agrees and accepts full responsibility to supply and place all barricades, warning signs, delineators and flashing lights/signs necessary for the protection of the public and the safe operation of the works as per the Ontario traffic Control manual (OTM) Book 7, Temporary Conditions latest revision. The applicant also agrees to clean and maintain all of the above devices on a regular basis.
15. All disturbed or affected areas are to be maintained and guaranteed for one year after completion and acceptance by the Town, at the applicant's expense.
16. The applicant accepts the Town's right to perform any necessary remedial work caused by the applicant's operation subject to the following conditions:
 - a. The Town will give the applicant twenty-four (24) hours notice of any remedial work required, except for emergency work.

- b. If at the end of the time allotted in a. (above), the applicant has not commenced or completed the remedial work as required, the
Town may undertake to have the work completed by whatever means deemed necessary.
- c. The applicant shall reimburse the Town for all costs including 50% Town administration costs.

Tree Protection

1. The applicant shall not cut, trim or interfere with any trees in the right-of-way without approval from the Town.
2. Tree Protection Zone (TPZ) hoarding must be installed around all municipal trees and private boundary trees as per the Town's Site Alteration By-Law and tree by-laws. TPZ's are also recommended for all other trees on private property.
3. Trees located on private property that have been identified to remain (i.e. OMB decision, Council decision and/ or Development Arborist Report) must be hoarded. Tree removals on private property must be in accordance with the Private tree By-law.
4. All required tree hoarding must be installed prior to commencing work remain in place until all work is completed.
5. Utility access corridor(s) must be located outside TPZ's. No trenching is allowed. Trenchless methods of construction are allowed provided there is Arborist supervision. No trees shall be removed from the municipal right-of-way unless specific approval is given in advance of proposed removals.

Erosion and Sediment Controls

1. All erosion and sediment controls are to be installed, as per the approved plans, prior to commencement of any work on site and remain in place for the full duration of the work.
2. Erosion and sediment controls are to be in proper working order at all times. They are to be maintained (including removal of silt) as required and inspected regularly (including after every storm event). On larger projects/ sites, weekly inspection reports and maintenance logs may be required, as determined by the Town in its sole discretion.
3. Where work areas require dewatering, the water shall be filtered/ treated to have a discharged with suspended particles no greater than 40 micron in size.
4. Existing storm sewers and water courses adjacent to the work shall be protected at all times. All inlets (rear lot catchbasins, road catchbasins, pipe inlets, etc.) shall be secured / fitted with siltation control measures.

Grading

1. Existing drainage patterns are to remain, unless otherwise identified and detailed on the approved plan as part of the works.
2. The works shall not interfere with the existing drainage pattern of adjacent properties and/ or lot line drainage swales. Grading alteration within 0.3m of the property line is not permitted, unless specifically approved.
3. Finished grade adjacent to any existing building must be minimum 150mm (6 inches) below top of foundation wall and drain away from buildings at a grade of 2% minimum (paved or hard surface 1%) at all times.
4. Grade may not be changed to allow flow towards existing or proposed buildings, unless an approved temporary or permanent intercept is constructed.
5. Retaining walls, including footings, must be located wholly within the property they are designed for and shall be minimum of 0.3m from property line. Retaining walls exceeding 1.2m in exposed height require engineering details and plans stamped by a Professional Engineer. Top and bottom elevations are required along the wall.

Pool Conditions

1. Every swimming pool must be fully enclosed to comply with the by-law and be located a minimum of 1.24m (4 feet) from a house.
2. All doors that form part of an enclosure shall be equipped with a bolt or chain latch at a minimum of 1.82 m (6 feet) above the inside floor level. All garage man doors leading to the pool areas and gates that form part of a pool enclosure shall be equipped- with a self closing mechanism and a locking device 1.24 m (4 feet) above ground level. All framing and bracing, including horizontal structural members shall be located on the inside (pool side) of the enclosure. If a Town owned fence is being utilized to enclose your pool structure. Should the fence require maintenance, the homeowner, and subsequent owners, must ensure that the Town is immediately advised. Spaces from the underside of the pool enclosure to the ground shall not exceed 50 mm (2 inches).
3. The pool constructor shall complete a Pool Enclosure Certification and submit to the Town minimum 24 hrs. before filling the pool with water. Failure to do so will result in immediate charges under the Pool Enclosure By-Law, 2006-071. A copy must also be given to the property owner.
4. All pool water (back wash, seasonal, etc.) to be drained to the street curb or ditch at the front of the property, via dedicated sump pump if required

Development Engineering Site Plan Approval

1. That this approval lapses if no building permit has been issued within 2 years from the date of final site plan approval. .
2. The owner/applicant is required to contact Service Oakville and request an inspection, immediately after all construction fencing and/ or tree hoarding and/ or erosion and sediment controls have been installed, 48 hours prior to commencement of site works.
3. The owner/applicant is required to restore the public right of way to town standards as indicated on the approved drawings. All restoration works must be to the satisfaction of the Town (Development Engineering).
4. Upon project completion, certification by a qualified professional that all work is completed in conformance with the approved plans and Town Standards is required. The owner/applicant is required to contact Service Oakville upon completion of all work for an inspection. Prior to an inspection, the owner/applicant is required to provide certification verifying that they have been on site within the past 30 days and include four (4) photos of each side of the dwelling to demonstrate grading and stabilization. Securities will only be released once all work on site is completed to the satisfaction of the Town.
5. The owner/applicant is required to ensure that good arboricultural practises are followed, as well as all recommendations in the most recent arborist report.
6. That all conditions of this Development Engineering Site Plan approval shall have been complied with prior to the issuance of the building permit, failing which town staff may proceed to draw on the securities to complete all outstanding site plan conditions.

7. It is the owner/applicants responsibility to ensure that they obtain all permits for servicing, driveways and temporary street occupation permits, should they be required.