



APPENDIX "A"

The Approvals Authority's conditions and amendments to final approval for registration of this plan of condominium, File No. 39CD-09509 are as follows:

No.	Conditions
1)	This approval applies to the revised draft plan submitted by 1767127 Ontario Limited, prepared by Archibald Gray & McKay Engineering Ltd., certified by Bruce S. Baker OLS, File No. 39CD-09509, drawing no. L08080D4C3D.dwg, dated September 22, 2011, which shows a 21 unit draft plan of vacant condominium development located at 567 Rosecliffe Terrace.
2)	This draft approval is for a vacant land plan of condominium of the <u>Condominium Act, 1998</u> .
3)	The development is to be registered as one condominium corporation.
4)	The plan shall be amended in red to establish a common element block which includes retaining walls and landscape areas, as shown on the attached draft plan.
5)	This approval of the draft plan shall apply for a period of three (3) years, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
6)	Prior to final approval for the registration of any condominium corporation, the Director of Development Planning, City of London shall be advised in writing by the Building Division, City of London that <ol style="list-style-type: none"><li data-bbox="266 1365 1419 1470">i) if site works in the common elements are substantially complete, the owner's consulting engineer has submitted a final lot grading certificate which has been accepted by the City;<li data-bbox="266 1494 1419 1599">ii) the proposed plan of condominium showing any "as constructed" buildings and structures has been submitted and accepted by the City as in compliance with all applicable zoning by-law regulations;<li data-bbox="266 1623 1419 1674">ii) the fire route and fire route signs have been installed to the satisfaction of the City;<li data-bbox="266 1698 1419 1757">iii) a condominium/site plan Development Agreement has been entered into and registered on title; and<li data-bbox="266 1782 1419 1857">iv) all obligations of the owner, pursuant to the Development Agreement with the City are substantially complete.
7)	The owner shall submit a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to the NAD83 UTM horizontal control network for the City of London mapping program;
8)	Prior to final approval for the registration of any condominium corporation within this development, a plan showing the door point numbers to be displayed on the exterior of each unit in the entire development has been submitted to the satisfaction of the Director of Development Planning;
9)	Prior to final approval for the registration of the development as a condominium corporation by the Director of Development Planning, the City of London shall be advised in writing by the Finance Department, City of London that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
10)	Prior to final approval by the Director of Development Planning, the City of London shall be advised in writing, by London Hydro Inc., that its requirements with respect to

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

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

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- i) the Condominium Corporation is responsible for repairs and maintenance of the retaining walls and landscape areas located in the common element block adjacent to Units 1 to 5 and 16 to 21 inclusive; the internal driveway; and any fencing around the perimeter of the development; and, for all units within this development;
 - ii) an easement shall be provided to ensure unobstructed access to maintain and repair the retaining walls and landscape areas and fencing around the perimeter of the development;
 - iii) the Condominium Corporation shall be responsible for the repairs and ongoing maintenance of the access driveway (and adjacent landscaping) from Rosecliffe Terrace into the development; and
- 24) The Condominium Declaration shall contain appropriate provisions setting out the responsibility for maintaining, repairing, and replacing services which serve:
- i) more than one unit, whether or not those services are within the common elements or within a unit;
 - ii) the owner's unit only, that are located within the owner's unit or another unit; and
 - iii) the owner's unit only, that are located within the common elements.
- 25) All buildings and structures, if any, shown in the declaration and description to be included in the common elements such as retaining walls/terraces shall be constructed prior to final approval.
- 26) Prior to final approval, the owner's professional engineer shall provide certification to the Director of Development Planning that all buildings, structures, facilities and services (including landscaping and grading) shown in the declaration and description to be included in the common elements have been completed, installed and provided in accordance with the requirements of the Condominium Act, 1998.

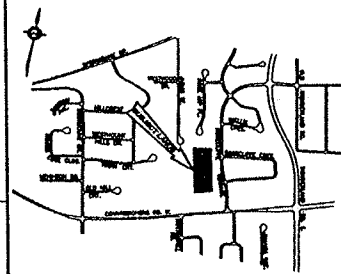
Should all facilities and services (including landscaping and grading) not be installed and provided prior to final approval, the owner's engineer shall have his professional engineer provide a written, detailed estimate of 100% of the cost to install and provide the facilities and services shown in the declaration and description to be included in the common elements, to the City's satisfaction, and provide security in the accepted amount plus 25% for administration and contingencies in a form acceptable to the City Treasurer. Should security already being held by the City under the authority of Section 41 of the Planning Act be partially or fully sufficient in form and amount to meet this requirement, the Condominium security requirement may be reduced or waived by the City. The City will not hold security for amenities such as pools, tennis courts, or clubhouses.

Should security be provided, the owner shall enter into a condominium agreement with the City to be registered on title prior to final approval.

- 27) Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Director of Development Planning a complete submission consisting of all required clearances, fees, and final plans, and to advise the Director 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.

PROPOSED RED LINE MODIFICATIONS

File No. _____
 Subject to the conditions, if any, set forth in our letter dated _____ day of _____, 2011, this draft plan is approved under Section 51 of the *Planning Act* and Section 9 of the *Condominium Act 1998*, this _____ day of _____, 2011.



DRAFT PLAN OF VACANT LAND CONDOMINIUM OF PART OF LOT 38, CONCESSION 1 OF PART OF ROAD ALLOWANCE BETWEEN CONCESSION 1 AND BROKEN FRONT CONCESSION "B" IN THE CITY OF LONDON COUNTY OF MIDDLESEX

SCALE 1:800
 1" = 100.00'
 SCALE IN METRES

SURVEYOR'S CERTIFICATE:
 I CERTIFY THAT THE DIMENSIONS OF THE LINES TO BE SUBMITTED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LINES ARE ACCURATELY AND CORRECTLY SHOWN.

Arthur J. Zell
 SURVEYOR

OWNER'S CERTIFICATE:
 I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

1787127 ONTARIO INC.
 DATE _____ PRESIDENT

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT.

(a) AS SHOWN ON PLAN	(g) AS SHOWN ON PLAN
(b) AS SHOWN ON PLAN	(h) OVER MUNICIPAL COVERAGE
(c) AS SHOWN ON PLAN	(i) DRAIN LINES
(d) AS SHOWN ON PLAN	(j) AS SHOWN ON PLAN
(e) AS SHOWN ON PLAN	(k) ALL MANHOLE DEVICES INCLUDING STORM AND SEWER SERVICES
(f) AS SHOWN ON PLAN	(l) NONE

LAND USE SCHEDULE

SINGLE DETACHED UNITS 1 TO 21	16471.8 sq. m
COMMON ELEMENT (ROADWAYS)	3415.7 sq. m
TOTAL AREA	19887.5 sq. m

SITE DATA

TOTAL SITE AREA	- 1.9887 Ha (19887.5 sq. m)
NUMBER OF UNITS	- 21
COVERAGE	- 25% MAXIMUM
PARKING SPACES	- 45 MINIMUM (2 (2 MINIMUM))
DENSITY	- 10.6 UNITS PER HECTARE
MUNICIPAL ADDRESS	- ROSECLIFFE TERRACE

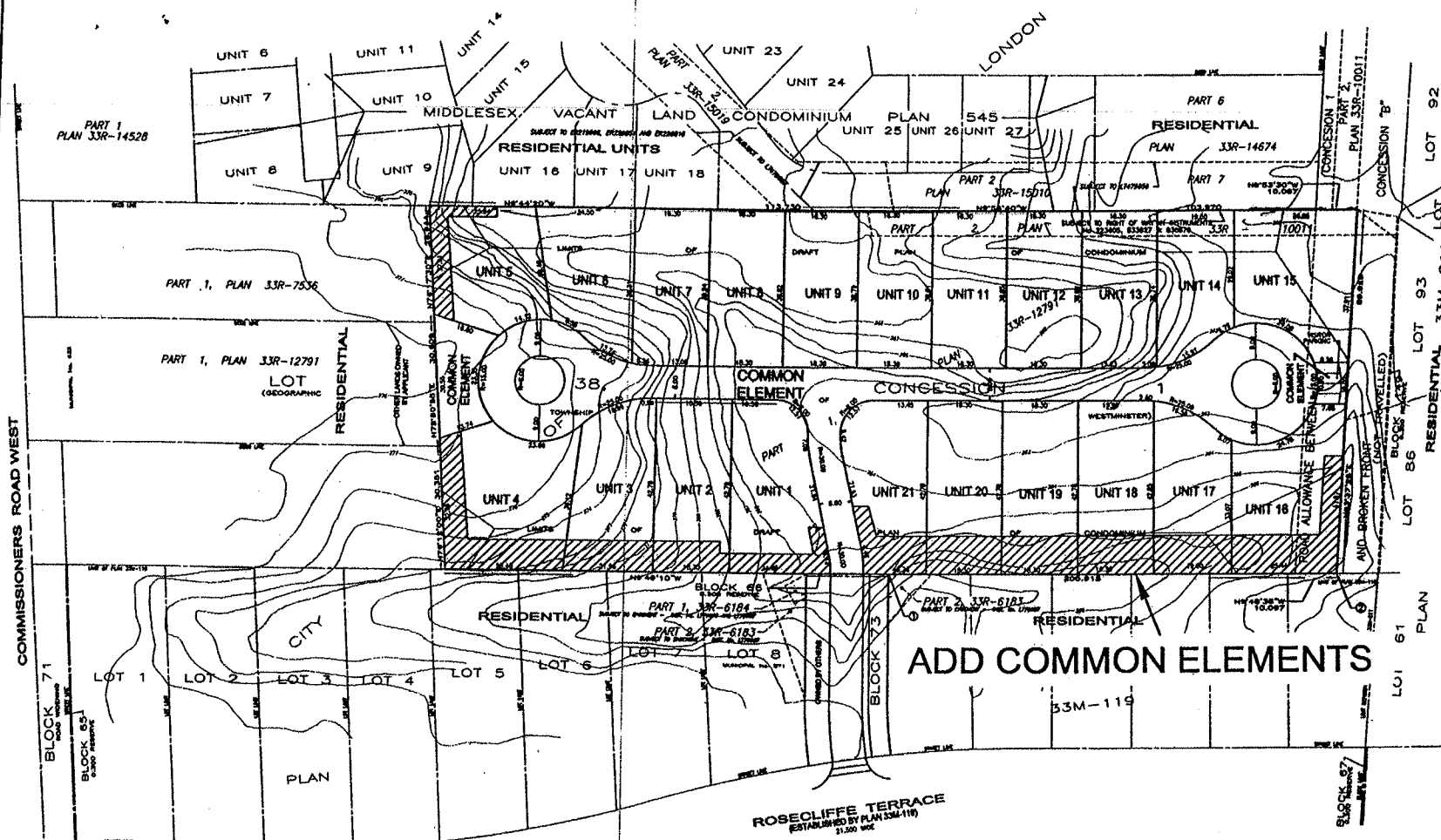
UTM GRID NOTE:
 DIMENSIONS SHOWN ON THIS PLAN ARE DERIVED FROM HORIZONTAL CONTROL POINTS AND ARE REFERRED TO CONTROL POINTS BY THE UTM GRID SYSTEM.

UTM GRID	EASTING	NORTHING
50QUB	650000	4750000
50QUC	650000	4750000
50QUA	650000	4750000
50QUB	650000	4750000
50QUC	650000	4750000
50QUD	650000	4750000
50QUE	650000	4750000
50QUF	650000	4750000
50QUG	650000	4750000
50QUH	650000	4750000
50QUI	650000	4750000
50QUJ	650000	4750000
50QUK	650000	4750000
50QUA	650000	4750000
50QUB	650000	4750000
50QUC	650000	4750000
50QUD	650000	4750000
50QUE	650000	4750000
50QUF	650000	4750000
50QUG	650000	4750000
50QUH	650000	4750000
50QUI	650000	4750000
50QUJ	650000	4750000
50QUK	650000	4750000

METRIC:
 DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
 AREA SHOWN ON THIS PLAN ARE IN HECTARES AND CAN BE CONVERTED TO ACRES BY MULTIPLYING BY 2.47105.

AGM
 ARCHIBOLD & GRAY ENGINEERING LTD.
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PLAN NO. 33R-14528
 DATE: 2011-08-11
 DRAWN BY: J. ZELL
 CHECKED BY: J. ZELL
 PROJECT NO. 10011



ADD COMMON ELEMENTS

Proposed Red Line Modifications

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COMMISSIONERS ROAD WEST
 BLOCK 71
 BLOCK 69
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