

File Number: 39T-10502

- * (as) Within three (3) months of final coat of asphalt and prior to subdivision assumption, the Owner shall install "sharrows" as per city standards from the terminus of Creekside Boulevard adjacent to Park Block 115 to the intersection of Creekside Boulevard and Waterside Terrace and along the west side of Waterside Terrace to the Storm Water Management Pond adjacent to Lot 78. The Owner shall apply to the City to have "No Parking" signs installed and maintained on the west side of Creekside Boulevard and Waterside Terrace, all to the satisfaction of the City.
- (at) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lot 75 of this Plan:
- "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment's noise criteria.
- "The City of London assumes no responsibility for noise issues which may arise from the existing or any increase in vehicle traffic on Sunningdale Road West as it relates to the interior or outdoor living areas of any dwelling unit on this lot. The City of London will not be responsible for constructing any form of noise mitigation for this Lot."
- (au) The Owner shall include in any submission for a building permit application for Lots 110, 111 and 112, of this Plan, that forced air heating with provisions for future air conditioning (which can be installed at the owner's option) be required.
- (av) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lots 110, 111 and 112 of this Plan:
- "Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality's and the Ministry of Environment's noise criteria.
- This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air-conditioning. Installation of air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment noise criteria.
- (Note: The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.)"
- "The City of London assumes no responsibility for noise issues which may arise from the existing or any increase in vehicle traffic on Sunningdale Road West as it relates to the interior or outdoor living areas of any dwelling unit on this lot. The City of London will not be responsible for constructing any form of noise mitigation for this lot."
- (aw) The Owner shall construct all gateways features within this Plan, all in accordance with the accepted Engineering Drawings, all to the satisfaction of the Managing Director, Development Approvals Business Unit.