

Bill No. 61  
2024

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to assume certain works and services  
in the City of London. (Chelsea Green  
Meadows Subdivision – Plan 33M-686)

WHEREAS the Deputy City Manager, Environment and Infrastructure of  
The Corporation of the City of London has reported that works and services have been  
constructed to their satisfaction in Chelsea Green Meadows Subdivision, Plan 33M-686;

AND WHEREAS it is deemed expedient to assume the said works and  
services;

NOW THEREFORE the Municipal Council of The Corporation of the City  
of London enacts as follows:

1. The Corporation of the City of London assumes the following works and  
services, namely:

**Chelsea Green Meadows Subdivision, Plan 33M-686**  
**Aar-Con Enterprises Corp.**

Hayes Street – All;  
Yvonne Crescent – All;  
Yvonne Court – All;

2. The warranty period for the works and services in the subdivision referred  
to in Section 1 of this by-law will commence for a duration of one calendar year from  
January 29, 2024.

3. This by-law comes into force and effect on the day it is passed subject to  
the provisions of PART VI.1 of the *Municipal Act*, 2001.

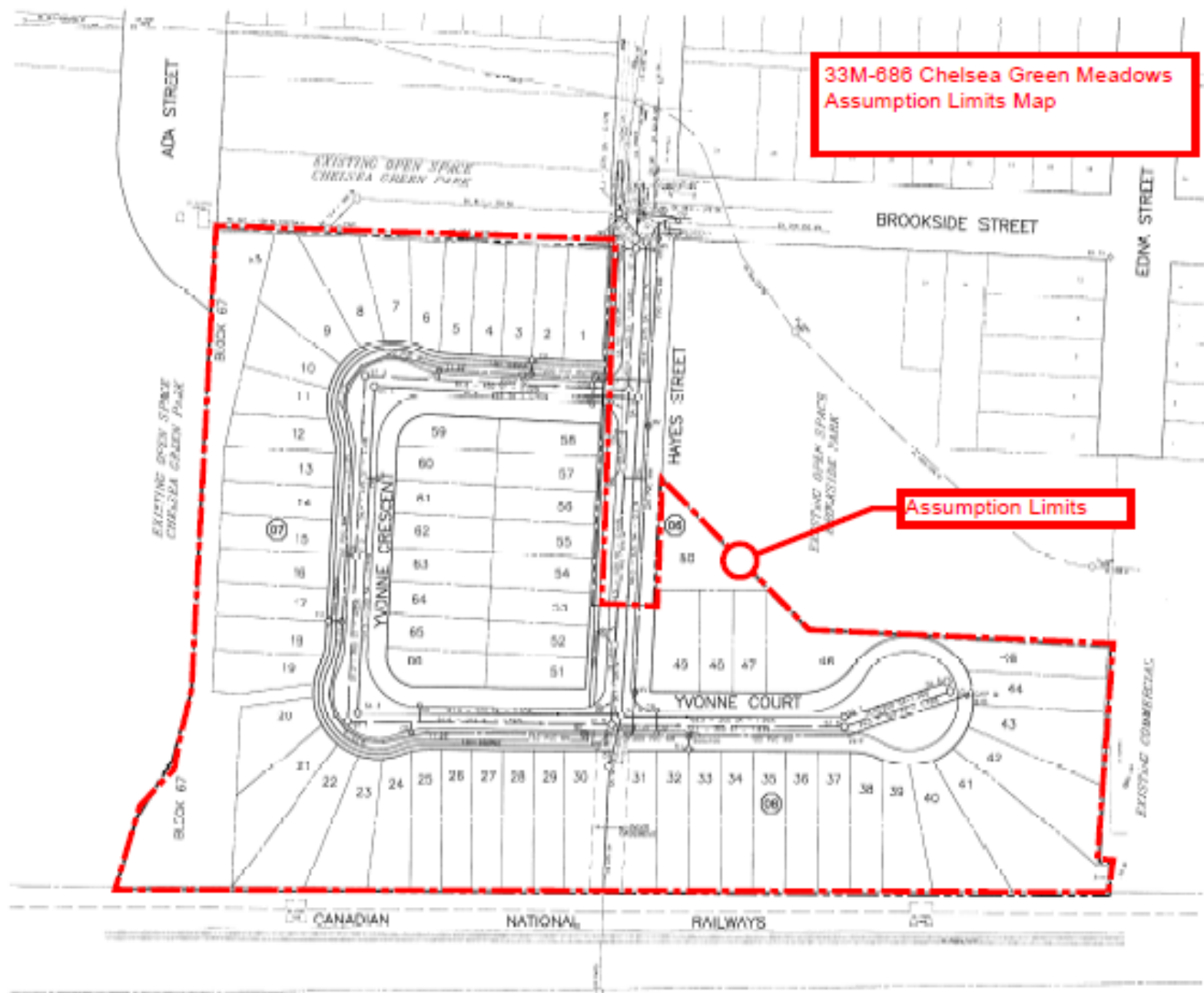
PASSED in Open Council on February 13, 2024 subject to the provisions  
of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – February 13, 2024  
Second Reading – February 13, 2024  
Third Reading – February 13, 2024

**33M-886 Chelsea Green Meadows Assumption Limits Map**



**Assumption Limits**



**LEGEND**

- EXISTING SEWER LINES AND MANHOLES
- PROPOSED SANITARY SEWER AND MANHOLES HOLE
- EXISTING STORM SEWER AND MANHOLES HOLE
- EXISTING OVERHEAD AND UNDERGROUND
- PROPOSED OVERHEAD AND UNDERGROUND
- PROPOSED WATER SERVICE AND VALVE
- PROPOSED GAS SERVICE AND VALVE
- PROPOSED FIRE HYDRANT AND VALVE
- PROPOSED ELECTRIC SERVICE AND VALVE
- PROPOSED TELEPHONE SERVICE AND VALVE
- PROPOSED CABLE SERVICE AND VALVE
- PROPOSED GAS MAIN
- PROPOSED WATER MAIN
- PROPOSED ELECTRIC MAIN
- PROPOSED TELEPHONE MAIN
- PROPOSED CABLE MAIN
- MANHOLE
- SERVICE TAP
- PLAN AND PROFILE SHEET NUMBER
- MAP OF SUBDIVISION

**SERVICING NOTES**

1. Sanitary pits that are not connected to maintenance lines.
2. Pits shall be located and marked according to City standards.
3. A 10' x 10' x 10' pit shall be located at the intersection of the sanitary sewer system serving the site and the city line in the first building to be occupied.
4. Sanitary control building of new sanitary pits shall be constructed in accordance with OHS 418 and OHS 402, with details submitted to the City of London.
5. Pits must contain capped vent plumbing connections and traps.
6. A 10' x 10' x 10' pit shall be located at the intersection of the sanitary sewer system serving the site and the city line in the first building to be occupied.
7. Sanitary pits shall be located on POC's at all houses to the satisfaction of the City.
8. Proposed locations for manholes are set to edge of pavement grade.
9. Manholes shall be constructed in accordance with City standards.
10. All pipe material to be in accordance with City standards.
11. Manholes to be constructed of 30" or 36" diameter concrete manhole with 30" or 36" diameter concrete manhole.
12. Manholes shall be constructed to match grade using precast concrete manhole with existing manhole manhole.
13. Where high ground water levels are encountered 30" or 36" diameter concrete manhole with approved concrete manhole shall be used.
14. Approved manhole material to be constructed to 30" or 36" diameter concrete manhole by locally. Above the manhole to be placed within 1m of the next manhole, construction shall be 30" or 36" diameter concrete manhole.
15. Manholes shall be constructed with 30" or 36" diameter concrete manhole.
16. Manhole service to the subject shall be constructed during construction, they shall be set and marked as per plan.
17. Construction of manholes shall be performed in accordance with OHS 418.
18. All pits on subject shall only be done with written consent from the landowner.
19. Manhole locations shall not be located within 100m of hydrology zone.

**GENERAL NOTES**

1. House construction on lots 44, 45, 46, 47, 48, 49 and 50 shall not proceed until the manhole barrier and ventilation system is constructed and operational.
2. House construction on lots 44, 45, 46, 47, 48, 49 and 50 shall not proceed until the foundation excavation stage and the manhole barrier and ventilation system has been constructed and is not back to construction.
3. All houses constructed within 30' radius of the manhole barrier and ventilation system shall be constructed with a 10' x 10' x 10' pit shall be located at the intersection of the sanitary sewer system serving the site and the city line in the first building to be occupied.

CITY OF LONDON  
 DEVELOPMENT SERVICES  
 ACCEPTED  
 MAR 21 2015  
 SUBJECT TO S45  
 CONSIDERING THE PROVISIONS IN THE  
 ASSUMPTION LIMITS LISTED IN THE PLAN SHEET

ENVIRONMENTAL CONSULTING SERVICES  
 CONSULTANT'S COPY

PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LONDON STANDARDS AND REGULATIONS.

CONSULTANT'S COPY

PREPARED BY  
 DATE

EXISTING SERVICES	STANDARD & SERVICE	DATE	CONTRACTOR'S SERVICE	COMPLETION	STATUS	NO.	REVISIONS	DATE	CONTRACTOR

**RICOR** Engineering Ltd.  
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 London ON N6A 1K7  
 519-863-0833  
 info@ricor.com



**AAR-CON ENTERPRISES**



**CHelsea GREEN MEADOWS**  
 MASTER PLAN OF SERVICES

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