

**Appendix "39T-08504"**

(Conditions to be included for draft plan approval)

**THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-08504 ARE AS FOLLOWS:**

- | <b>NO.</b> | <b>CONDITIONS</b>   |
|------------|---|
| 1.         | This draft approval applies to the draft plan submitted by Sifton Properties Ltd. (File No. 39T-08504 prepared by Delcan, certified by Robert D. Sterling, OLS (dated July 10, 2014), as redline revised which shows 33 single detached lots and served by two (2) new streets.   |
| 2.         | This draft approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.   |
| 3.         | The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.  |
| 4.         | The Owner shall request that street(s) shall be named to the satisfaction of the City.  |
| 5.         | The Owner shall request that the municipal addresses shall be assigned to the satisfaction of the City.   |
| 6.         | Prior to final approval, the Owner shall submit to the City 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.         | The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.   |
| 8.         | 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.   |
| 9.         | Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City 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 City, such submission will be returned to the Owner without detailed review by the City. |
| 10.        | Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the   |

satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

11. Prior to final approval, the Owner shall take all necessary steps to ensure that appropriate zoning is in effect for this proposed subdivision
12. The Owner shall make a cash payment in lieu of the 5% parkland dedication pursuant to City of London By-law CP-9.
13. The Owner shall comply with Canada Post in regards to Community Mailbox requirements, to the satisfaction of the City
14. Within one year of registration of the plan, the Owner shall construct a 1.5 metre black chain link fence (consistent with the City of London Swimming Pool Fence By-law PS-5) along the rear lot line of Lots 5 to 19 inclusive where it abuts lands owned by the North Park Community Church to the satisfaction of the City and the owner shall registered on Title and in subsequent Offers of Purchase of Sale, obliging the purchasers of lots 5-19 to maintain the fence in a satisfactory condition at their expense
15. The Owner shall include in the subdivision agreement a warning clause to be registered on title of each Lot within 300 metres of the aggregate extraction operation, warning prospective purchasers of the existence of the aggregate extraction operation; the possibility of alterations, or expansion which may affect the living environment of the residents notwithstanding the inclusion of noise and dust attenuation measures in the design of the subdivision and individual units.
16. The Owner shall enter into an agreement with the North Park Community Church (NPCC - 1570 Fanshawe Park Road East) that implements the final accepted City of London Storm Water Management report for the Fanshawe Ridge Phase 3 subdivision, which provides for no private retaining wall along the mutual property line with NPCC. In lieu of Sifton constructing a retaining wall on their private lands, the agreement will allow Sifton to grade onto the NPCC lands in order to eliminate the need for a private retaining wall, as well as providing for Access arrangements to the satisfaction of the City
17. The following warning clause shall apply to Lots 5 to 19 inclusive and shall be included in the subdivision agreement to be registered on Title and in subsequent Offers of Purchase and Sale for the affected lots:

“Purchasers are advised that a large institutional use (North Park Community Church) operate on the adjacent lands to the south. There may be instances where activity and noise levels from this abutting land may interfere with some activities of the dwelling occupants.”

#### SEWERS & WATERMAINS

Sanitary:

18. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
  - i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
  - ii) Propose a suitable routing for any trunk sanitary sewer, if necessary, to be constructed through this plan.

- iii) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide 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; and
19. 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 this Plan and connect them to the existing municipal sewer system, namely, the 200 mm (8") diameter sanitary sewer located on Blackwell Boulevard;
  - ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, if necessary, to the satisfaction of the City;
  - iii) Make provisions for oversizing of the internal sanitary sewers, if necessary, 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
  - iv) 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.
20. 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.
21. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the 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.

## Storm and Stormwater Management (SWM)

22. 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) All checklist items within Table 4 (Section 6: Stormwater Management) of the City of London Design Specifications and Requirements Manual;
  - ii) Clearly identify the stormwater management strategy for the subject land and any impacted external lands for the ultimate and any interim drainage condition, all to the satisfaction of the City;
  - iii) Develop an erosion and sediment control plan that clearly identifies all erosion and sediment control measures for the subject lands in accordance with Section 10: Sediment and Erosion Control of the City of London Design Specifications and Requirements Manual and applicable Ministry of the Environment and Climate Change standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases of construction;
  - iv) Develop an emergency extreme weather contingency plan for the subject site. This plan is to be in place during all phases of construction;
  - v) Provide a supplementary geotechnical report to address all geotechnical issues with respect to construction, grading, retaining walls and drainage of this subdivision and any necessary setbacks related to slope stability for lands within this plan; and
  - vi) The Functional Storm/Drainage and SWM Servicing Letter/Report must be stamped, signed and dated by the consulting engineer responsible for its preparation;
  - vii) 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.
23. The above-noted Storm/Drainage and SWM Servicing Functional Report or a 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) Stoney Creek Subwatershed Study (May 1995) and any report addendums/amendments;
  - ii) Status Review of Stoney Creek Subwatershed Study (August 2007) and any report addendums/amendments;
  - iii) The Municipal Class Environmental Assessment for the proposed Kilally North Storm Sewer Servicing in the City of London (June 2002) and any report addendums/amendments;
  - iv) Fanshawe Ridge Subdivision – Stormwater Management Report (January 2003) and any report addendums/amendments;
  - v) Fanshawe Ridge Stormwater Management Facility – Functional Assessment of Phase 1 Conditions (April 2005) and any addendums/amendments;
  - vi) Fanshawe Ridge Stormwater Management Facility Operation and Maintenance Manual (January 2006);
  - vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
  - viii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
  - ix) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
  - x) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

24. 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 this plan, located within the Stoney Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 450 mm (18") and 750 mm (30") diameter storm sewers located on Blackwell Boulevard and outletting to the Regional SWM Facility located in Fanshawe Ridge Subdivision, Block 67, Plan 33M-548;
  - ii) Make provisions to oversize and deepen the internal storm sewers, if necessary, in this plan to accommodate flows from upstream lands external to this plan;
  - iii) 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
  - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
25. 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 to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
  - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
  - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
26. 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.
27. In conjunction with the engineering drawing 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, and/or provide an update to the hydro geological report prepared by Trow (November 27, 2008) to reflect changes in the water balance caused by the alteration of the existing pond across this plan and the adjacent Church lands to the south, 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.

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 are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

#### Watermains

28. 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) Identify external water servicing requirements;
  - b) Confirm capacity requirements are met;
  - c) Identify need to the construction of external works;
  - d) Identify the effect of development on existing water infrastructure – identify 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) Identify 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) make suitable arrangements with Water Operations for the maintenance of the system in the interim.

29. 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 existing municipal system, namely, the existing 200 mm (8") diameter watermain stubs on Blackwell Boulevard on the east and west side of the proposed crescent; and

30. 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.

#### STREETS, TRANSPORTATION & SURVEYS

##### Roadworks

31. 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,

tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.

32. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends on Street 'B' in this plan of subdivision.

The Owner shall limit/eliminate the bulge in the curb line on Street 'B' to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.

33. The Owner shall have it's professional engineer design the roadworks in accordance with the following road widths:

- i) Street 'A' and Street 'B' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').

34. The Owner shall place a barricade on the south limit of Street 'A', to the satisfaction of the City Engineer.

35. The Owner shall locate the driveway for Lot 5 close to the north property line for the purpose of accommodating snow storage, to the satisfaction of the City.

#### Sidewalks/Bikeways

36. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:

- i) Street 'A' – west boulevard
- ii) Street 'B' south and east boulevards

#### Street Lights

37. Within one year of registration of the plan, where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of London Hydro for the City of London.

38. The Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.

#### Vehicular Access

39. The Owner shall restrict access to lands to the south by establishing blocks for 0.3 metre (1') reserves along the south limit of Street 'A', to the satisfaction of the City.

40. 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 it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision

41. The Owner shall remove the temporary turning facility on the east leg of Street 'A', in this plan, built by the Owner of Plan 33M-601 to the north of this Plan, and complete the construction of Street 'A' in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

If funds have been provided to the City by the Owner of Plan 33M-601 for the removal of the temporary turning facility and the construction of this section of Street 'A' 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

#### Construction Access/Temporary/Second Access Roads

42. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Blackwell Boulevard via Highbury Avenue or other routes as designated by the City.
43. Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction of this plan of subdivision

#### GENERAL CONDITIONS

44. 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.
45. 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.
46. Prior to final approval, the Owner shall make arrangements with any 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.
47. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations 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, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.
48. In the event that replotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
49. 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.
50. 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.

51. 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.

52. 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.

53. 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.

54. 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.

55. 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.
56. In conjunction with the Design Studies submission, the Owner shall have it’s 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.
57. The Owner shall have it’s 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”.
58. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)
59. 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.
60. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, 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.
61. 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.
62. The Owner shall remove any temporary works (eg. temporary access and temporary storm sewer located in this plan) when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.

63. 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.
64. 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.
65. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.