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39T-10502 DRAFT APPROVAL EXTENSION
C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL CORLON PROPERTIES INC. 312 SUNNINGDALE ROAD WEST 39T-10502 MEETING ON SEPTEMBER 9, 2014

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Corlon Properties Inc. for the property located at 312 Sunningdale Road West:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a one(1) year extension of the draft plan of subdivision, as submitted by Corlon Properties Inc. (File No. 39T-10502 prepared by Jeremy C.E. Matthews O.L.S. (Drawing No. DP1, dated February 2, 2011), which shows 172 single detached residential lots, one (1) medium density residential block, two (2) open space blocks, one (1) park block, one (1) SWM block, road widening and reserve blocks, all served by seven (7) new streets, **SUBJECT TO** the original conditions contained in the attached Appendix "39T-10502"; and,
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Appendix "A".

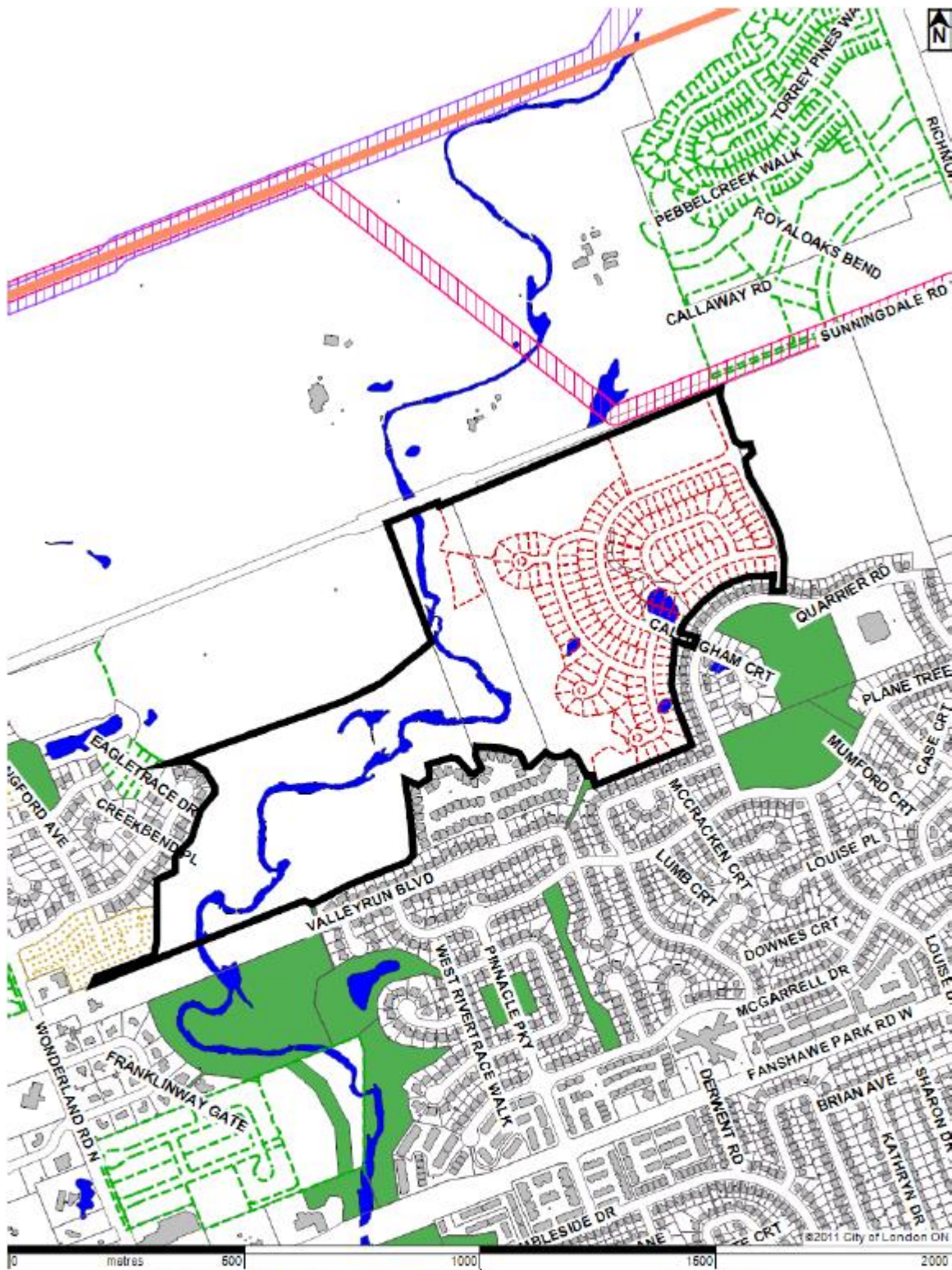
PREVIOUS REPORTS PERTINENT TO THIS MATTER

February 1, 2012 - Report to Council on Special Provisions for Phase I (33M-647).

March 7, 2011 - 39T-10502/ - Report to Planning Committee on Draft Plan of Subdivision and Z-1 Zoning By-law amendments.

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LOCATION MAP

Subject Site: 312 Sunningdale Rd W
 Applicant: Sunningdale Golf
 File Number: 39T-10502
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2011-02-23
 Scale: 1:10100

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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BACKGROUND

This application for Draft Plan of Subdivision Approval was accepted on February 24, 2010. It was circulated to the required agencies and municipal departments on March 10, 2010 and advertised in the London Free Press Civic Corner on March 20, 2010. A notice of Public Meeting was advertised in the London Free Press on February 19, 2011, and a notice of Public Meeting was sent out on February 23, 2011. The Public Meeting was held on March 7, 2011.

Phase 1 (westerly portion) of this draft plan was registered on June 10th, 2012 as 33M-647. On March 4, 2014 the Approval Authority granted an emergency 180 day draft plan extension. The current lapsing date for Draft Approval is September 24, 2014. The applicant is in the process of registering the last phase of this subdivision. Given that the developer has completed a significant portion of the final approval process for this last phase and it is anticipated that the registration will occur within the next few months, there is no need to update the conditions of draft approval.

CONCLUSION

A one (1) year extension is appropriate to allow the developer sufficient time to obtain final approval and registration of the last phase of this subdivision.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

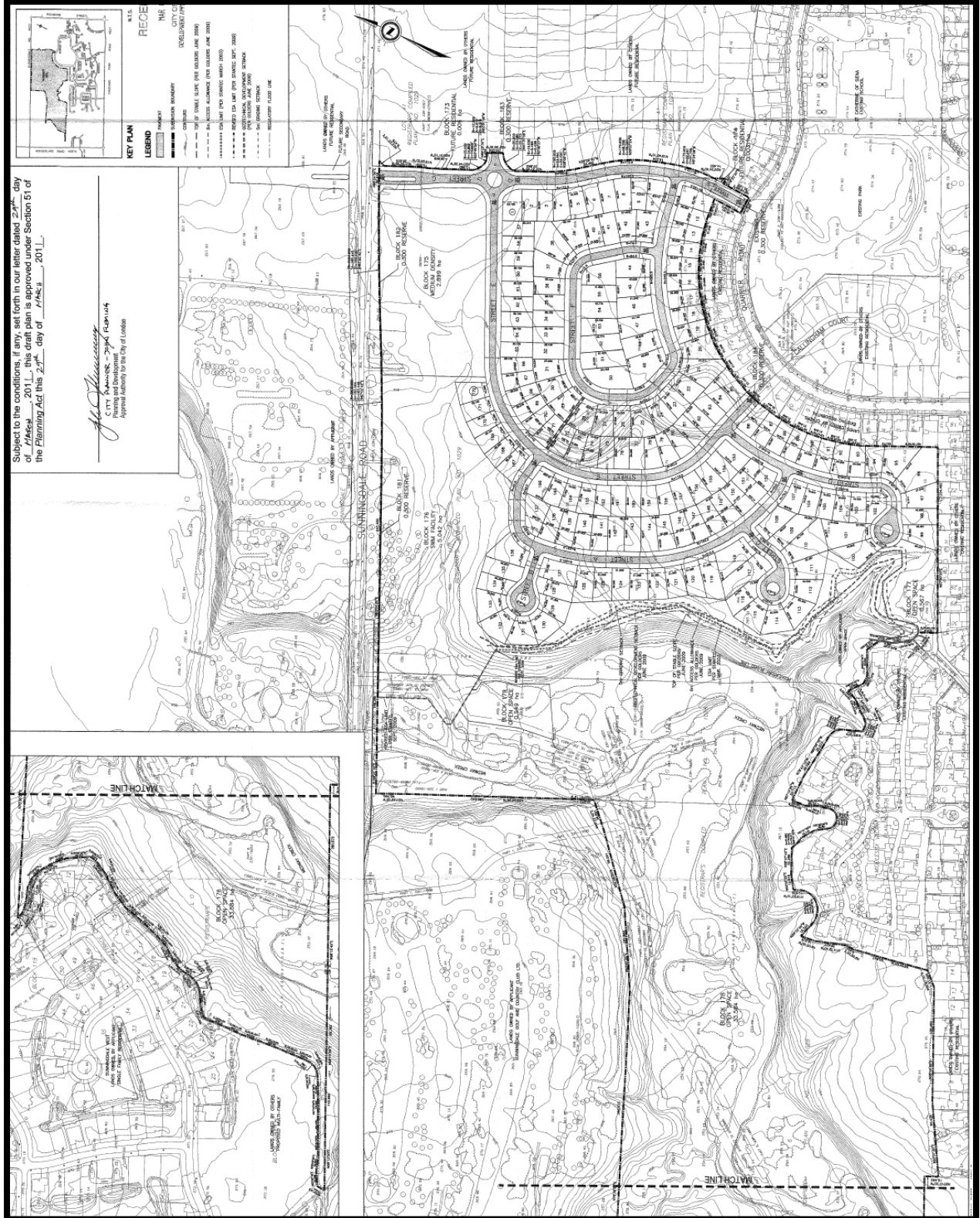
August 28, 2014

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Draft Plan



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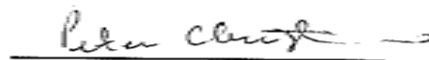
Appendix "A"

Related Estimated Costs and Revenues

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	\$1,117,105
UWRF	\$187,275
Total	\$1,304,380

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 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.
3. The revenue reported represent the remaining lots within the original draft plan of subdivision.

Reviewed By:



Peter Christiaans
Director, Development Finance

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APPENDIX 39T- 10502
(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-10502 ARE AS FOLLOWS:

NO.	CONDITIONS
1.	This draft approval applies to the draft plan submitted by Corlon Properties Inc., prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP1, dated February 2, 2011), which shows 172 single detached residential lots, one (1) medium density residential block, two (2) open space blocks, one (1) park block, one (1) SWM block, road widening and reserve blocks, all served by seven (7) new streets.
2.	This approval of the draft plan applies for three years September 24, 2015 , 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 on the face of the plan and dedicated as public highways.
4.	All street(s) shall be named to the satisfaction of the Director, Development Planning.
5.	The municipal addresses shall be assigned to the satisfaction of the Director Development Planning.
6.	Prior to final approval, the Owner 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 Director of development Planning and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
13.	In conjunction with the Design Studies submission, the Owner shall 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

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construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer and included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.

14. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment requirements and file the necessary reports with the Ministry of the Environment and the City of London.

In the event that an existing well in this plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

15. Prior to the submission of engineering drawings, the Approval Authority shall be satisfied that sufficient sewage treatment and conveyance capacity is available to service the subdivision.
16. The Owner's professional engineer shall provide inspection services for all work 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.
17. 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. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and Managing Director Development Approvals Business Unit.
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.
19. 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 General Manager of Planning and Development and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the Director of Development Planning and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
20. Prior to final approval, the Owner shall request the City of London Finance Department to advise the Approval Authority that all financial obligations/encumbrances owed to the City on the said lands have been paid in full, including property taxes and local improvement charges.
21. The Owner shall obtain and submit to the Director of Development Planning a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall not grade or disturb soils on the property prior to the release

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from the Ministry of Culture.

Sanitary

22. The Owner shall construct sanitary sewers to serve this plan and connect them to the future municipal sewer system, namely, the Phase 2 extension of the Medway Trunk Sanitary Sewer (MTSS) system on Sunningdale Road West adjacent to Block 176 in this plan.
23. In conjunction with the Design Studies submission, the Owner shall provide cross-sections of the proposed sanitary outlet, along the east boundary of the Stormwater Management (SWM) Block 176, from the subdivision to Sunningdale Road West to show that the subdivision's sanitary alignment is outside the 100 year storm limit of the SWM Facility and can accommodate the necessary maintenance access to service and maintain the sanitary outlet, to the satisfaction of the City Engineer.
24. In conjunction with the Design Studies submission, the Owner shall provide a conceptual sanitary servicing plan to show the external drainage areas and identify any municipal sanitary sewer easements which may be required, to the satisfaction of the City Engineer.
25. Once the gravity sewers are extended and operational, servicing the external drainage area associated with this plan of subdivision, the Owner shall direct the flows to the gravity sewers and decommission the existing sanitary pumping station and forcemain used as part of the development of 33M-465 immediately to the south. The Owner shall decommission the works to the satisfaction of the City Engineer, at no cost to the City.
26. 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. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
27. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway and 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.
28. No weeping tile connections shall be permitted into the sanitary sewers within this plan.
29. The Owner shall make provisions for oversizing of the internal sanitary sewers in the draft plan of subdivision to accommodate flows from the upstream lands external to the subdivision, all to the specifications and satisfaction of the City Engineer.
30. The Owner shall undertake measures throughout the design and construction of the works in this plan to prevent and control inflow and infiltration and silt from entering the sanitary sewer system, all at the Owner's cost. Quality control measures, as required, to prevent inflow and infiltration from entering the sanitary sewer system after construction will remain in place, all satisfactory to the City Engineer and at no cost to the City.
31. In conjunction with the Design Studies submission, the Owner shall provide an analysis which shall indicate the water table level of lands within the subdivision 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.

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32. 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.

Storm and Stormwater Management:

33. The Owner shall construct storm sewers to serve this plan to outlet to the proposed Regional Sunningdale SWM Facility 4 that will be constructed by the City, located in the Medway Creek Subwatershed.
34. The Owner shall have his professional consulting engineer design and construct 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 Medway Creek Subwatershed Study;
 - ii) The accepted Municipal Class Environmental Assessment (EA) Study for Storm Drainage and Stormwater Management Servicing Works for the Sunningdale Undeveloped Land;
 - iii) The approved Sunningdale Meadows Scoped Environmental Impact Study (EIS);
 - iv) The approved functional storm/drainage and Stormwater management servicing report for the subject lands;
 - 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 (2003); and Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
35. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks within this plan or as otherwise approved by the City Engineer, the Regional Sunningdale SWM Facility 4 must be constructed and operational.
36. Within 180 days of draft approval of this plan, the Owner shall dedicate Block 176 as a stormwater management block to allow the City to construct Regional Sunningdale SWM Facility #4, all to the satisfaction of the City Engineer and the Managing Director of the Development Approvals Business Unit and/or their designates.
37. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works including major and minor storm flow systems to serve this plan shall be constructed and operational in accordance with the approved design criteria, all to the satisfaction of the City Engineer.
38. In conjunction with the Design Studies submission, 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 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 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

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measures forthwith.

39. 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.
40. The Owner shall promote the implementation of 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. Once the Regional SWM Facility # 4 and storm servicing is operational and servicing of the external drainage area associated with this plan of subdivision, the Owner shall direct the flows to the Regional SWM Facility # 4 and decommission the existing temporary SWM Facility used as part of the development of 33M-465 immediately to the south. The Owner shall decommission the works to the satisfaction of the City Engineer, at no cost to the City.

Water Mains

42. The Owner shall construct water mains to serve this plan and connect them to the existing municipal water main system, namely, the 300 mm (12") on Quarrier Road.
43. The Owner shall extend the existing 300 mm (12") high level water main on Sunningdale Road West to Street 'G' of this plan approximately 600 metres westerly from Richmond Street North and/or approximately 300 metres westerly from Street 'A' in draft plan of subdivision 39T-04513, to the satisfaction of the City Engineer and at no cost to the City.
44. With the submission of the Design Studies, the Owner shall have its professional engineer provide a water servicing report which addresses the following:
 - i) identify external water servicing requirements;
 - ii) confirm capacity requirements are met;
 - iii) identify need for the construction of external works;
 - iv) identify the effect of development on existing water infrastructure/identify potential conflicts;
 - v) water system area plan(s);
 - vi) water network analysis/hydraulic calculations for subdivision report;
 - vii) phasing report;
 - viii) oversizing of water main/cost sharing agreements.
45. In conjunction with the Design Studies submission, the Owner shall have its professional engineer determine if there is 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 the 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, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.

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Transportation

46. The Owner shall construct cul-de-sacs on Street 'B', Street 'C' and Street 'D' in accordance with City of London Standard DWG. SR-5.0, to the specifications of the City Engineer. The Owner shall provide a raised circular center island (R=8.0 m) within the cul-de-sac.
47. The Owner shall request of the City that Block 57 in Plan 33M-465 be established as public highway at the time of registration of this plan.
48. The Owner shall construct Street 'G' in alignment with the future secondary collector to the north of this plan of subdivision (as shown in the Official Plan), to the satisfaction of the City Engineer.
49. The Owner shall construct the extension of Street 'E' over Block 57 in Plan 33M-465 in alignment with Callingham Court, to the satisfaction of the City Engineer, at no cost to the City.
50. The Owner shall construct Street 'G' to secondary collector road standards, to the satisfaction of the City Engineer, at no cost to the City.
51. In conjunction with the Design Studies submission, the Owner shall verify the adequacy of the decision sight distance on Street 'G' at Sunningdale Road West. If the sight lines are not adequate, roadwork shall be undertaken on Sunningdale Road West to establish adequate decision sight distance to the satisfaction of the City Engineer and in accordance with the Sunningdale Road EA, at no cost to the City.
52. The Owner shall ensure that all streets in the subdivision have centerline radii which conform to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."
53. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:
 - i) Street 'G' has a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70') excluding gateway area.
 - ii) Street 'E' has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - iii) Street 'A', Street 'F' and Street 'D' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
 - iv) Street 'B' and Street 'C' have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
54. The Owner shall construct a gateway treatment on Street 'G' at the intersection of Sunningdale Road West with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City Engineer and Director of development Planning.
55. In conjunction with the Design Studies submission, the Owner shall provide a conceptual

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design of the gateway treatment, to the satisfaction of the City Engineer.

56. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct Block 57 in Plan 33M-465 as a fully serviced road, including all municipal works such as sanitary, storm, watermain, street lighting, etc.) with 8.0 metres (26.2') minimum road pavement with a minimum road allowance of 20 metres (66'), with sidewalks on both the east and west side, to the satisfaction of the City Engineer, at no cost to the City.
57. The Owner shall ensure access to lots opposite gateway treatments will be restricted to right-in and right-out only, to the satisfaction of the City Engineer.
58. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the Street 'G' and Street 'E'.
59. The Owner shall construct a sidewalk of between 1.5 (5') – 2 metres (6.5') on one side of the following streets:
 - i) Street 'A' – outside boulevard
 - ii) Street 'D' – west boulevard to the path connection at the end of the cul-de-sac
60. Owner shall construct a 1.5 metre sidewalk on one side of Street 'F'.
61. The Owner shall ensure that the pedestrian walkway, Block 180, is to be constructed to the "City Standard for Pedestrian Walkways", including walkway lighting, in accordance with City requirements and standards.
62. The Owner shall install lighting at the intersection of Sunningdale Road West at Street 'G' to create a safe access at the intersection, to the specifications and satisfaction of the City Engineer and all at no cost to the City.
63. The Owner shall construct a left turn lane on Sunningdale Road West at Street 'G' to the satisfaction of the City Engineer, all at no cost to the City.
64. Concurrent with the registration of this plan, the Owner shall dedicate road widening lands along the Sunningdale Road West frontage to accommodate their portion of the ultimate arterial road having a right-of-way width in accordance with the Official Plan and as identified in the Sunningdale Road Environment Assessment currently underway, at no cost to the City. The Owner shall make any adjustments to this draft plan of subdivision necessary to accommodate the approved Sunningdale Road West road allowance, to the satisfaction of the City Engineer.
65. The Owner shall dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'G' with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24, to the satisfaction of the City Engineer.
66. The Owner shall construct a roundabout to the satisfaction of the City Engineer at the intersection of Street 'G' and Street 'E'. The Owner shall ensure driveways for lots abutting the roundabout are located and constructed as per the Design Specifications and Requirements Manual.
67. The Owner shall construct curb extensions, as traffic calming measures on Street 'G' in locations specified by the City Engineer. Permanent pavement markings shall be installed between the curb extensions demarcating the parking area and centre line of Street 'G' all to the satisfaction of the City Engineer. Pavement width shall be at the

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discretion of the City Engineer.

68. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
69. The Owner shall ensure any emergency access required is satisfactory to the City Engineer 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 City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

General Conditions

71. 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.
72. 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 Engineer.
73. 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 specifications and satisfaction of the City Engineer.
74. 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.
75. The Owner shall have the common property line of Sunningdale Road West, unless otherwise approved by the City Engineer, 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 grades on Sunningdale Road West 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 roads, all to the satisfaction of the City Engineer.

76. 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;

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- 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.

- 77. 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 connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City Engineer, 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.

- 78. 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.

- 79. 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.

- 80. In conjunction with the Design Studies submission, the Owner shall have its 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.

- 81. 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 conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".

- 82. The Owner shall not commence construction or installations of any services (eg. clearing

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or servicing of land) involved with this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)

- 83. In conjunction with Design Studies submission, the Owner shall identify the proposed phasing and any temporary measures required for the phases. The Owner shall construct and implement these temporary measures to the specifications and satisfaction of the City Engineer, at no cost to the City.
- 84. The Owner shall remove any temporary works within this plan when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
- 85. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.

Parks Planning and Design

- 86. The owner shall prepare and submit from a qualified ecologist, as a component of the Design Review phase of File Manager, a restoration plan for the buffer lands located at the rear of lots 100 to 132. The restoration plan will include an implementation strategy for the planting of native trees, shrubs and seed mixtures to the satisfaction of the Director of Development Planning.
- 87. The owner shall prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the Manager of Parks Planning and Design prior to servicing drawing submission. The tree preservation report will be submitted as part of the Design Review Phase.
- 88. As part of the tree preservation report the owner shall have a qualified arbourist identify and remove any tree hazards within 15 meters of the drip line of the ESA boundary along the rear of lots 99 to 131. The removal of the hazards shall be completed within 1 year of the registration of the plan.
- 89. The Owner shall, prior to site alteration, protect the Environmentally Significant Area with the Robust Siltation Barrier at a minimum, to the satisfaction of the Director of Development Planning.
- 90. The Owner shall implement the requirements of the City concerning sedimentation and erosion control measures during all phases of construction. The Owner shall provide bi-monthly status reports to the Director of Development Planning and the City Engineer ensuring the appropriate measures are in place and functioning, prior to and during work on the site, unless otherwise directed in writing by the Director of Development Planning

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and Development or City Engineer.

91. The Owner shall not grade into any public Park or Open Space lands. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the Managing Director Development Approvals Business Unit.
92. The Owner shall prepare and deliver to all purchasers and transferees of the lots in this plan, an education package as approved by the Manager of Parks Planning and Design that explains the stewardship of natural areas and the value of existing tree cover.
93. The Owner shall convey Block 177 and Block 178 to the City as the required 5% parkland dedication for this plan of subdivision. The Owner will receive a 1.049 hectare credit for parkland dedication in excess of the required parkland under the *Planning Act*. The credit shall be applied towards the required parkland dedication of future subdivision lands to the west and north owned by the Owner.
94. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current city park standards or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and Open Space Blocks including lots 99 to 100, 111 to 116, 119 to 126 and 129 to 132. Fencing shall be completed to the satisfaction of the Manager of Parks Planning and Design, within 1 year of the registration of the plan.
95. The Owner shall grade, service and seed Park Block 177 to the satisfaction of the Manager of Parks Planning and Design within 1 year of registration of the plan of subdivision.
96. The Owner shall provide a 2.0 metre wide pathway through block 177 to Block 70 in 33M493 and vernal pools (if required). The plan is to be prepared by a registered landscape architect and submitted with the standard engineering servicing drawings to the satisfaction of the Manager of Parks Planning and Design. The pathway concept plan will be prepared and submitted as a component of the Design Review Phase of File Manager. The consultant shall pre-consult with the Parks Planning and Design to determine the appropriate budget and amenities to be included in the pathway corridor.
97. The Owner shall implement the street tree planting requirements as per the standard cash-in-lieu subdivision conditions.

Development Planning

98. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes on Lots 107 and 108 are to have chain link or decorative fencing along no more than 50% of the exterior side yard abutting Street 'A'.