

File Number: 39T-02502-3C

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MAY 27, 2014
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SPECIAL PROVISIONS BANMAN DEVELOPMENTS (LEGENDARY) INC. WHITE OAKS SUBDIVISION – PHASE 3C 39T-02502-3C

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Banman Developments (Legendary) Inc. for the subdivisions of land over Lot 32, Concession 2, (Geographic Township of Westminster), now in the City of London, County of Middlesex:

- (a) the attached Special Provisions, (Schedule “C”), to be contained in a Subdivision Agreement between The Corporation of the City of London and for the Banman Developments (Legendary) Inc. (Phase 3C) Subdivision (39T-02502-3C) **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues to be as per Schedule “B”, attached hereto; and
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all related documents required to fulfill its conditions.

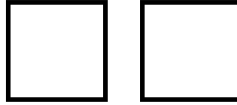
BACKGROUND

This application for Draft Plan of Subdivision Approval was accepted on February 25, 2002. It was circulated to the required agencies and municipal departments on March 27, 2002 and advertised in the London Free Press Civic Corner on April 6, 2002.

As part of the application submission, on March 20, 2002, the applicant submitted an Area Plan document (White Oak Area Plan, prepared by Knutson Planning Inc., March 2002) for review and consideration by the City to support their subdivision development application (39T-02502/OZ-6233). The document was a privately initiated study encompassing the same lands in the North Longwoods Area Plan. Given the demand for development in the area and the number of property ownerships in the area, a comprehensive review of the area was necessary to address broader community issues such as, parks, road connections, traffic, servicing studies, land use compatibility, prior to consideration and approval of development applications in the area.

On July 7, 2003, Municipal Council considered and adopted the proposed North Longwoods Area Plan and approved the corresponding Official Plan Amendment (OPA 290). No appeals were filed with the City within the prescribed appeal period for the Official Plan amendment.

On November 2, 2003, the Approval Authority granted Draft Plan approval for a period of three



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years. Revisions to draft plan approval were granted on October 4, 2006. The most recent three (3) year draft approval extension was October 25, 2011.

This subdivision shall be registered in one phase consisting of six (6) Lots and 1 reserve Block.

It should be noted that ESD have indicated that there will be future increases in operating and maintenance costs for works that will assumed by the City, as a result of this development.

Development Services provided Banman Developments (Legendary) Inc. with a copy of the Special Provisions for their review. On May 14, 2014, they confirmed concurrence with direction to proceed to Planning and Environment Committee.

This report has been prepared in consultation with Legal Services.

A copy of the location plan is attached as Schedule A for the information of the Committee.

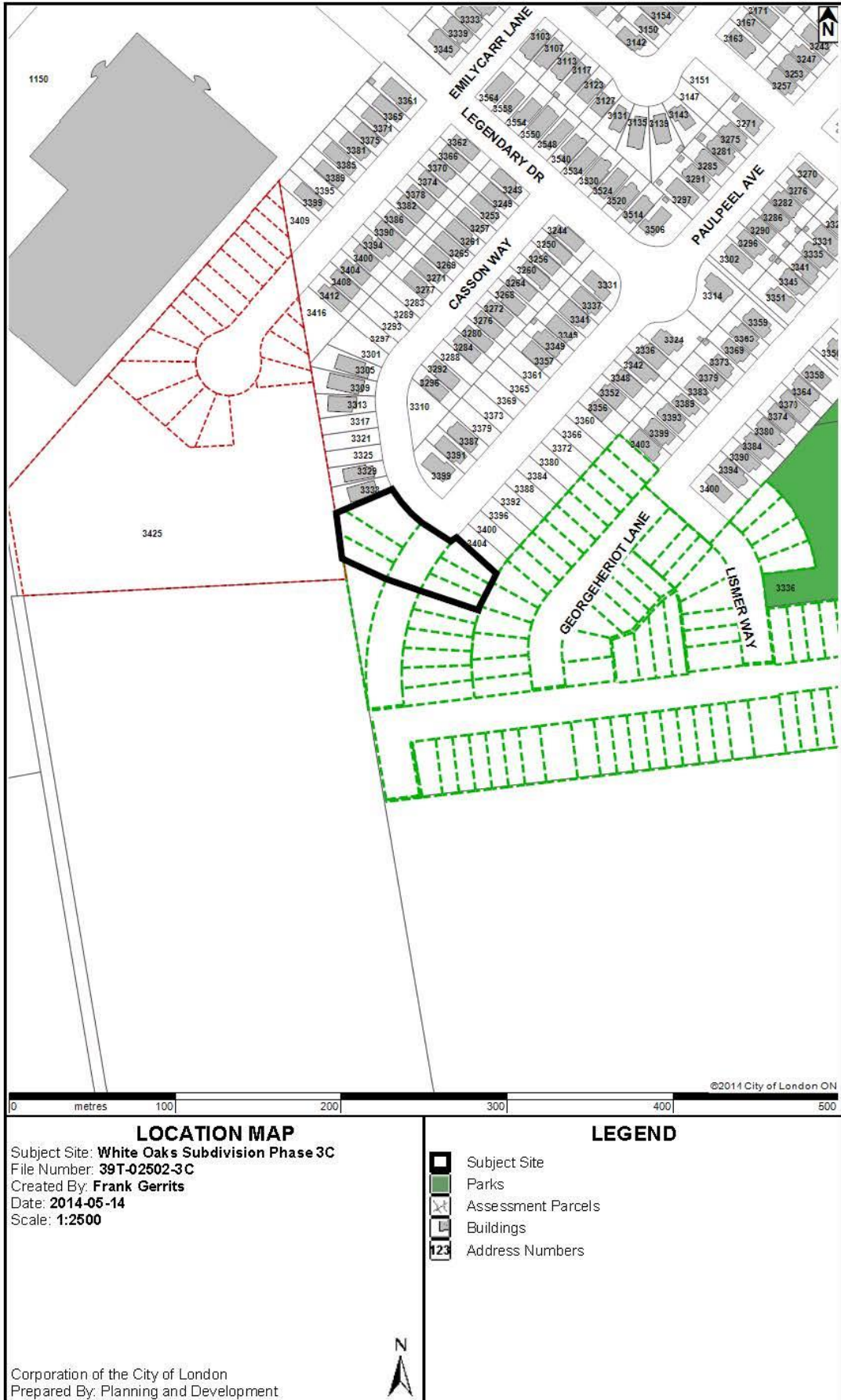
RECOMMENDED BY:	REVIEWED BY:
ALANNA RILEY SENIOR PLANNER, DEVELOPMENT SERVICES	ALLISTER MACLEAN MANAGER OF DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

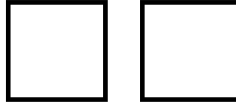
AR/fg
Attach.
May 13, 2014



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Schedule A – Location Map





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Schedule B – FINANCE

Related Estimated Costs and Revenues

Estimated Costs – This Agreement	
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 Agreement (2014 rates)	
CSRF	\$121,866
UWRF	\$20,430
Total	\$142,296

1. Estimated Revenues are calculated using January 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 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 Agreement" 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.

Reviewed By:

Peter Christiaans
 Director, Development Finance



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SCHEDULE C – SPECIAL PROVISIONS

28. PART II – SPECIAL PROVISIONS

The Owner shall make all payments, carry out and perform all the works and satisfy all the provisions hereinafter set out in these Special Provisions.

- (a) In the event that the Owner undertakes relotting, the Owner shall relocate all utilities, municipal services and private services as are necessary for the relotted lots in this Plan to the specifications of the City and at the Owner's entire expense. The City may require additional inspections by the Owner's professional engineer and the City of London of relocated utilities, municipal services and private services, including video inspections and ball tests of sewers, as a result of the relotting of blocks in this Plan prior to the issuance of a Certificate of Conditional Approval for works serving the relotted blocks. Should the amount of security held by the City at the time the blocks in this Plan are to be relotted be insufficient to cover the cost of relocation of utilities, municipal services, private services and associated works for the said relotting, then prior to the issuance of the Certificate of Conditional Approval for works serving the said relotting, the Owner shall deposit an additional amount of security with the City for the said works as determined by the City Engineer in accordance with the City's security requirements.
- (b) The Owner shall adhere to the geotechnical engineer's recommendation under the full time supervision of a geotechnical engineer with respect to the placement of engineering fill and the construction of utilities, roadways, driveways and buildings on areas within this Plan as identified by the geotechnical engineer (the "Affected Lands") to ensure the satisfactory construction thereof. The Owner shall provide a geotechnical engineer's certification to the City upon completion of the removal and/or filling that the works were carried out in accordance with the geotechnical engineer's recommendations.

Prior to the issuance of a Certificate of Conditional Approval, the Owner shall identify to the City the Lots within the Affected Lands and shall ensure that the specific requirements have been established by a geotechnical engineer for each Lot within the Affected Lands in order to protect the proposed buildings on the said Lots from settlement and other harmful effects.

The Owner shall register against the title of each Lot within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot within the Affected Lands must adhere to the recommendations of the geotechnical engineer, and shall deliver a certificate of a geotechnical engineer to the City's Director of Building Control upon completion of the foundation on the Lot within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

- (c) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have a qualified consultant confirm all recommendations in the hydrogeological investigation for this subdivision have been implemented with respect to the effects of the construction associated with the subdivision on existing ground water elevations, private wells in the area and the impact on the water balance of the subject plan, to the satisfaction of the City.
- (d) The Owner shall install appropriate barricades on Paulpeel Avenue at the west limit of this Plan prior to the issuance of Certificate of Approval and shall maintain the barricades all to the satisfaction of the City Engineer at no cost to the City.
- (e) No construction traffic contracted by the Owner for the construction of services for this subdivision which are to be assumed by the City, will utilize existing streets adjacent to this Plan, except as approved otherwise by the City Engineer. The Owner further shall restrict this construction traffic to and from this subdivision to Wharnccliffe Road South via Legendary Drive and Paulpeel Avenue except as otherwise approved by the City



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Engineer. Barricades which may be used to restrict construction traffic during the construction of the underground services associated with the issuance of a Certificate of Conditional Approval, as identified by 9. INITIAL CONSTRUCTION OF SERVICES AND BUILDING PERMITS of PART 1 – GENERAL PROVISIONS, may be removed with the issuance of the Certificate of Conditional Approval, unless otherwise directed by the City Engineer.

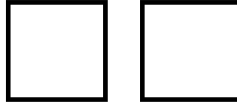
- (f) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- i) a fully serviced road connection where Paulpeel Avenue in this Plan joins with Paulpeel Avenue in Plan 33M-625, including all underground services and related works;
 - ii) a sanitary sewer connection where the proposed sanitary sewer outside this Plan required to services the Lots in this Plan join with the existing sanitary sewer located in the existing municipal easement over Part 7 in Plan 33R-16036 (at the future intersection of Lismer Lane and Lismer Way); and
 - iii) a maintenance access connection where the proposed maintenance access to service the proposed sanitary sewers outside of this Plan joins the existing maintenance access located in the municipal easement over Part 7 in Plan 33R-16036 (at the future intersection of Lismer Lane and Lismer Way).

The Owner shall complete all work on the said street and easements in accordance with current City standards, procedures and policies, and restore the roads and easements, and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City Engineer. Upon completion of these works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.

The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any City of London assumed road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City Engineer (or his/her designate), a schedule of construction for the proposed works on the above-noted streets, and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land, right-of-way or easement.

Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

- (g) Prior to the construction of works on existing assumed City streets, the Owner shall have its professional engineer notify in writing all affected property owners of all works proposed to be constructed on existing City streets in conjunction with this subdivision in accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects



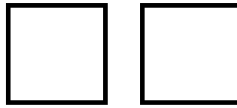
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- (h) Prior to the issuance of any Certificate of Conditional Approval the Owner shall install traffic calming measures, including a parking bay, in accordance with the accepted drawings, for the section of road on Paulpeel Avenue in this Plan to the satisfaction of the City Engineer at no cost to the City.
- (i) Prior to the issuance of any Certificate of Conditional Approval in this Plan, the Owner shall erect advisory signs at all street entrances to this Plan for the purpose of informing the public of the traffic calming measures implemented within this Plan.
- (j) The Owner shall construct/extent the watermains to service the Lots in this Plan and connect them to the City's existing water supply system being the 250mm diameter water main on Paulpeel Avenue at the west limit of Plan 33M-625 to the specifications of the City Engineer.
- (k) Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have it's professional engineer confirm water quality requirements for the watermain in this Plan and/or implement any accepted recommendations in the accepted water quality report, by the use of the following all to the satisfaction of the City Engineer, at no cost to the City:
 - i) valving to shut off future connections which will not be used in the near term; and/or
 - ii) manual flushing devices to maintain water quality and, if required, a water meter within a meter pit.
- (l) Sewage treatment capacity at the Greenway Pollution Control Plant is available for this Plan as of June 2014 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before June 2015.

In the event that this Plan and this Agreement are not registered before June 2015, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity allocated to this Plan, if such capacity is available at that time.

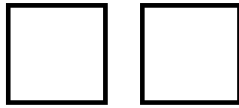
The Owner acknowledges that sewage treatment capacity at the Greenway Pollution Control Plant must be allocated for this Plan prior to the Owner's application for building permits in this Plan.

- (m) The Owner shall construct sanitary sewers to service the Lots in this Plan and connect them to the sanitary sewage system being the existing 300 mm diameter sanitary sewer located in the municipal easement over Part 7 in Plan 33R-16036 (at the future intersection of Lismer Lane and Lismer Way) via a sanitary sewer to be constructed by the Owner from the boundary of this Plan to the said existing sanitary sewer (within an easement over lands external to this Plan) to the satisfaction of the City Engineer. The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.
- (n) The Owner shall take measures to control and prevent inflow and infiltration and silt from entering the sanitary sewer system during construction and to ensure that the sanitary sewer system is constructed to minimize inflow into the system, all at the Owner's cost. The Owner shall also be required to take measures to prevent inflow and infiltration from entering the sanitary sewer system after construction of the sanitary sewer works, all to the satisfaction of the City and at no cost to the City. These measures shall include the following:
 - i) Installation of a plug in the sanitary sewer system (for this draft plan) at the downstream end of the sanitary sewer. The plug can be removed in conjunction



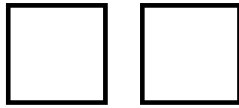
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- with the first occupancy. This plug may only be removed by the City of London inspectors or Operations. The Owner shall be responsible for the maintenance and cleaning or emptying of the sanitary sewer as required. The sanitary sewer must be clean and dry before the plug will be removed;
- ii) Flow monitoring of the sanitary sewer may be required and a record of flows provided to the City. If the flows are in excess of theoretical flows, the Owner will be required to pay the City for the excess flow;
 - iii) Installation of Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer manholes within this draft plan at the time of installation of the manhole. The Owner shall not remove the inserts until the sodding of the boulevards and the top lift of asphalt is completed;
 - iv) Testing of the sanitary sewer system shall be carried out in accordance with OPSS 407, OPSS 410 and the City of London Standard Contract Documents with respect to infiltration testing, exfiltration testing and low pressure air testing. The Owner shall have its Professional Engineer provide a report of the test results to the City;
 - v) Ensuring that during the construction on private property of this phase of subdivision, practices which contravene the City of London By-laws and allow storm water and sediment to enter the sanitary sewer system are prevented; and
 - vi) Capping private drain connection to lots which are vacant or not occupied in this Plan in order to prevent practices which contravene City of London By-laws and allow excessive levels of inflow and infiltration and sediment to enter the sanitary sewer system. If any private drain connection is found without a cap, the Owner shall ensure a cap is installed within 48 hours of being advised by the City. The removal of the cap shall be at the cost of the Owner and shall be made only at the time of or immediately prior to occupancy of that lot.
- (o) 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. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
- (p) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a sanitary sewer (to service Lots in this Plan) from the west limit of Paulpeel Avenue in this Plan to the existing sanitary sewer located in the municipal easement over Part 7 in Plan 33R-16036 (at the future intersection of Lismer Lane and Lismer Way) over lands external to this Plan in accordance with the accepted drawings, all to the satisfaction of the City Engineer, at no cost to the City.
- (q) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall construct a granular surface maintenance access (to service the sanitary sewers outside of this Plan) from the west limit of Paulpeel Avenue in this Plan to the existing maintenance access located in the municipal easement over Part 7 in Plan 33R-16036 (at the future intersection of Lismer Lane and Lismer Way) over lands external to this Plan to the satisfaction of the City Engineer at no cost to the City.
- Prior to assumption the Owner shall complete the said maintenance access in accordance to City Standard SPO 1.4A and SPO 1.4B including an asphalt surface all to the satisfaction of the City Engineer and at no cost to the City.”
- (r) In conjunction with the registration of this Plan, the Owner shall make all necessary arrangements to provide a multi-purpose easement to the City in relation to the sanitary sewer and maintenance access outside this Plan from the west limit of Paulpeel Avenue in this Plan to the existing easement over Part 7 of Plan 33R-16063, to the satisfaction of the City Engineer and at no cost to the City.



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- (s) The Owner shall maintain the sanitary sewer and temporary maintenance access (to services the sanitary sewer) over lands external this Plan as required herein until the said sewers and maintenance access are assumed by the City all to the satisfaction of the City Engineer and at no cost to the City.
- (t) The Owner shall construct the storm sewers to service the Lots in this Plan, which is located in the Dingman Creek Subwatershed subwatershed, and connect them to the City's existing storm sewer system being the 450mm diameter storm sewer on Paulpeel Avenue at the west limit of Plan 33M-625 to the satisfaction of the City Engineer.
- (u) The Owner shall to have a consulting professional engineer supervise the construction of the proposed storm/drainage and SWM servicing works for the subject lands all to the satisfaction of the City Engineer and according to the requirements of the following:
 - i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study;
 - ii) The approved Storm/Drainage and SWM Servicing functional Report for the subject lands;
 - iii) The accepted White Oak Area Stormwater Management Facilities Class Environmental Assessment : Schedule B Screening Report (September 2001 by Earth Tech) and all applicable addendums approved by the MOE and adopted by City Council and the Public;
 - iv) The approved Functional Stormwater Management Plan for the Regional White Oaks SWM Facility #2;
 - v) Stormwater Reports, as required, and design as accepted by the City;
 - vi) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
 - vii) The Ministry of the Environment SWM Practices Planning and Design (2003); and
 - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- (v) The Owner shall provide all adequate easements, if required, in relation to stormwater/drainage and SWM servicing works of the subject lands, all to the satisfaction of the City Engineer at no cost to the City.
- (w) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the erosion and sediment control measures detailed in the reports and drawings accepted by the City, to be used during construction and implementation of this Plan, all to the satisfaction of the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith. Further, the Owner's Professional Engineer must confirm that the required erosion and sediment control measures were maintained and operating as intended during all phase of construction.
- (x) The Owner shall implement SWM 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.
- (y) Prior to the issuance of a Certificate of Conditional Approval, the Owner's consulting engineer shall certify the development has been designed such that increased and



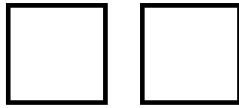
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accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify 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.

- (z) The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City Engineer approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used to undertake all necessary clean-up work, all to the satisfaction of the City.
- (aa) The Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program, all to the satisfaction of the City and at no cost to the City.
- (ab) Prior to assumption, the Owner shall operate, monitor and maintain the stormwater works. The Owner shall ensure that any removal and disposal of sediment is to an approved site in accordance with the Ministry of the Environment and the Ministry of Natural Resources.
- (ac) Prior to the issuance of any Certificate of Conditional Approval for Lots in this Plan, the Owner shall construct and make operational all relevant storm/drainage and SWM servicing works, including major and minor storm flow routes, for the subject lands, in accordance with approved design criteria and accepted drawings, all to the specifications and satisfaction of the City Engineer, at no cost to the City.
- (ad) 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, these deposits must be reported to the City Engineer and / Managing Director, Development and Compliance Services and Chief Building Official immediately, and if required by the City Engineer/ Managing Director, Development and Compliance Services and Chief Building Official, the Owner will, at his expense, retain a Professional Engineer competent in the field of methane gas to investigate these deposits and to submit a full report on them to the City Engineer/Managing Director, Development and Compliance Services and Chief Building Official. If 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 Managing Director, Development and Compliance Services and Chief Building Official shall be implemented and carried out under the supervision of the Professional Engineer, to the satisfaction of the City Engineer/Managing Director, Development and Compliance Services 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 for review for the duration of the approved program.

If a permanent venting system or facility is recommended in the report, the Owner further agrees to register against the title of each affected Lot and include in the agreement of sale for the conveyance or transfer of each of the affected Lots, a covenant by the purchaser or transferee (and by each successive Owner after such purchaser or transferee) stating that the Owners of the subject Lots must have the required system or facility designed, constructed and monitored to the specifications of the City, and that the Owner 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.

- (ae) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall provide adequate temporary measures, if necessary, such as easements, catchbasins, grading, maintenance access, erosion and sediment control measures, etc. to the satisfaction of the City Engineer at no cost to the City.



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- (af) The Owner shall be required to make all necessary arrangements for minor boulevard improvements, if required, on Casson Way and Paulpeel Avenue in Plan 33M-625 consisting of clean-up, grading and sodding as necessary to the specifications of the City and at no cost to the City.
- (ag) The owner shall include in all offers of purchase and sale a clause which advises purchasers and any subsequent owners the following Noise Warning Clause:
 - "Purchasers/tenants are advised that sound levels due to nearby commercial operations may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment's noise criteria."
- (ah) The Owner shall prepare a street tree planting plan and provide the City with cash-in-lieu for the cost of street tree planting on boulevards within the plan of subdivision, in accordance with the City's Tree Planting Policy for New Subdivision Development.



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SCHEDULE 'C'

This is Schedule 'C' to the Subdivision Agreement dated the day of _____, 2014 between The Corporation of the City of London and Banman Developments (Legendary) Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Paulpeel Avenue shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Paulpeel Avenue

Pedestrian Walkways

There are no pedestrian walkways proposed for this Plan.



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SCHEDULE 'D'

This is Schedule 'D' to the Subdivision Agreement dated the day of _____, 2014 between the Corporation of the City of London and Banman Developments (Legendary) Inc. to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Block 7
Road Widening (Dedicated on the face of the plan):	NIL
Walkways:	NIL
5% Parkland Dedication:	NIL - Block 84 of 33M-518 was provided in Phase 1 of the development.
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	NIL
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LANDS TO BE HELD IN TRUST BY THE CITY:

Temporary access to lands north of this Plan:	NIL
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SCHEDULE 'E'

This is Schedule 'E' to the subdivision Agreement dated the day of _____, 2014 between The Corporation of the City of London and Banman Developments (Legendary) Inc to which it is attached and forms a part.

The total value of security to be supplied to the City is as follows:

CASH PORTION:	\$ 110,000**
BOND PORTION:	\$ 257,000
TOTAL	\$ 367,000**

(a) The following security shall be deposited with the City Treasurer at the time of signing this Agreement:

CASH PORTION:	\$ 106,050**
BOND PORTION:	\$ NIL

(b) The following security shall be deposited with the City Treasurer, before the issuance of a Certificate of Conditional Approval respecting land within this subdivision:

CASH PORTION:	\$ 3,950
BOND PORTION:	\$ 257,000

**** Includes \$60,000 for Erosion and Sediment Control Plan security as per Clause 28(z).**

The security shall be supplied to the city in accordance with the policy adopted by the City Council on April 6, 1987, when it approved Clause 15 of the 11th Report of the Planning Committee, and its amendments.

Please refer to Section 9. Initial Construction of Services and Building Permits of Part 1 – General Provisions, which may limit the issuance of a building permit until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.



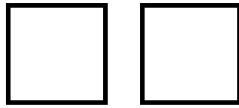
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SCHEDULE 'F'

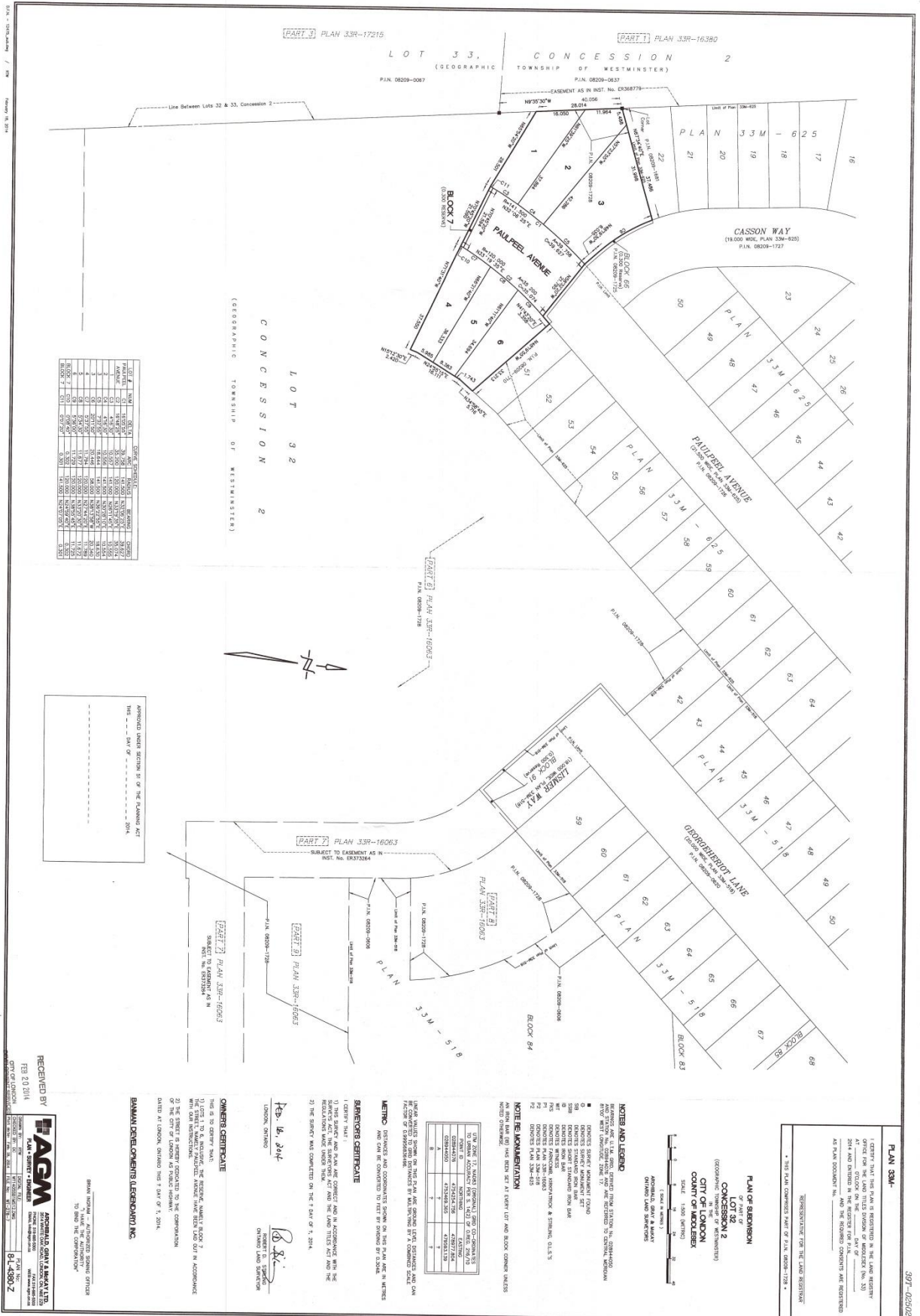
This is Schedule 'F' to the Subdivision Agreement dated the day of _____, 2014 between The Corporation of the City of London and Banman Developments (Legendary) Inc. to which it is attached and forms a part.

Multi-Purpose Easements

Multi-purpose easements for servicing including an easement for the sanitary sewer(s) and maintenance access, outside of this Plan, from the west limit of Paulpeel Avenue to the existing easement over Part 7 of Plan 33R-16063, shall be deeded to the City in conjunction with this Plan on an alignment and of sufficient width acceptable to the City Engineer.



File Number: 39T-02502-3C



LOT #	AREA (SQ. METERS)	AREA (SQ. FEET)
1	10,000	10,000
2	10,000	10,000
3	10,000	10,000
4	10,000	10,000
5	10,000	10,000
6	10,000	10,000
7	10,000	10,000
8	10,000	10,000
9	10,000	10,000
10	10,000	10,000
11	10,000	10,000
12	10,000	10,000
13	10,000	10,000
14	10,000	10,000
15	10,000	10,000
16	10,000	10,000
17	10,000	10,000
18	10,000	10,000
19	10,000	10,000
20	10,000	10,000
21	10,000	10,000
22	10,000	10,000
23	10,000	10,000
24	10,000	10,000
25	10,000	10,000
26	10,000	10,000
27	10,000	10,000
28	10,000	10,000
29	10,000	10,000
30	10,000	10,000
31	10,000	10,000
32	10,000	10,000
33	10,000	10,000
34	10,000	10,000
35	10,000	10,000
36	10,000	10,000
37	10,000	10,000
38	10,000	10,000
39	10,000	10,000
40	10,000	10,000
41	10,000	10,000
42	10,000	10,000
43	10,000	10,000
44	10,000	10,000
45	10,000	10,000
46	10,000	10,000
47	10,000	10,000
48	10,000	10,000
49	10,000	10,000
50	10,000	10,000
51	10,000	10,000
52	10,000	10,000
53	10,000	10,000
54	10,000	10,000
55	10,000	10,000
56	10,000	10,000
57	10,000	10,000
58	10,000	10,000
59	10,000	10,000
60	10,000	10,000
61	10,000	10,000
62	10,000	10,000
63	10,000	10,000
64	10,000	10,000
65	10,000	10,000
66	10,000	10,000
67	10,000	10,000
68	10,000	10,000
69	10,000	10,000

RECEIVED BY
 FEB 20 2014
 CITY OF LONDON

HAGM
 ARCHIBOLD GARY & ASSOCIATES LTD.
 2000 SHEPPARD AVENUE EAST
 SUITE 200
 SCARBOROUGH, ONTARIO M1S 1T6
 TEL: (416) 291-1111
 FAX: (416) 291-1112
 PLAN 33R-16390-3
 81-4390-Z

PLAN 33R-
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF ONTARIO (NO. 33) AND CHARGED IN THE REGISTER FOR PART OF _____ AND THE REGISTERED CHARGES ARE RECORDED AS PLAN DOCUMENT NO. _____

REGISTRAR GENERAL FOR THE LAND REGISTRY
 1. THIS PLAN COMPLETES PART OF PLAN 33R-17215

PLAN OF SUBDIVISION
 OF PART OF
CONCESSION 2
 (GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
 CITY OF LONDON
 COUNTY OF WINDSOR
 SCALE: 1:500 (METRIC)
 (SCALE IN METERS)
 0 1 2 3 4 5
 METERS
 0 10 20 30 40 50
 FEET
 (METRIC AND IMPERIAL)

NOTES AND LEGEND
 1. METRIC UNITS ARE TO BE USED FOR ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED.
 2. DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 3. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 4. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 5. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 6. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 7. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 8. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 9. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 10. DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

LEGEND
 LINEAR VALUES SHOWN ON THIS PLAN ARE GIVEN IN METERS AND FEET AND INCHES.
 DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.
 DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE SPECIFIED.

METHODS AND COMMENTS SHOWN ON THIS PLAN ARE IN ACCORDANCE WITH THE REGULATION MADE UNDER THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, SECTION 27(1). THIS SURVEY WAS COMPLETED ON THE 1ST DAY OF 1, 2014.

REGISTERED CERTIFICATE
 I CERTIFY THAT:
 1) THIS SURVEY PLAN WAS COMPLETED IN ACCORDANCE WITH THE REGULATION MADE UNDER THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, SECTION 27(1) AND THE SURVEY WAS COMPLETED ON THE 1ST DAY OF 1, 2014.

Feb. 16, 2014
 ROBERT D. SPENCER
 REGISTERED SURVEYOR
 LONDON, ONTARIO

OWNER'S CERTIFICATE
 THIS IS TO CERTIFY THAT:
 1) I, THE SIGNATURED OWNER, HAVE READ AND UNDERSTAND THE PLAN AND THE REGULATIONS MADE UNDER THE SURVEY ACT, R.S.O. 1990, CHAPTER S.5, SECTION 27(1) AND I HAVE GIVEN MY CONSENT TO THE SUBDIVISION.
 2) THE STREET IS HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAY.
 DATED AT LONDON, ONTARIO THIS 1ST DAY OF 1, 2014.

BANMAN DEVELOPMENTS (LEBANON) INC.

APPROVED UNDER SECTION 33 OF THE PLANNING ACT
 THIS IS PART OF _____ OF 2014.