

--	--

Nancy Pasato
39T-03518

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES and CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL APPLICATION BY: AUBURN DEVELOPMENTS INC. CEDARHOLLOW DRAFT PLAN 39T-03518 1671 FANSHAWE PARK ROAD EAST MEETING ON MAY 13, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner – Development Services, the following actions be taken with respect to the application of Auburn Developments Inc. relating to the property located at 1671 Fanshawe Park Road East:

- (a) the Approval Authority **BE REQUESTED** to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision, as red-line amended, **SUBJECT TO** the revised conditions contained in the attached Schedule “A” 39T-03518; and
- (b) the applicant **BE ADVISED** that the Director of Development Finance has projected the attached claims and revenues information (Schedule “B” 39T-03518).

PREVIOUS REPORTS PERTINENT TO THIS MATTER
--

December 6, 2004 - Kilally North Area Plan and Official Plan amendments, (OZ-6697)
 July 2004 - Draft Approval recommendation to Planning Committee, (39T-03518)
 July 17, 2006 – Phase 1 Special Provisions for the subdivision agreement, (39T-03518)
 June 2007 - Removal of Holding Provisions (h. and h-52), (H-7101)
 August, 2007 - Extension to Draft Approval, (39T-03518)
 July 19, 2010 – Extension of Draft Approval, (39T-03518)
 June 8, 2011 – Revised Draft Approval, (39T-03518)
 September 26, 2011 - Phase 2 Special Provisions for the subdivision agreement, (39T-03518)
 November 14, 2011 - Removal of Holding Provisions (h, h-11 and h-54), (H-7928)

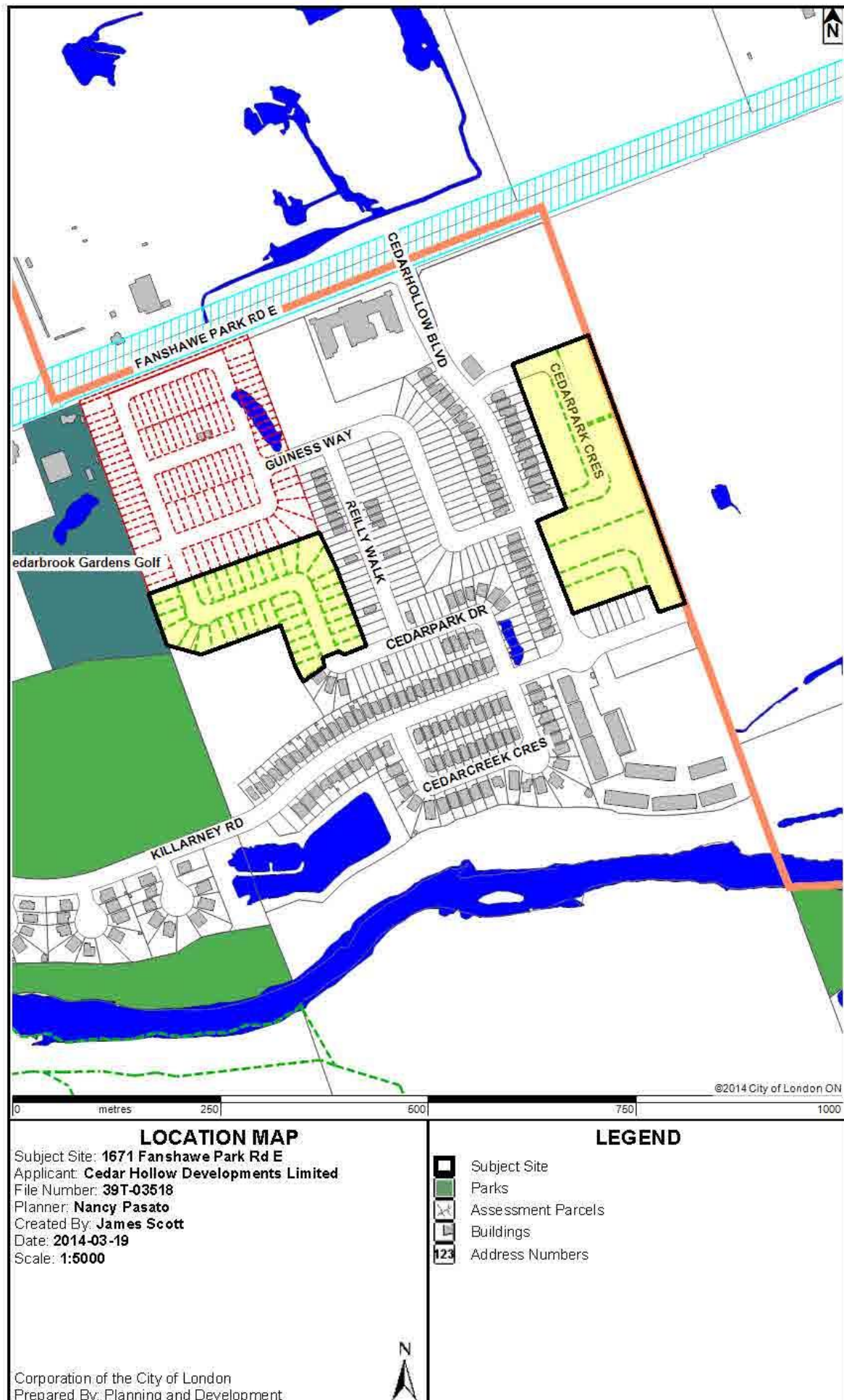
RATIONALE

1. The requested three year extension of draft plan approval is reasonable to allow sufficient time for the registration of this plan.

--	--

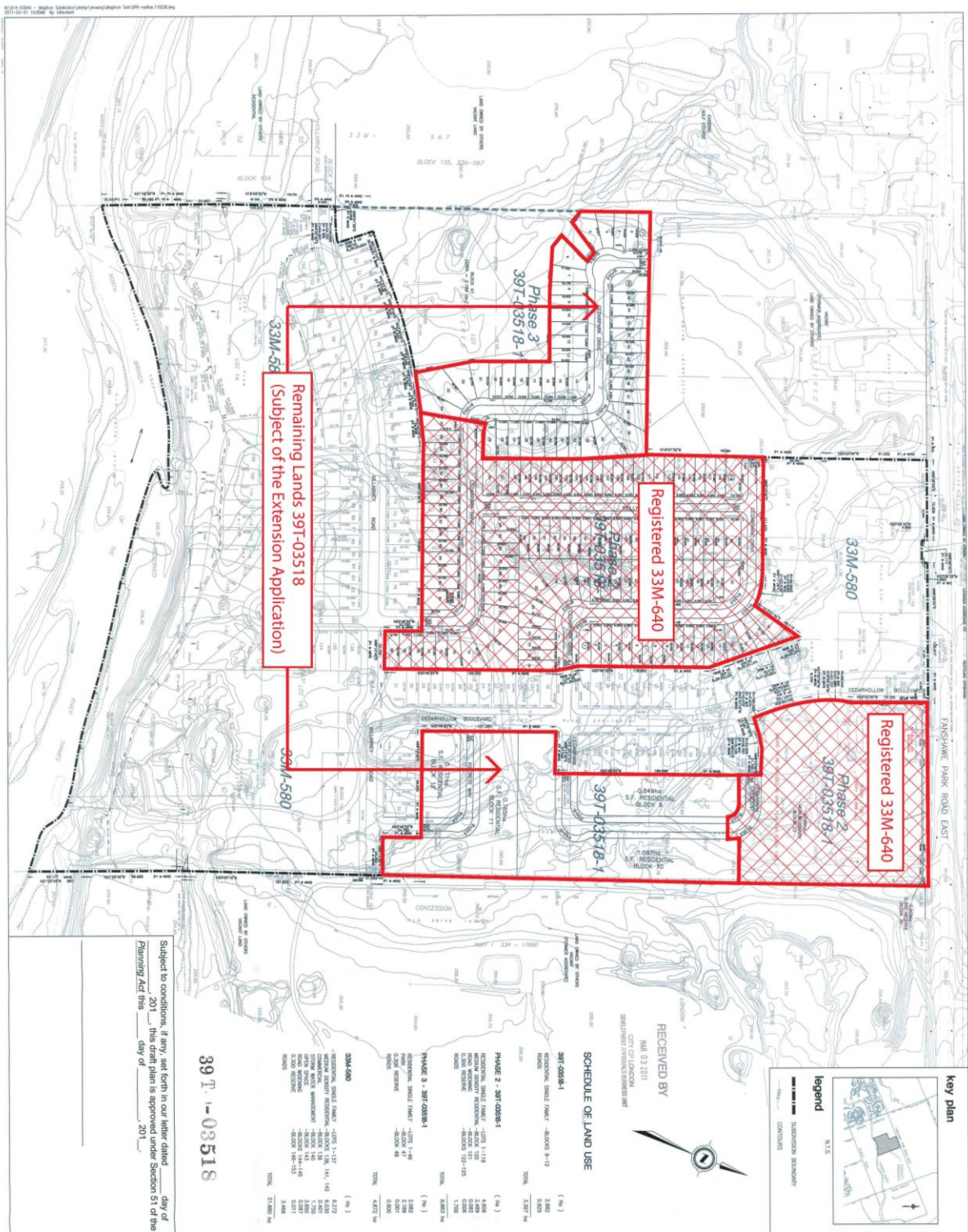
Nancy Pasato
39T-03518

Location map



--	--

Nancy Pasato
39T-03518



Stantec

Registered Geomatics Ltd.
1800-1111 Glenview Drive
Lindsay, ON Canada
Tel: 519-645-2007
Fax: 519-645-0370
www.stantec.com

CEGDAR HOLLOW SUBDIVISION DRAFT PLAN OF SUBDIVISION

RECEIVED BY
MAY 03 2011
CITY OF LONDON
REGULATORY SERVICES DEPARTMENT

REGISTRATION REQUIRED UNDER SECTION 51(1) OF THE PLANNING ACT

1. NO SIGNING ON DRAFT PLAN FOR PERMITS.
2. NO SIGNING ON DRAFT PLAN FOR EUT PERMITS.
3. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.
4. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.
5. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.
6. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.
7. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.
8. NO SIGNING ON DRAFT PLAN FOR CONSTRUCTION PERMITS.

RECEIVED BY
MAY 02 2011
CITY OF LONDON
REGULATORY SERVICES DEPARTMENT

OWNERS AUTHORIZATION

I, the undersigned, authorize the preparation of this plan and the submission of this plan to the City of London and the City of London Planning Board for their consideration and approval.

OWNERS AUTHORIZATION

I, the undersigned, authorize the preparation of this plan and the submission of this plan to the City of London and the City of London Planning Board for their consideration and approval.

SURVEYORS CERTIFICATE

I, the undersigned, certify that I am a registered surveyor and that I have surveyed the lands shown on this plan and that the boundaries shown on this plan are correct to the best of my knowledge and belief.

CEGDAR HOLLOW DEVELOPMENTS LIMITED

1800-1111 Glenview Drive
Lindsay, ON Canada

DRAFT PLAN OF SUBDIVISION

Food Line Plan - March 1, 2011

39T-03518-1

DP-06 1 of 1 0

--	--

Nancy Pasato
39T-03518

BACKGROUND

This extension of draft approval request for three years is being considered by Council, consistent with the Council's delegation By-law (CP-13) for plan of subdivision approval.

The initial Cedar Hollow Subdivision (39T-03518) was comprised of a 39.3 hectare (97 acre) parcel of land located on the south side of Fanshawe Park Road East, east of Highbury Avenue North. The first phase was registered on August 30, 2007 as 33M-580 and comprised of 147 single detached lots and two multi-family blocks along Killarney Road, Cedar creek Crescent and Cedarhollow Boulevard. Phase 2, which consisted of 122 single family detached lots, 1 medium density residential block, 1 park block and the extension of Cedarpark Drive and creation of 1 new local street (Reilly Walk), was registered on January 5, 2012 as 33M-640.

Extension Request:

The owners are requesting an additional three year extension to the July 27, 2014 draft approval extension to allow sufficient time to obtain the necessary approvals for future phases. Although the applicant is currently in servicing drawings for Phase 3 of this subdivision, the subdivision agreement has yet to be prepared.

A Draft Approval extension period of three (3) years is being recommended in accordance with standard City practice. If final approval has not been provided within the three year period, there will be an opportunity to formally review the Conditions and ensure that they are relevant to current Planning policies, municipal servicing requirements and the projects listed in the updated Growth Management Implementation Strategy (GMIS).

Draft Approved Plan:

The remainder of the Draft Plan consists of 46 single detached residential lots, four (4) single detached residential blocks, one (1) park block, one (1) walkway block and one (1) reserve block, served by the extension of Cedarpark Drive, Kilcrest Way, and Cedarpark Crescent.

Estimated Costs and Revenues:

The estimated costs and revenues information has been broken down in the chart attached as Schedule "B" to this report. Revenues are based on 2014 Development Charge rates.

Conditions of Draft Approval:

The draft approval conditions issued have been re-circulated and reviewed with municipal departments and agencies to determine their relevance within the context of current regulatory requirements. As a result, there are minor wording modifications and revisions, as well as a number of new clauses added reflecting current municipal standards and requirements.

Public Notice:

Notice was not circulated to the public regarding the request for extension of draft approval given that no significant changes are being proposed. In accordance with Section 50(45) of the *Planning Act* notice was provided to the applicant, as well as any persons or public bodies who are prescribed under the Act and anyone who previously requested notification through any previous circulations.

--	--

**Nancy Pasato
39T-03518**

CONCLUSION

Staff are recommending a three year extension to the Draft Approval for this plan of subdivision, subject to the revised conditions as attached. The proposed plan and recommended conditions of Draft Approval will ensure that development proceeds in conformity with the Official Plan. A three year extension is being recommended to allow sufficient time for the registration of this plan. The recommended conditions of draft approval are attached to this report as Schedule "A" 39T-03518.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER – DEVELOPMENT SERVICES	BRUCE HENRY MANAGER, DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES AND PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

April 30, 2014
"Attach."

--	--

Nancy Pasato
39T-03518

**Schedule "A" 39T-03518
Conditions of Draft Approval**

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-03518, ARE AS FOLLOWS:

1. This approval applies to the revised draft plan submitted by Cedar Hollow Developments Limited, prepared by Stantec Consulting Ltd., certified by Jeremy Matthews, File No. 39T-03518, (Drawing No. DP-06, dated March 1, 2011), as redlined, which shows 119 single detached lots, 1 medium density block, 4 low density residential blocks, 1 park block, all served by five local streets.
2. This approval of the draft plan supersedes the original draft approval (granted August 25, 2004) for plan 39T-03518. The approval of this draft plan applies until July 27, 2017 ~~July 27, 2014~~, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown and dedicated as public highways.
4. The Owner shall request that all streets shall be named to the satisfaction of the City ~~Director of Development Planning~~.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City ~~Director of Development Planning~~.
6. The Owner, prior to final approval, shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City Engineer, at no cost to the City.
11. Phasing of this subdivision (if any) shall be to the satisfaction of the City ~~Director of Development Planning~~ and the City Engineer.
12. Development will proceed in accordance with the accepted Design Studies and approved engineering drawings.
13. No construction or installations of any kind (eg. Clearing or servicing of land) involved with this plan shall be undertaken prior to entering into a site alteration agreement or subdivision agreement and obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless

--	--

Nancy Pasato
39T-03518

otherwise approved by the City in writing; (eg. MOE Certificates, City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways, approvals, UTRCA, MNR, MOE, City, etc.).

~~The Owner shall not commence construction or install any services (e.g. clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement and obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, (e.g. MOE Certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc.) unless otherwise approved by the Managing Director of Development Approvals in writing.~~

- 14. In conjunction with any revised engineering drawing submission(s) for each phase, the Owner shall develop an erosion/sediment control plan for each phase that will identify all erosion and sediment control measures for the subject lands in accordance with the City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

~~In conjunction with any revised engineering drawing submission(s), the Owner shall develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City Engineer. This Plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~

- 15. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specifications and satisfaction of the City.

~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.~~

- 16. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

~~The Owner shall provide for inspections during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a Certificate of Compliance upon completion in accordance with the plans approved by the City Engineer. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including required engineering drawings. Any deviation to the City's standards, guidelines, or requirements~~

--	--

**Nancy Pasato
39T-03518**

~~shall be completed to the satisfaction of the Managing Director of Development Approvals.~~

17. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City Director of Development Planning and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City Director of Development Planning and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
18. Prior to Final Approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
- ~~19. The Owner shall include Block 47 (park block) in the next phase to be registered.~~
20. The Owner shall install a 1.5 metre chain link fence without gates along the open space property line of Block 47 adjacent to any residential lot or block limit within 1 year of registration.
21. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports (grading and servicing) submitted to the City Director of Development Planning weekly during development activity along the edges of the open space blocks.
22. The Owner shall provide a security in the amount of \$60,000 to ensure that the Erosion and Sediment Control Plan is executed in accordance with the City approved procedure and criteria. In the event of failure to properly implement and maintain the required ESCP, the ESCP security will be used to undertake all necessary cleanup work for the Kilally North SWM Facility, all to the satisfaction of the City.
23. No grading shall be allowed into any open space area. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. Finished grades must match grades along Blocks 21, 25 and 27 at the top of slope or vegetation edge to allow for pathway construction between the development limit and the Kilally Forest ESA. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City Director of Development Planning and the City Engineer.
24. Within one year of registration of this plan, Prior to the issuance of conditional Certificate of Approval or otherwise determined by the Director of Development Planning, the Owner shall service, grade and seed the park (Block 47) in accordance with the approved park plan.
- ~~25. The Owner shall provide a detailed park plan for Block 47 (Park Block) prepared by a Registered Landscape Architect and submitted with the standard engineering servicing drawings to the satisfaction of the Director of Development Planning.~~
26. In conjunction with the Design Studies submission, the Owner shall submit a plan

--	--

Nancy Pasato
39T-03518

confirming the lotting pattern within Blocks 9 to 12, all inclusive (as applicable), which shall be consistent with the approved zoning for these blocks and acceptable to the City. Lots fronting on designated collector roads shall have a minimum fronting of 11 metres. This lotting pattern shall be reflected on the final plan submitted for approval and registration.

~~The Owner shall, as part of the submission requesting a subdivision agreement be prepared, submit a plan confirming the lotting pattern within Blocks 1 to 7, 10 to 13, 16 and 17, all inclusive (as applicable), which shall be consistent with the approved zoning for these blocks and acceptable to the Director of Development Planning. Lots fronting on designated collector roads shall have a minimum frontage of 11 metres. This lotting pattern shall be reflected on the final plan submitted for approval and registration.~~

27. The Owner shall transfer to the City a 3.0 metre wide walkway at the midpoint of Block 10 to allow for future access from Cedarpark Crescent to lands to the east. The exact location of the walkway will be identified at the time a lotting pattern is submitted for this block, all to the satisfaction of the City.

~~The Owner shall provide a 3.0 metre wide walkway at the midpoint of Block 10 to allow for future access from Street "D" to lands to the east. The exact location of the walkway will be identified at the time a lotting pattern is submitted for this block all to the satisfaction of the Director of Development Planning.~~

28. The Owner shall install signage within the development advising purchasers of the potential for elevated levels of noise and dust from time to time from the adjacent pit operation.
29. The Owner shall install air conditioning in each dwelling unit within 150 metres of the pit; and the following warning clause be placed on title:

“This dwelling unit has been supplied with central air-conditioning which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the City of London’s and the Ministry of the Environment noise criteria.

(Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)”

30. The Owner shall install forced air heating with the provisions for central air conditioning for dwellings units between 150 metres and 300 metres of the pit; and the following warning clause be placed on title:

“This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air-conditioning. Installation of air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality and Ministry of the Environment noise criteria.

(Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)”

31. The Owner shall include the following warning clause on title the for all lots within 300 metres of an active aggregate operation:

--	--

**Nancy Pasato
39T-03518**

“Purchasers are advised that due to the proximity of the adjacent industry (aggregate extraction, processing and trucking operation), sound levels from this use may at times be audible and dust impacts may be expected.”

32. The Owner will construct ~~or agree to have constructed~~ a fence of similar design, material and height along the residential lot line of lots designed backing onto, or flanking, proposed Cedarhollow Boulevard and Killarney Road within this subdivision.
33. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit, or update, if necessary, the previously accepted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following, and to the satisfaction of the City:
 - i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City; and
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City.
34. The Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
 - i) The SWM criteria and environmental targets for the North Thames Subwatershed Study and any addendums/amendments;
 - ii) The accepted Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works for the Kilally North and any addendums/amendments;
 - iii) The approved Functional Stormwater Management Report for Kilally North Servicing Area Regional SWM Facility or any updated Functional Stormwater Management Plan;
 - iv) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vi) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
35. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, or update, if necessary, the previously accepted geotechnical report to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering and any other requirements as needed by the City.
36. In conjunction with the Design Studies submission, the Owner shall provide an update, if necessary, to the previously accepted hydrogeological report or have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant to determine the effects of the construction associated with this subdivision on the existing ground water elevations and springs, water wells and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

--	--

**Nancy Pasato
39T-03518**

Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.

37. The Owner shall construct the storm sewers to service the Lots and Blocks in this plan, which is located in the North Thames Subwatershed, and connect them to the City's existing storm sewer system being the 1200 mm diameter storm sewer on Cedarhollow Boulevard, the 600 mm diameter storm sewer on CedarPark Drive, the 1650 mm diameter storm sewer on Cedarhollow Boulevard and the 300 mm diameter storm sewer on Kilcrest Way.

~~The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the North Thames subwatershed, and connect them to the City's existing storm sewer system being the 1200 mm (48 inch) diameter storm sewer on Street 'A', the existing 450 mm (18 inch) diameter storm sewer on Street 'C', the existing 300 (12 inch) diameter storm sewer on Street 'E and the existing 750 mm (30 inch) diameter storm sewer on Cedarpark Boulevard.~~

38. The Owner shall construct and connect the proposed sewers in this plan to the Kilally North Stormwater Management (SWM) Facility for minor flow located within the North Thames Subwatershed Study Area.

39. Prior to the issuance of any Certificates of Conditional Approval for lots and blocks in this plan or as otherwise approved by the City Engineer, the Owner shall construct and have operational all storm/drainage and SWM related works, including major and minor storm flow routes, to serve this plan in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.

~~Prior to the issuance of a Certificate of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject land and those flow routes shall be constructed and be operational, all to the satisfaction of the City Engineer.~~

40. The Owner shall implement SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.

41. Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of or any approvals given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

~~Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the City Engineer, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.~~

42. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is

--	--

**Nancy Pasato
39T-03518**

connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the Managing Director of Development Approvals Business Unit, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:

- i) commence upon completion of the Owner's service work connections to the existing unassumed services; and
 - ii) continue until the time of assumption of the affected services by the City.
43. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Implement all geotechnical recommendations with respect to all geotechnical issues, including erosion, maintenance and structural setbacks related to slope stability, if necessary, and ensure they are adequately addressed for the subject lands, to the satisfaction of the City;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
44. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
45. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the following outlets:
 - a) Cedarpark Drive will be connected to 200 mm (8") diameter sewer located on Cedarpark Drive in 33M-580.
 - b) South leg of Kilcrest Way will be connected to the future 200mm (8") sanitary sewer on Kilcrest Way in 33M-580.
 - c) West leg of Kilcrest Way will be connected to the existing 600mm (24") sanitary sewer on Cedar Hollow Boulevard in 33M-580.
 - d) Cedarpark Cres will be connected to future 200 mm (8") diameter sewer located on Cedarpark Cres in 33M-580.
 - ii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - iii) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer. The Owner shall

--	--

**Nancy Pasato
39T-03518**

construct and connect the proposed sewers in this plan to the existing 200 mm (8") sanitary sewer on Street 'A' which outlets to the existing municipal 600 mm (24") trunk sanitary sewer at Killarney Road.

~~The Owner shall construct and connect the proposed sewers in this plan to the existing 200 mm (8") sanitary sewer on Street 'A' which outlets to the existing municipal 600 mm (24") trunk sanitary sewer at Killarney Road.~~

46. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit or update, if necessary, the previously accepted sanitary servicing design information as follows:
- i) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced to the satisfaction of the City Engineer;
 - ii) Provide a hydrogeological report or update the existing hydrogeological report which includes an analysis of the water table level of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.
 - iii) The external sanitary drainage shall include 1529, 1541, 1559, 1579, 1647 Fanshawe Park Road East. The Owner shall ensure there is adequate capacity in the downstream system and update the external sanitary drainage area as part of the design studies submission. This servicing must accommodate both current and future land use needs all to the satisfaction of the City Engineer. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specification and satisfaction of the City Engineer.

~~Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement. Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.~~

47. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:
- i) Throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City Engineer, at no cost to the City;
 - ii) Not allow any weeping tile connections into the sanitary sewers within this Plan;
 - iii) Permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewers; and
 - iv) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.

--	--

**Nancy Pasato
39T-03518**

~~In conjunction with the revised Engineering Drawings, the Owner shall update the external sanitary drainage area to include 1529, 1541, 1559, 1579, 1589 and 1647 Fanshawe Park Road East to ensure there is adequate capacity in the downstream system. The servicing must accommodate both current and future land use needs, all to the satisfaction of the City Engineer.~~

48. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

~~The Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections for trunk sewers that are greater than 8 metres in depth and are located within the municipal roadway. The construction of the local sanitary sewer will be at the sole cost of the Owner. Any exception for the construction of the local sanitary sewer will require the approval of the City.~~

49. ~~The Owner shall not allow any weeping tile connections into the sanitary sewers within this plan.~~
50. ~~Throughout the duration of construction within this draft plan of subdivision, the Owner shall undertake measures to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.~~
51. ~~The Owner shall "loop" the water main system constructed for this subdivision when 80 units or more from one watermain feed are built, all to the specifications of the City Engineer.~~
52. In conjunction with the Design Studies submission or updating the previously accepted Design Studies, if necessary, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
- i) A water servicing report or update an existing water servicing report which addresses the following:
 - a) Identify external water servicing requirements;
 - b) Confirm capacity requirements are met;
 - c) Identify need to the construction of external works;
 - d) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - e) Water system area plan(s)
 - f) Water network analysis/hydraulic calculations for subdivision report;
 - g) Phasing report;
 - h) Oversizing of watermain, if necessary and any cost sharing agreements.
 - i) Water quality
 - j) Identify location of valves and hydrants

--	--

**Nancy Pasato
39T-03518**

- ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
 - a) valving to shut off future connections which will not be used in the near term; and/or
 - b) automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - c) make suitable arrangements with Water Operations for the maintenance of the system in the interim.

Prior to the issuance of any Certificates of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

~~The Owner shall have its professional engineer determine if there will be sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If water quality cannot be maintained in the short term, the Owner shall install automatic blow offs where necessary to the satisfaction of the City Engineer.~~

- 53. The Owner shall construct watermains to serve this plan and connect them to the existing municipal system, namely, the 200 mm diameter watermain on Cedarpark Drive. The two 200 mm diameter watermain stubs on Cedarpark Crescent, the future 200 mm diameter watermain on Kilcrest Way and the 250 mm diameter watermain stub on Killarney Road, east of Cedarhollow Boulevard.

~~The Owner shall construct watermains to serve this Plan and connect them the existing municipal system, namely, the 200 mm (8 inch) diameter watermain on Street 'A' and Street 'C', the existing 200 mm (8 inch) diameter watermain on Street 'D', the existing 200 mm (8 inch) diameter watermain on Street 'E', the existing 250 mm (10 inch) on Killarney Boulevard and the existing 250 mm (10 inch) diameter watermain on Cedarhollow Boulevard.~~

- 54. In conjunction with the Design Studies submission, the Owner shall provide an update, if necessary, to the previously accepted conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.

- 55. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm or provide an update, if necessary, that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions", to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.

- 56. The Owner shall construct a temporary turning facility for vehicles at the north limit of Cedarpark Crescent, all to the specifications and satisfaction of the City. Temporary turning circles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circle is no longer needed, the City shall quit claim the easement which is no longer required, at no cost to the City.

~~The Owner shall construct a temporary turning facility for vehicles at the north limit of Street 'A' and the west limit of Killarney Road all to the specifications and satisfaction of the City Engineer. Temporary turning circles shall be provided to the City as required by the City Engineer, complete with any associated easements. When the temporary turning circle(s) are no longer needed, the City will quit claim the easements which are~~

--	--

Nancy Pasato
39T-03518

~~no longer required, at no cost to the City.~~

57. The Owner shall construct a 1.5 metre sidewalk on one side of the following streets:
- i) Cedarpark Drive – north and east boulevards;
 - ii) Cedarpark Crescent – south and east boulevards.

~~The subdivider shall construct a 1.5 metre (5') sidewalk on the following streets:~~

- ~~i) Street 'A' – north and east boulevards~~
 - ~~ii) Street 'C' – north and east boulevards~~
 - ~~iii) Street 'B' – east boulevard~~
 - ~~iv) Street "E" – north and east boulevards~~
 - ~~v) Street "D" – north, east and south boulevards~~
 - ~~vi) Fanshawe Park Road East – south side across the frontage of this plan~~
58. The Owner shall dedicate sufficient land to widen Fanshawe Park Road East to 18.0 metres (59.1') from the centerline of the original road allowance to accommodate a future arterial road with an ultimate right of way width of 36.0 metres.
59. ~~The Owner shall dedicate 6.0 metre X 6.0 metre "daylighting triangle" on the east side of Cedarhollow Boulevard at the intersection of Cedarhollow Boulevard and Fanshawe Park Road East in accordance with Section 4.24 of Zoning By-law no. Z-1, and such "daylighting triangle" shall be shown and dedicated as public highways on the final plan.~~
60. The Owner shall provide for 0.3 m reserve block at the north limit of Cedarpark Drive. Also, any dead ends and opens sides of road allowances created by this draft plan, or by phasing of this plan, shall be terminated in 0.3 metre reserves to be conveyed to the City.

~~The Owner shall provide for 0.3 m (1') reserve blocks at the following locations: west limit of Street 'C', north limit of Street 'A', and across the south limit of Fanshawe Park Rd E across frontage of Block 120. Also, any dead ends and open sides of road allowances created by this draft plan, or by phasing of this plan, shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the City of London until required for the future production of such road allowance.~~

~~The Owner shall eliminate/limit the bulge in the curb lines on Street 'A' and Street 'C' to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.~~

--	--

Nancy Pasato
39T-03518

63. The Owner shall have its professional design and construct the roadworks in accordance with the following road widths:

- i) Cedarpark Drive and Cedarpark Crescent have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres;
- ii) Kilcrest Way has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres;

~~The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:~~

- ~~iii) Street 'A', Street 'C' and Street 'D' have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').~~
- ~~iv) Street 'B' has a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').~~
- ~~v) Street 'E' has a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').~~

~~64. The Owner shall ensure that no vehicular access will be permitted to Block 120 from Fanshawe Park Road East. All vehicular access is to be via the internal subdivision streets.~~

~~65. The Owner shall install street lighting along Fanshawe Park Road East along the entire frontage of this plan of subdivision, as warranted and to the specifications of the City Engineer.~~

66. All through intersection and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.

The Owner shall remove any existing temporary turning circle on adjacent lands, in Plans 33M-580 and 33M-640, if necessary, and complete the construction of the roads in these locations as fully serviced roads, including restoration of adjacent lands, to the specifications of the City.

If funds have been provided to the City by the owners of Plan 33M-580 and 33M-640 for the removal of the temporary turning circles and the construction of these sections of roads and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

In the event that the roads in Plans 33M-580 and 33M-640 are constructed as fully serviced roads by the owners of Plan 33M-580 and 33M-640, then the Owner shall be relieved of this obligation.

67. The Owner agrees that, where a parking plan is required for this subdivision and increased pavement width is proposed to accommodate the parking plan. Further, the Owner agrees that any proposed widening of the pavement and the road allowance will be to the satisfaction of the Managing Director of Development Approvals Business Unit.

68. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Cedarhollow Boulevard.

~~The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Fanshawe Park Road East.~~

--	--

**Nancy Pasato
39T-03518**

69. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.
70. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the Managing Director of Development Approvals Business Unit for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the revised subdivision servicing drawings for this plan of subdivision.
- ~~71. The Owner shall have the common property line of Fanshawe Park Road East graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City. Further, the grades to be taken as the centerline line grades on Fanshawe Park Road East are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City Engineer.~~
72. Prior to final approval and subject to the satisfaction of the local School Boards, the Owner shall include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary or holding facilities and/or bused outside the neighbourhood for their education.
73. The owner shall not burn materials on site.
74. In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City, at no cost to the City.
~~In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the Managing Director of Development Approvals Business Unit.~~
- ~~75. The Owner shall connect to all existing service and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specification and satisfaction of the City.~~
76. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
77. No sewers are to be constructed on easements or on lands designed for future use as a park without the necessary approvals from the Managing Director of Development Approvals.
78. The Owner shall make any provisions necessary for oversizing of internal (sanitary and storm) sewers in the subdivision plan to accommodate flows from upstream lands external to this plan, all to the specifications of the City.
79. Prior to final approval, the Owner shall make arrangements with any the affected property owner(s) for the construction of any portions of services situated on private lands outside this plan, including regarding on the abutting properties to accommodate the grading and servicing of this plan, and shall provide satisfactory easements over the

--	--

Nancy Pasato
39T-03518

sewers as necessary, all to the specifications and satisfaction of the City.

80. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services. Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and Conditionally Accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner. With respect to any services and/or facilities constructed in conjunction with this plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

81. The Owner shall construct and install all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provision of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies shall continue to apply to the subject lands and shall not be affected by any subdivision requirements respecting services.

82. The subdivision agreement shall require the Owner to implement the street tree planting requirements as per the standard cash-in-lieu subdivision conditions.

83. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City Engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the plan.

84. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in

--	--

Nancy Pasato
39T-03518

conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.

~~85. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.~~

86. The Owner shall remove any temporary works when no longer required and restore the area, at no cost to the City, to the specifications and satisfaction of the City Engineer.

87. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.

88. If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.

89. Prior to the issuance of any Certificate of Conditional Approval for the next phase (Phase 3), the Owner shall construct the ultimate left turn lane and right turn taper on Fanshawe Park Road East at the intersection of Cedarhollow Boulevard with sufficient storage and taper to accommodate traffic anticipated by full build out of the area and to the satisfaction of the City Engineer.

~~The Owner shall construct a left turn lane on Fanshawe Park Road East of Cedarhollow Boulevard with sufficient storage and taper to provide safe access to this subdivision to the satisfaction of the City Engineer prior to October 1, 2012. If the City Engineer accepts anything less than the permanent left turn, the Owner shall construct a permanent left turn lane to accommodate the traffic demand anticipated as a result of full build out of the Kilally North Community Plan when directed to do so by the City Engineer.~~

~~90. The Owner shall install traffic signals at the intersection of Fanshawe Park Road East and Cedarhollow Boulevard when determined warranted by the City.~~

~~91. The Owner shall construct sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan, to the satisfaction of the City.~~

~~92. The Owner shall permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer. Alternatively, the City may require the Owner to undertake smoke testing at his own cost for this purpose and provide a record of the results to the City. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.~~

~~93. The Owner shall make minor boulevard improvements on Fanshawe Park Road East adjacent to this plan to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.~~

94. Minimum side yard setbacks will be required as specified by the City for buildings which are adjacent to rear yard catchbasin leads which are not covered by an easement on lots in this plan as shown on the accepted engineering drawings.

95. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in

--	--

Nancy Pasato
39T-03518

- service, the Owner shall protect the well and the underlying aquifer from any development activity.
96. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
97. The Owner shall remove all existing temporary accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
98. The Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.
99. The Owner shall design and install street light poles and luminaires, along the street being extended in accordance with this draft plan of subdivision and where a street from an abutting development or developing area is being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City.
100. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
101. If, during the building or constructing of all buildings or works and services within this subdivision, should any contamination or anything suspected as such be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
102. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.

--	--

Nancy Pasato
39T-03518

**Schedule "B" 39T-03518
Related Estimated Cost and Revenue**

Estimated Costs – This Draft Plan	
Claims from Urban Works Reserve Fund – General	Nil
Claims from Urban Works Reserve Fund - Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues - This Draft Plan (2014 rates)	
CSRF	\$1,325,073
UWRF	\$222,151
Total	\$1,547,225

1. Estimated Revenues are calculated using 2014 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
2. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on the recently constructed roadwork and SWM facilities, the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above, though the revenue for those service components is included in the "Estimated Revenues – This Draft Plan" section above. As a result, the revenues and costs reported above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.
3. The revenue reported represents the remaining lots within the original draft plan of subdivision.

Reviewed By:



Peter Christiaans
Director, Development Finance