

Appendix “D”
Conditions of Draft Approval

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-14502 ARE AS FOLLOWS:

NO. CONDITIONS

1. This approval applies to the draft plan, submitted by MHBC Planning prepared by AGM, File No. 39T-14502, drawing No. 1094 ‘C’, as red-line amended, which shows 149 single detached lots, one (1) single detached residential block; one (1) medium density residential block, one (1) institutional block, three (3) walkway blocks, four (4) open space blocks, four (4) future development blocks, one (1) walkway/service corridor block, and five (5) local public streets (an extension of Bakerville Street to the north and to the east, an extension of Debra Drive to the north, an extension of Westpoint Heights to the north, an extension of Savoy Street to the north and a new Street “A”).
2. This approval of the draft plan applies 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.
3. The road allowances included in this draft plan shall be shown and dedicated as public highways.
4. The Owner shall within 90 days of draft approval submit proposed street names for this subdivision to the City.
5. The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. The Owner, prior to final approval, 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 enter into a subdivision agreement and 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 once the plan of subdivision has been registered.
10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications 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, at no cost to the City.
11. No construction or installations of *any* kind (eg. clearing or servicing of land) involved with this plan shall be undertaken by the Owner 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 Manager of Development Planning in writing (eg. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc; etc.). No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario’s Environmental Assessment Act and the City of London.
12. The Owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Southwestern Regional Archaeologist of the Ministry of Culture; and no final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

Planning

13. The owner shall dedicate Open Space and Park Blocks, 167, 168, 170 and the over-dedication of parkland in Registered Plan 33M-546 as partial satisfaction of parkland dedication required for this plan of subdivision. Any over or under dedication of parkland within this plan of subdivision will be satisfied through a cash payment consistent with the provisions of By-law CP-9.
14. In conjunction with the Design Studies submission, the owner shall incorporate the conceptual park plan delineating the alignment of the north-south pathway for Blocks 168 and 170, as provided by Manager of Environmental and Parks Planning.
15. In conjunction with the Design Studies submission, the owner shall prepare and submit a concept plan for Walkway Block 167 which will include a pathway, landscaping and overland flow routes to the satisfaction of the Manager of Environmental and Parks Planning
16. In conjunction with the Design Studies submission, the Owner shall provide a restoration plan, compensation plan and tree management plan with associated studies for the compensation block (Block 171) and within approximately 15 meters of the eastern boundary of open space block (Block 170) to replicate the removal of the vegetation and habitat in "Community 2". In preparing the restoration plan the owner's consultant shall have regard for the significant woodland to the north, the vegetation patch to the west, invasive species removal, re-naturalization and a hiking trail. The restoration plan shall also include a monitoring program for the compensation lands and the vegetation patch. Prior to submitting the design study, the owner, with his consultant, shall meet with staff to scope out the requirements of the restoration plan.
17. In conjunction with the Design Studies submission, the owner shall prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision including portions of Block 170 where there may be impact or compensation from abutting lots and blocks. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. 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 Environmental and Parks Planning. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.
18. In lieu of grading, servicing and seeding requirements for Park Block 170, the Owner shall identify and remove hazardous trees within 15 meters of the rear lot line of lots 112 to 120, to the satisfaction of the Manager of Environmental and Parks Planning.
19. All recommendations within the submitted Environmental Impact Study (Biologic July 22, 2014) and associated addendum (March 23, 2015) shall be implemented within the plan of subdivision.
20. Based on the outcome of the Bostwick Road Environmental Assessment, appropriate buffers and setbacks will be applied to the open water course and associated natural heritage features within Block 173, as determined through appropriate environmental studies.
21. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Environmental and Parks Planning, within one (1) year of the registration of the plan.
22. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of Manager of Environmental and Parks Planning.
23. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the

open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Environmental and Parks Planning.

24. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the woodlot.
25. The Owner shall not register this plan until the plan of subdivision to the south of this plan, Plan 39T-07507, is registered to provide for the needed rights-of-way, municipal services, grading, drainage and accesses over those external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.
26. Prior to the issuance of any Certificate of Conditional Approval, all municipal servicing for Foxwood Crossing Phase 2 Subdivision (39T-07507) must be completed and operational, to the satisfaction of the City, to provide for the municipal servicing of this plan.
27. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the owner obtain the necessary permit/approvals from the UTRCA prior to undertaking any site alteration or development within the regulated area including filling, grading, construction, alteration to a watercourse and/or interference with a wetland.
28. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots and lots at T intersections in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and in addition for corner lots, limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road frontage. Further, the owner shall obtain approval of their proposed design to the satisfaction of the responsible authority prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.

SEWERS & WATERMAINS

Sanitary:

29. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i) a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City; and
 - ii) a hydrogeological report which includes an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken, to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide
30. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve lands in this Plan, generally west of Savoy Street, and connect them to the proposed municipal sewer system in conjunction with Foxwood Crossing Phase 2 (39T-07507), namely, the proposed 200 mm diameter sanitary sewer on Westpoint Heights, the 250 mm diameter sanitary sewers on Bakerville Street (north and east leg), the 250 mm diameter sanitary sewer on Debra Drive and the 200 mm diameter sanitary sewer on Savoy Street at Westwick Walk, which all outlet to the 375 mm diameter sanitary sewer located on Westpoint Heights in Plan 33M-546;
 - ii) Construct sanitary sewers to serve lands in this this Plan, generally east of Savoy Street, and connect them to the existing municipal sewer system, namely, the existing 250 mm diameter sanitary sewer on Savoy Street adjacent to Block 80 in Plan 33M-546;
 - iii) Construct sanitary sewers on Savoy Street in Plan 33M-546 and/or Foxwood Crossing Phase 2 (Plan 39T-07507) to accommodate servicing of this plan, if necessary, to the satisfaction of the City Engineer, at no cost to the City.

- iv) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - v) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - vi) 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, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
31. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting 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;
 - iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - iv) Implementing any additional measures recommended through the Design Studies stage.
32. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway Wastewater Treatment 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.
- Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.
33. Prior to final approval of the plan, the Owner shall obtain confirmation from the City Engineer that the outlet sanitary trunk sewer, to be constructed by the City, from the Wonderland Pumping Station to the intersection of Main Street and Campbell Street is completed and operational and the existing sanitary sewer on Campbell Street is connected to the trunk sewer to provide an adequate sanitary outlet for this plan, all to the satisfaction of the City Engineer.

Storm and Stormwater Management (SWM)

34. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying all storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Addressing the rerouting, enclosure and/or removal of any existing open watercourses in this plan and identify the needs for any setbacks from the open watercourses;
 - iii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iv) Confirming availability of the SWM capacity within the existing and proposed SWM system, to the satisfaction of the City;
 - v) Providing a geotechnical report to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan and the SWM Facility to the south of this plan, if

- necessary, to the satisfaction of the City and Upper Thames River Conservation Authority for the final setback;
- vi) Demonstrating that the proposed servicing drainage corridors/maintenance accesses/walkways (eg. Blocks 166, 167 and 169) are in appropriate locations for the installation of municipal servicing/maintenance accesses and overland flow routes in this plan to the existing/proposed SWM Pond on Block 82 in Plan 33M-546, to the satisfaction of the City Engineer;
 - vii) Developing 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 the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction;
 - viii) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. 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; and
 - ix) Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional SWM Plan and all amendments for Foxwood Crossing Phase 1 (Plan 33M-546) and Phase 2 (Plan 39T-07507) Subdivisions, an updated Functional SWM Plan may be required to address the above, in lieu of a SWM Servicing Letter/Report of Confirmation, as required by the City Engineer.
35. Storm/Drainage and SWM Servicing Functional Report or SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study (2005) criteria and environmental targets and any addendums/amendments;
 - ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands (Lambeth Meadows East Subdivision SWM Functional Report (AGM Engineering Ltd. November 25, 2005) and any relevant accepted SWM Reports for previous phases or any updated Functional Stormwater Management Plan;
 - iii) The City's Design Requirements for Permanent Private Stormwater Systems which were approved by City Council and it effective as of January 1, 2012. The stormwater requirements for Permanent Private Stormwater Systems for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document which may include but not be limited to quantity/quality control, erosion, stream morphology etc.;
 - iv) The City of London Design Specifications and Requirements, as revised;
 - 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), as revised; and
 - vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
36. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve lands in this plan, generally west of Savoy Street, located within the Dingman Creek Subwatershed, and connect them to the proposed municipal storm sewer system in conjunction with Foxwood Crossing Phase 2 (39T-07507), namely, the proposed 975 mm diameter storm sewer on Bakerville Street (east leg), the 450 mm diameter storm sewer on Westpoint Heights, the 375 mm diameter storm sewer on Debra Drive, the 375 mm diameter storm sewer on Bakerville Street (north leg) and the 375 mm diameter storm sewer on Savoy Street at Westwick Walk, which outlet to the proposed 1050 mm diameter storm sewer located in Block 82 in Plan 33M-546. It is noted the west portion of this plan outlets directly to the existing

- unassumed Foxwood Phase 1 Subdivision SWM Facility Pond 1 located on Block 82 within Plan 33M-546;
- ii) Construct storm sewers to serve lands in this Plan, generally east of Savoy Street, and connect them to the existing municipal sewer system, namely, the existing 975 mm diameter storm sewer on Savoy Street adjacent to Block 80 in Plan 33M-546;
 - iii) Construct storm sewers on Savoy Street in Plan 33M-546 and/or Foxwood Crossing Phase 2 (Plan 39T-07507) to accommodate servicing of this plan, if necessary, to the satisfaction of the City Engineer, at no cost to the City.
 - iv) Construct the major and minor storm system outlets, including any associated modifications to SWM Facility Pond 1 to accommodate the outlet within this plan and Blocks 82 and 83 in Plan 33M-546 to serve this plan and external lands, to the satisfaction of the City Engineer;
 - v) Provide a maintenance access between SWM Facility Pond 1 and Bakervilla Street, west of Lot 95 in this Plan within a walkway/maintenance access block shown on the final plan, to the satisfaction of the City Engineer, and if needed, through Block 83 in Plan M-546, at no cost to the city. It is noted the proposed Block 169 is not a suitable location for the maintenance access.
 - vi) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan, if necessary;
 - vii) Grade and drain the south boundary of Lots 89 to 103 and Block 169 in this plan to blend in with the abutting SWM Facility on Block 82 in Plan M-546 and Park Block 83 in Plan 33M-546, at no cost to the City;
 - viii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - ix) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
37. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works, Cell # 2 of Lambeth SWM Facility # 1 in correlation with the existing Cell # 1 of the Lambeth SWM Facility # 1 (within Plan 33M-546) and stormwater quality control measures to serve this plan must be constructed and operational in accordance with the approved design criteria, accepted drawings and Subdivision Agreement between the City and Owner of Plan 33M-546, all to the satisfaction of the City;
 - ii) Implement all recommendations regarding the rerouting, enclosure or removal of any existing open watercourses;
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
 - vii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
38. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision 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 of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
39. 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 construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

40. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report have been implemented by the Owner, to the satisfaction of the City, at no cost to the City.
41. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of any existing stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide SWM on-site quantity and quality controls that comply to the accepted Design Requirements for Permanent Private Stormwater Systems.
42. The Owner may be required to make necessary arrangements with the abutting property owners to accommodate major and minor storm flows and regrade on the abutting properties, where necessary, to grade and service this plan to City standards, to the satisfaction of the City, at no cost to the City.
43. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual plan of a functional maintenance access to service the stormwater management infrastructure, by either relocating Block 169 or providing a separate maintenance access block west of Lot 95 to accommodate a maintenance access, all to the satisfaction of the City Engineer.
44. The Owner shall revise the final plan to either relocate Block 169 or provide a separate maintenance access block to accommodate a maintenance access and adjust lots accordingly, to the satisfaction of the City Engineer.

Watermains

45. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
 - i) A water servicing report which addresses the following:
 - a) Identifies external water servicing requirements;
 - b) Confirms capacity requirements are met;
 - c) Identifies need to the construction of external works;
 - d) Identifies the effect of development on existing water infrastructure – identifies potential conflicts;
 - e) Water system area plan(s)
 - f) Water network analysis/hydraulic calculations for subdivision report;
 - g) Phasing report;
 - h) Oversizing of watermain, if necessary and any cost sharing agreements.
 - i) Water quality
 - j) Identifies location of valves and hydrants
 - ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
 - a) valving to shut off future connections which will not be used in the near term; and/or
 - b) automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - c) making suitable arrangements with Water Operations for the maintenance of the system in the interim.
46. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
 - i) Construct watermains to serve this Plan and connect them to the proposed municipal system in conjunction with Foxwood Crossing Phase 2 (39T-07507), namely, the proposed 200 diameter watermain on Westpoint Heights, the 200 mm diameter watermain on Bakervilla Street (north and east leg), the 200 diameter watermain on Debra Drive and the 300 mm diameter watermain diameter watermain on Savoy Street, which are all serviced by the existing watermains on Savoy Street and Westpoint Heights in Plan M-546;

- ii) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm diameter watermain on Savoy Street adjacent to Block 80 in Plan 33M-546; and
 - iii) Deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units.
47. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.

Transportation

48. The Owner shall not register the medium density residential Block 154 east of Savoy Street, in a final plan of subdivision until the following are completed, to the satisfaction of the City and the Approval Authority:
- i) an Environmental Assessment for the potential realignment of Bostwick Road and associated works (eg. any impacts on the adjacent watercourse) has been completed to determine the impact of the potential realignment on this plan; and
 - ii) following the completion of the said Environmental Assessment, the Owner shall submit an application to amend this draft plan to be consistent with the outcome of the said Environmental Assessment to address the division and development of the said block including, but not limited to, the following:
 - a. Identifies all land dedications, road widenings and 0.3 metre reserve blocks needed by the City in relation to the final alignment of Bostwick Road as identified in the completed Environmental Assessment
 - b. Establishes Savoy Street, north of Bakervilla Street, with an alignment that complies with the proposed road network to the north and east that is compatible with the final alignment of Bostwick Road as identified in the completed Environmental Assessment
 - c. Identifies any improvements and land needs for the watercourse (tributary to Dingman Creek) on the east portion of this block
 - d. identifies all proposed land use needs and make any necessary applications to amend the Zoning By-law and Official Plan
 - e. The division of the said Block for the proposed land uses
 - f. Municipal and private servicing including any municipal easement requirements through this plan
 - g. Grading, drainage, overland flow routes
 - h. Vehicular accesses to Savoy Street
 - i. Restriction of access to arterial roads
 - j. Remnant parcels east of re-aligned Bostwick Road
49. Upon completion of the Bostwick Road Environmental Assessment, the Owner shall dedicate the land, at no cost to the City, for the future Bostwick Road road alignment as determined through the Bostwick Road Environmental Assessment.
50. The Owner shall construct Savoy Street to secondary collector road standards, to the satisfaction of the City Engineer.
51. The Owner shall align Savoy Street, Westpoint Heights, Debra Drive and Bakervilla Street at the southern limits of the draft plan of subdivision with streets in the draft plan to the south and east of this plan of subdivision when the rights-of-way for lands to the south and east is established as part of Foxwood Crossing Phase 2 (39T-07507), to the satisfaction of the Engineer.
52. The Owner shall align Bakervilla Street in this plan with the right-of-way to the west of this plan in Plan 39T-12503, to the satisfaction of the City Engineer.
53. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, alignments, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
54. The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m
19.0 m	9.5 m
18.0 m	10.0 m

55. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual plan of the 90 degree bend on Bakervilla Street to provide a minimum of 5.5 metres along the curb line frontage between the projected property lines of irregular shaped lots around the 90 degree bend on Bakervilla Street in this plan and include any associated adjustments to the abutting lots to accommodate minimum curb line frontages to eliminate/minimize the bulge in the road on Bakervilla Street.
56. Prior to final approval, the Owner shall adjust Bakervilla Street and abutting lots/blocks accordingly to City standards on the final plan (eg. bend, road width and rights-of-way), to the satisfaction of the City Engineer, at no cost to the City.
57. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
58. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."
59. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Savoy Street has a minimum road pavement width (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
 - ii) Street 'A', and Bakervilla Street (east and west legs) have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20.0 metres.
 - iii) Debra Drive has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres. It is noted that Debra Drive in Plan 39T-07507 is to be amended to be 18.0 metres in width to be consistent with this plan.
 - iv) Westpoint Heights have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19.0 metres.
60. The Owner shall be required to make minor boulevard improvements on Wharndcliffe Road South and Bostwick Road adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
61. 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 for any construction activity that will occur on existing public roadways. The Owner shall have its 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.
62. Should temporary turning circles exist at the end of the streets abutting this Plan at the time this Plan is registered, the Owner shall remove the said existing temporary turning circles (eg. limits of Bakervilla Street and Debra Drive), to the satisfaction of the City, at no cost to the City.

If funds have been provided to the City by the Owner of lands to the south (39T-07507) for the removal of the temporary turning circles adjacent to Plan 39T-07507 and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

Road Widening

63. The Owner shall provide adequate land dedications for road widening to widen Bostwick Road, as required by the City Engineer.

Vehicular Access

64. The Owner shall ensure that no vehicular access will be permitted to any Lots and /or Blocks from Wharncliffe Road South and any Lots and/or Blocks from Bostwick Road. All vehicular access is to be via the internal subdivision streets.
65. The Owner shall restrict access to Wharncliffe Road South and Bostwick Road by establishing blocks for 0.3 metre (1') reserves blocks in this plan along the entire Wharncliffe Road South and Bostwick Road frontages, to the satisfaction of the City Engineer.

Sidewalks/Bikeways

66. The Owner shall construct 1.5 metre (5') sidewalks on both sides of the following streets in accordance with the Southwest Area Plan:
- i) Savoy Street
 - ii) Bakervilla Street (from Savoy to Street 'A', and from west limit of subdivision to Street 'A')
 - iii) Street 'A'

The Owner shall construct 1.5 metre (5') sidewalks on one side of the following streets:

- i) Debra Drive
 - ii) Westpoint Heights
 - iii) Bakervilla Street (east leg of Street 'A' to the west leg of let of Street 'A')
67. Should the Owner direct any servicing within any of the walkway blocks in this plan, or the walkways are to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway block designed to the City's maintenance access standard, to the specifications of the City, at no cost to the City.

Street and Walkway Lighting

68. Within one year of registration of this Plan, the Owner shall install street lighting on all streets and walkways in this plan and on adjacent streets where needed which match the style of street light poles and luminaires already existing or approved along the developed portion of the streets adjacent to this plan, all to the satisfaction of the City Engineer and at no cost to the City.

Traffic Calming

69. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual design of the proposed traffic calming measures along Bakervilla Street, Savoy Street and Street 'A', including parking bays, curb extensions, speed cushions, raised intersections and other measures, to the satisfaction of the city.
70. The Owner shall have its professional engineer design and construct the following traffic calming measures along the secondary collector road network in this Plan to the satisfaction of the City Engineer and at no cost to the City:
- i) Curb extensions along the east side of Savoy Street with the parking bays removed for utilities (i.e. fire hydrants), walkways, intersections and for transit stop locations as defined by the London Transit Commission;
 - ii) Reduced curb radii on the inbound approach to all local road intersecting the secondary collector road network;
 - iii) Raised intersection on Street 'A' at Debra Drive and a speed cushion on Street 'A' near Lot 57 or as otherwise directed and to the satisfaction of the City Engineer; and
 - iv) Raised intersection on Bakervilla Street at Street 'A'.

Construction Access Road

71. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Wharncliffe Road South via Savoy Street or other routes as designated by the City.

GENERAL CONDITIONS

72. 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, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
73. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
74. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
75. In conjunction with the Design Studies submission, the Owner shall provide to the City, for review and acceptance, a geotechnical report to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering and any other requirements as needed by the City. The Owner shall implement the recommendations of the geotechnical report as accepted by the City, to the satisfaction of the City Engineer and at no cost to the City.
76. 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.
77. The Owner shall have the common property line of Wharncliffe Road South and Bostwick Road 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 centreline line grades on Wharncliffe Road South and Bostwick Road are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.
78. 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.
79. 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.
80. In conjunction with the Design Studies submission, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
81. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
82. 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;
- 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.

83. 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, 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.
84. 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.
85. 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.
86. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
87. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
88. 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.

89. The Owner shall have its professional 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".
90. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. 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.
91. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
92. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
93. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
94. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
95. The Owner shall make any adjustments to existing services eg. municipal and private services, street lights, fire hydrants, trees, traffic calming, etc. to accommodate the proposed lotting/block pattern on Savoy Street, to the satisfaction of the City Engineer, at no cost to the City.