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easements and rights-of-way for services have been met.

- 11) Prior to final approval, the Director of Planning Development shall be advised in writing by Bell Canada, that its requirements with respect to easements and rights-of-way for telecommunication services have been met.
- 12) Approval of the draft plan applies to the development of single detached dwellings, only.
- 13) Prior to final approval an external easement to accommodate the storm outlet along the west boundary of the property shall be in place, to the satisfaction of the City.
- 14) Prior to final approval the zoning on the subject property, including the proposed entranceway access from Rosecliffe Terrace, shall be amended to a Residential R6 Special Provision (R6-1()) Zone which permits cluster housing in the form of single detached dwellings, with a special provision for a minimum lot frontage of 20 metres, and a maximum of 21 dwelling units.
- 15) Prior to final approval the proposed entranceway access, comprised of Blocks 66 & 73, Plan 33M-119, shall be acquired by purchase in its entirety by the applicant, and consolidated with the development site as one parcel.
- 16) Prior to final approval the Tree Retention Report and Landscape Plan (Ron Koudys Landscape Architect Inc., October 2011) shall be modified to reflect comments to be provided within 90 days of draft approval from the City of London Landscape Planner, and implemented as part of the Site Plan Development Agreement.
- 17) *
REVISED The Hydrogeological Investigation (exp Services Inc., October 11, 2011) be updated to address the deficiencies that have been identified, including: the installation of monitoring wells on site to measure the depth to groundwater; field verification of MOE water well records; undertaking a door-to-door survey to identify neighbouring wells in the area; and, documentation of known wells in the vicinity. The hydrogeological investigation shall be completed and recommendations implemented to the satisfaction of the City prior to final approval. The developer shall pay for any costs incurred by the City to undertake a peer review of the reports relating to this future investigation to address the deficiencies that have been identified.
- 18) Prior to final approval, the owner's professional engineer shall provide confirmation to the Approval Authority that the fill materials and soils on the site have been tested and are within acceptable Ministry of Environment (MOE) soils quality criteria.
- 19) Prior to final approval a detailed slope stability analysis shall be prepared based on the final design which confirms, to the satisfaction of the Approval Authority, that the site grading, retaining walls and building foundations will not have any detrimental impacts on slope stability and groundwater recharge function.
- 20) Prior to final approval a detailed drainage plan shall be prepared based on the final design which confirms, to the satisfaction of the City that the site grading and development design will not result in any detrimental impacts on surface drainage on the site and adjacent residential properties.
- 21) Prior to final approval a revised site grading plan shall be prepared which ensures that the entranceway and internal access road is designed in a safe manner for residential and emergency vehicular access, to the satisfaction of the Director of the City Transportation Division.
- 22) Prior to final approval for the Director of Development Planning is to be satisfied that the proposed plan of condominium showing any "as constructed" buildings and structures has been submitted and accepted by the City as in compliance with Subsection 155(1) of the Condominium Act, 1998;
- 23) The description of the Common Elements in the Condominium Declaration shall indicate that: