

File Number: 39T-11505
F.Gerrits/C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON NOVEMBER 4, 2014
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SPECIAL PROVISIONS 1235 EAGLETRACE DRIVE (formerly 751 Fanshawe Park Road West) VISTA WOOD ESTATES LIMITED VISTA WOOD ESTATES SUBDIVISION – PHASE 1A 39T-11505

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 Vista Wood Estates Limited for the subdivision of land over Block 94, Plan 33M-639, City of London, County of Middlesex, situated on the north side of Fanshawe Park Road West, west of Wonderland Road North, municipally known as 1235 Eagletrace Drive, (formerly 751 Fanshawe Park Road West).

- (a) the attached Special Provisions, (Schedule “C”), to be contained in a Subdivision Agreement between The Corporation of the City of London and Vista Wood Estates Limited for the Vista Woods Subdivision, Phase 1A (39T-11505) **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,
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

BACKGROUND

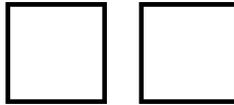
This application for Draft Plan of Subdivision Approval was accepted on November 17, 2011. It was circulated to the required agencies and municipal departments on December 9, 2011 and advertised in the London Free Press Civic Corner on December 17, 2011. A notice of Public Meeting was advertised in the London Free Press on April 21, 2012, and a notice of Public Meeting was sent out on April 27, 2012. The Public Meeting was held on May 7, 2012. The plan was draft approved on May 31, 2012.

This subdivision shall be registered in one (1) phase, consisting of ten (10) single family detached Lots, one (1) reserve block, served by one local street, namely Eagletrace Court.

The Development Services Division has reviewed these special provisions with the Owner who is in agreement with them.

This report has been prepared in consultation with the City’s Solicitors Office.

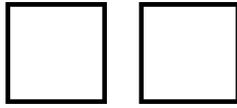
A copy of the location plan is attached as Schedule “A” for the information of the Committee.



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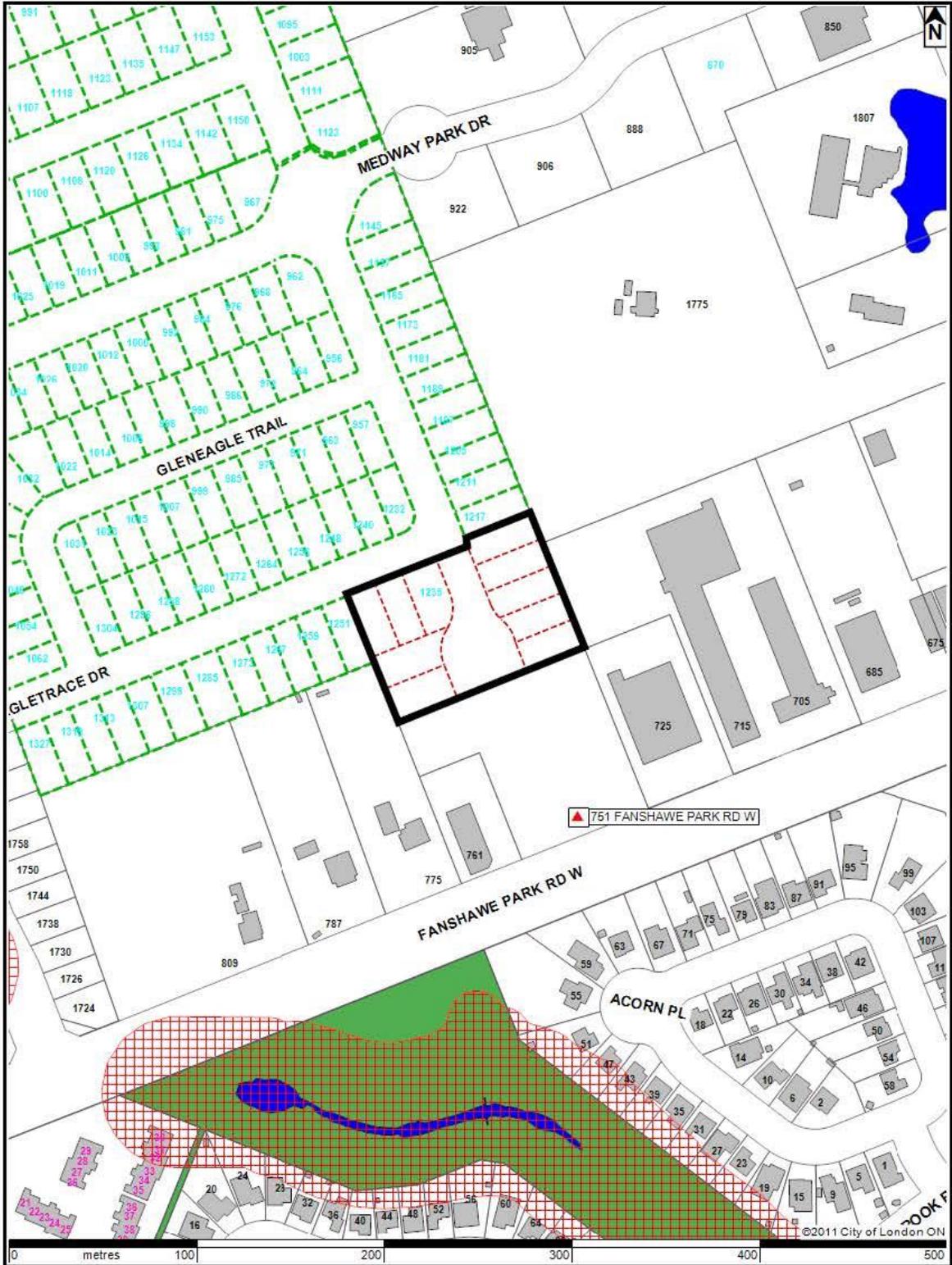
PREPARED BY:	RECOMMENDED BY:
CRAIG SMITH, SENIOR PLANNER DEVELOPMENT SERVICES DIVISION	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

CS/fg
Attach.
October 15, 2014



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Schedule A – Location Map

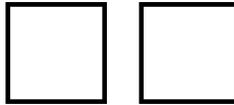


LOCATION MAP
 Subject Site: 751 Fanshawe Park Rd
 File Number: 39T-11505/Z-7994
 Created By: Allister MacLean
 Date: 2011-12-07
 Scale: 1:2500

Corporation of the City of London
 Prepared By: City Managers Department

LEGEND

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



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Schedule "B"
Related Estimated Costs and Revenues

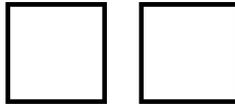
Estimated Costs – This Agreement	
Claims from CSRF	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues - This Agreement (Aug 2014 rates)	
CSRF	\$254,360
UWRF	\$22,860
Total	\$277,220

1. There are no expenditures associated with this subdivision that have implications for funds administered by the City.
2. Estimated Revenues are calculated using August 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.
3. 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

Peter Christiaans
Director, Development Finance



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Schedule D – Special Provisions

28. SPECIAL PROVISIONS

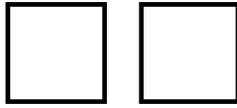
The Owner shall make all payments, carry out and perform all the works and satisfy all the provisions hereinafter set out in these Special Provisions.

- 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) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall make all necessary arrangements with the City to quit claim the existing easement over Part 3 of Plan 33R-18181 INST. ER803144 (located over the Eagletrace Court and Lots 6 to 8 in this Plan) to be to the satisfaction of the City and at no cost to the City.
- c) The Owner shall adhere to the geotechnical engineer's recommendation 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 and Block 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 or Block within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

- d) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have his Professional Engineer 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.
- e) Prior to the issuance of Certificate of Approval, the Owner shall remove the existing barricades on Eagletrace Drive at the north limit of this Plan all to the satisfaction of the City Engineer at no cost to the City.
- f) The Owner agrees that 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 agrees to restrict this construction traffic to and from this subdivision to



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Fanshawe Park Road West via Foxwood Avenue and Eagletrace Drive except as otherwise approved by the City 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.

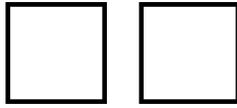
- g) The Owner shall make all necessary arrangements with the Owner of Plan 33M-639 to coordinate any servicing associated with the development of this Plan to be completed within Plan 33M-639 adjacent to this Plan including, but not limited, to the constructed of private services in Eagletrace Drive for Lots 1 to 3 in this Plan as well as the works within this Plan installed in conjunction with Plan 33M-639 (e.g. sanitary and storm sewers on Eagletrace Court), all to the satisfaction of the City and at no cost to the City.
- h) The Owner shall construct or install all of the following required works to the specifications of the City Engineer and in accordance with the plans accepted by the City at no cost to the City:
 - i) a fully serviced road connection where Eagletrace Court in this Plan joins with Eagletrace Drive in Plan 33M-639, including all underground services and related works; and
 - ii) all servicing and related works on Eagletrace Drive in Plan 33M-639 for the servicing of Lots 1 to 3 in this Plan fronting that street.

The Owner shall complete all work on the said street in accordance and easements 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 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.

- i) Prior to the construction of works on existing 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.
- j) The Owner shall construct a watermain to service Lots within Eagletrace Court in this Plan and connect it to the City's existing water supply system being the 200mm diameter watermain on Eagletrace Drive in Plan 33M-639 at the north limit of this Plan to the specifications of the City Engineer and at no cost to the City.



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- 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 Adelaide/Greenway Pollution Control Plant is available for this Plan as of November 2014 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before November 2015.

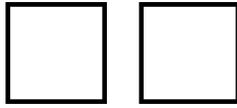
In the event that this Plan and this Agreement are not registered before November 2015, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity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

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

- m) Prior to the issuance of any Certificate of Conditional Approval for Lots 4 to 10 in this Plan, the Owner shall:
- i) install and connect sanitary private drain connections to service the said Lots from the existing 200mm diameter sanitary sewer within Eagletrace Court in this Plan to the satisfaction of the City and at no cost to the City and
 - ii) install and connect storm private drain connections to service the said Lots from the existing 525mm diameter storm sewer within Eagletrace Court in this to the satisfaction of the City and at no cost to the City.
- n) Prior to the issuance of any Certificate of Conditional Approval for Lots 1 to 3 in this Plan, the Owner shall:
- i) install storm private drain connections for the said Lots from the 450mm diameter sewer on Eagletrace Drive in Plan 33M-639;
 - ii) install sanitary private drain connections for the said Lots from the 300mm diameter sewer on Eagletrace Drive in Plan 33M-639; and
 - iii) install water services to the said Lots from the 200mm diameter watermain in Eagletrace Drive in Plan 33M-639.

all to the satisfaction of the City Engineer at no cost to the City.

- o) 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) 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;
 - ii) 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

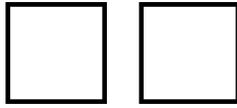


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installation of the manhole. The Owner shall not remove the inserts until the sodding of the boulevards and the top lift of asphalt is completed;

- iii) 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;
 - iv) 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
 - v) 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.
- p) 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.
- q) 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 Medway Creek Subwatershed Study;
 - ii) The approved Storm/Drainage and SWM Servicing functional Report for the subject lands;

The accepted Fox Hollow Development Area Municipal Class EA Schedule 'C' for Storm/Drainage and Stormwater Management Servicing Works (October 2006) and any applicable addendums approved by the MOE and adopted by City Council and the Public;
 - iii) The approved Functional Stormwater Management Plan for the Fox Hollow Regional SWM Facility #4;
 - iv) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - iii) The City's Waste Discharge and Drainage By-Laws, lot grading standards, policies, requirements and practices;
 - iv) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - v) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- r) The Owner shall to develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands and that will be in accordance with City of London and MOE standards and requirements, all to the specification and 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's Professional Engineer shall submit these measures as a component of the Functional Storm/Drainage Servicing Report and is to have these measures established and approved all to the satisfaction of the City Engineer Further, the Owner's Professional Engineer must confirm that the required erosion and



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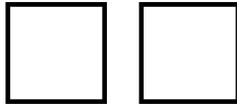
sediment control measures were maintained and operating as intended during all phase of construction.

- s) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the erosion and sediment control measures accepted by the City in the Functional SWM Report, to be used during construction and implementation of the plan satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

The Owner shall have their consulting engineer submit a report satisfactory to the City Engineer, that will identify all erosion and sediment control measures to be used during construction and implementation of the plan. This report may be included in the stormwater servicing report/plan. The Owner shall implement and monitor the measures in conformance with the report and satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

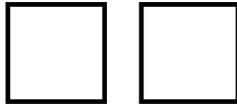
- t) The Owner shall implement SWM Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
- u) The Owner's Professional Engineer shall certify the development 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 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.
- v) The Owner shall address forthwith any deficiencies for this Plan, of the stormwater works and/or monitoring program, all to the satisfaction of the City Engineer.
- w) Prior to assumption of this Plan, 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, and to the satisfaction of the City and at no cost to the City
- x) Prior to the issuance of any Certificate of Conditional Approval for any 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.
- y) 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 Owners shall report to the City Engineer and CBO immediately, and if required by the City Engineer/CBO, the Owner shall, 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/CBO. If the report indicates the presence of methane gas, then all of the recommendations of the Profession Engineer contained in any such report submitted to the City Engineer and CBO shall be implemented and carried out under the supervision of the Professional Engineer, to the satisfaction of the City Engineer/CBO 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.



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- w) 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.
- x) The Owner shall include in all Agreements of Purchase and Sale or Lease and in the transfer or deed for Lots 7 to 10 in this Plan and register against the title of the said Lots, a covenant by the purchase or transferee stating that the purchaser or transferee shall not build on the said Lots until the following are completed to the satisfaction of the City:
 - i) the Owner of this Plan of subdivision completes the grading and associated works on all the lands abutting the said Lots ("external lands" know as 715, 725, 735, 745 and 751 Fanshawe Park Road West) to accommodate the final grading on the said Lots in accordance with the plans accepted by the City; and
 - ii) the City receives a grading certificate from the Owner's Professional Engineer upon completion of the finalized grading on the "external lands" to confirm the grading on all the "external lands" was completed in accordance with the plans accepted by the City.
- y) Prior to the issuance of any Certificate of Conditional Approval for Lots 7 to 10 in this Plan, the Owner shall complete the following in accordance with the plans accepted by the City, all to to the satisfaction of the City and at no cost to the City:
 - i) shall implement all minor grading and drainage improvements, as required on all the lands abutting the said Lots ("external lands" know as 715, 725, 735, 745 and 751 Fanshawe Park Road West) consisting of grading, sodding and associated works to provide final grading and drainage on the "external lands" to create compatible grading and drainage on the said Lots and make all necessary arrangements in this regard, with the owner of the "external Lands"; and
 - ii) the City receives a grading certificate from the Owner's Professional Engineer upon completion of the finalized grading on all the "external lands" to confirm the grading on all the "external lands" was completed in accordance with the plans accepted by the City.



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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 Vista Wood Estates Limited to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

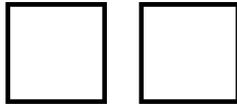
- Eagletrace Court shall have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19.0 metres.

Sidewalks

There are no sidewalks proposed for this Plan

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 Vista Wood Estates Limited 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:

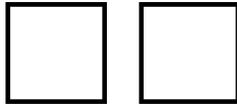
0.3 metre (one foot) reserves:	Block ____, south limit of this Plan (south of Eagletrace Court as per the redline plan)
Road Widening:	NIL
Walkways:	NIL
5% Parkland Dedication:	Parkland to be provided through future phase of the development.
Stormwater Management:	NIL

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 Vista Wood Estates Limited 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:	\$ 22,093
BALANCE PORTION:	<u>\$ 198,839</u>
TOTAL	\$ 220,933

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

CASH PORTION:	\$ 22,093
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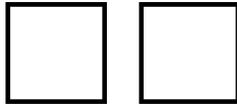
- (b) The following security shall be deposited with the City Treasurer, before the issuance of a Certificate of Conditional Approval respecting land within this subdivision:

BALANCE PORTION:	\$198,839
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The security shall be supplied to the City in accordance with the City's By-Law No. No. A-7146-255 and policy adopted by the City Council on July 27, 2014, and all subsequent amendments including the Erosion and Sediment Control Measures as per condition.

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.



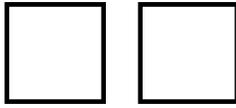
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SCHEDULE 'F'

This is Schedule 'F' to the Subdivision Agreement dated the day of _____, 2014 between The Corporation of the City of London and Vista Wood Estates Limited to which it is attached and forms a part.

Multi-Purpose Easements

No easements are required in accordance with this Plan.



File Number: 39T-11505
F.Gerrits/C. Smith

