

File Number: 39T-13504

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT</b>	<b>SPECIAL PROVISIONS SPEYSIDE EAST CORPORATION INC. TALBOT VILLAGE (Phase 4) 39T-13504 MEETING ON JUNE 15, 2015</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager, Development Planning, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Speyside East Corporation Inc. for the subdivision of land over Part of Lots 77 and 78, Concession East of the North Branch of the Talbot Road, City of London, County of Middlesex, situated west of Colonel Talbot Road and north of Raleigh Boulevard:

- (a) the attached Special Provisions, (Schedule "A"), to be contained in a Subdivision Agreement between The Corporation of the City of London and Speyside East Corporation Inc. for Talbot Village Phase 4 (39T-13504) **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues to be as per Schedule "B", attached hereto;
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

<b>BACKGROUND</b>
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This application for plan of subdivision approval was accepted on August 19, 2013. Draft plan of subdivision approval with conditions was granted on April 14, 2014 to permit 34 single detached dwelling lots, one (1) low density residential block, an existing block with an EMS Station, and one (1) new internal road that will align with Settlement Trail at its east leg.

This subdivision shall be registered in one (1) phase.

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

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

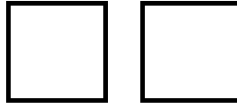
A copy of the location plan is attached as Schedule "C" for the information of the Committee.



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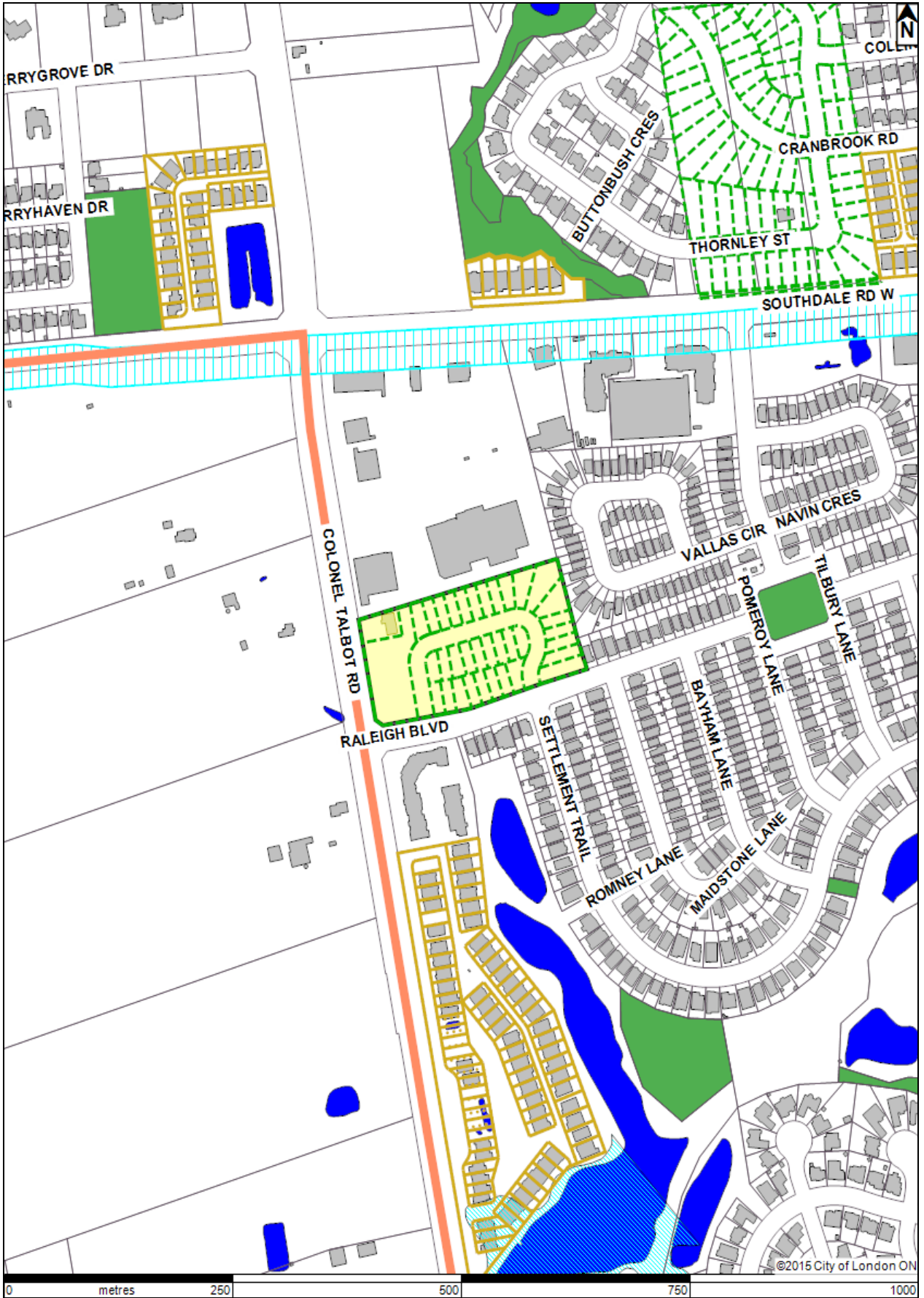
<b>PREPARED &amp; RECOMMENDED BY:</b>	<b>CONCURRED BY:</b>
<b>ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES</b>	<b>JENNIE RAMSAY MANAGER, DEVELOPMENT SERVICES &amp; ENGINEERING LIAISON</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

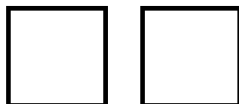
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Attach.  
June 2, 2015



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Location Map





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**Schedule A – Special Provisions**

**5. STANDARD OF WORK**

**Delete Section 5.7 in its entirety as it is not applicable and there are no rear yard catchbasins in this Plan of subdivision.**

**25.1 STANDARD REQUIREMENTS**

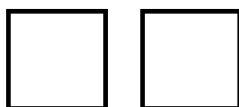
**Delete 25.1 (h) as it is not applicable. There are no walkways in this Plan of subdivision.**

**Add the following new Special Provisions:**

- (j) Should any organic fill or deleterious fill materials be encountered on lots, blocks and streets in this plan, the Owner shall:
  - i) Remove and dispose of the said fill materials under the supervision of his geotechnical engineer, in accordance with the recommendations of the geotechnical engineer and in compliance with provincial regulations to the satisfaction of the City;
  - ii) Replace the removed fill materials with suitable engineered fill, under the supervision of his geotechnical engineer and as recommended by his geotechnical engineer to the satisfaction of the City; and
  - iii) Prior to the issuance of any Certificate of Conditional Approval, have his geotechnical engineer certify that the said fill materials have been properly removed and disposed of, and replaced with suitable engineered fill.
- (k) 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.
- (l) Prior to the issuance of any Certificate of Conditional Approval in this Plan, all temporary measures constructed as part of Talbot Village Phase 1 subdivision, Plan 33M-458, shall be removed by the Owner when no longer required and all affected areas restored, to the satisfaction of the City, at no cost to the City.
- (m) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lots 1-4 and 22 - 29 both inclusive, within this Plan:

“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 will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Municipality and 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.)”



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- (n) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lots 25 and 26, on this Plan:

“Purchasers/tenants are advised that sounds 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 the Environment’s noise criteria.”

**GENERAL SERVICING CLAUSES**

- (o) Should the ownership of Blocks 35 and 36 in this Plan and the external commercial lands north of this Plan changes, the Owner shall apply to the Ministry of Environment and Climate Change for an Environmental Compliance Approval with respect to all communal private storm and sanitary sewerage works located within Block 35 in this Plan shared by the owners of Blocks 35 and 36 in this Plan and the external commercial lands to the north of this Plan, to the satisfaction of the City Engineer, at no cost to the City.

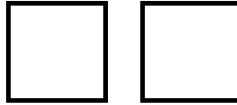
- (p) Prior to the issuance of any Certificate of Conditional Approval for this Plan, the Owner shall make all necessary arrangements with the owner of the external lands abutting the north boundary (the “external lands”) to have the section of the existing private easement (Plan 33R-17768, Part 7 – ER727222) located over Raleigh Crescent in this Plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect the existing private sewer and water services in the said easement until such time as they are removed and replaced with appropriate municipal and private services at no cost to the City.

Following the removal of the existing private sewer and water services from the said easement and the appropriate municipal services and private services are installed and operational to serve Block 36 in this Plan and the external lands to the north of this Plan, the Owner shall make all necessary arrangements to have the sections of the private easement over Lots 24 and 25 in this Plan and if needed, the north portion of Block 35 in this Plan, quit claimed to the satisfaction of the City, at no cost to the City.

- (q) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements with the owner of the external lands abutting the north boundary of this Plan (the “external lands”) to remove section of the existing private watermain, storm sewer, sanitary sewers and appurtenances located within the existing private easement in this Plan (33R-17768, Part 7 – ER727222) over Lots 24 and 25 and Raleigh Crescent in this Plan and the Owner shall construct appropriate municipal services and private services, including maintenance accesses, within this Plan to service this Plan and the external lands, all to the satisfaction of the City Engineer, at no cost to the City.

- (r) Prior to the issuance of a Certificate of Conditional Approval for Block 35 within this Plan, the Owner shall install the approved servicing for any dwelling units in Block 35 in this Plan to be serviced directly from Raleigh Crescent, in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer.

- (s) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements with the owner of Plan 33M-458 to construct new services and make adjustments to the existing works and services on Raleigh Boulevard in Plan 33M-458 adjacent to this Plan to accommodate the proposed works and services on this street to accommodate the Lots in this Plan fronting this street (eg. private services, street light poles, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer and at no cost to the City.



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- (t) The Owner shall make all necessary arrangements to have the current site plan and site servicing plan for Block 36 in this Plan revised, including amendments to the development agreement, to address all revisions to the site and site servicing needed as a result of the proposed registration and development of this Plan, including but not limited to, impact to servicing on Block 35 in this Plan the storm and sanitary servicing to the existing private sewers in this Plan that also services the external lands to the north of this Plan, grading, drainage, overland flow routes, maintenance accesses, noise walls and fencing, all to the satisfaction of and at no cost to the City.
- (u) The Owner shall make all necessary arrangements with the owner of the external lands abutting the north boundary of the plan (the “external lands”) to have the abutting site plan and site servicing plan for the external lands, revised, including amendments to the development agreement, to address all revisions to the site and site servicing needed as a result of the proposed registration and development of this Plan, including but not limited, impact to servicing on Block 35 and 36 in this Plan, the removal and replacement of the existing private water, storm and sanitary services located within this Plan that also services Block 36 in this Plan, modification to the stormwater system, grading, drainage, overland flow routes, maintenance access, retaining walls, noise walls and fencing and relocation of the existing hydro poles and wires on this Plan, all to the satisfaction and at no cost to the City.
- (v) The Owner shall register on title and include in the Agreements of Purchase and Sale or Lease and in the transfer or deed of Block 35 in this Plan, a covenant by the purchase or transferee stating that the purchaser or transferee of the said block to observe and comply with the private easements, private sewer services needed for the servicing of Block 36 in this Plan and private water services needed exclusively to service the external lands north of Block 35 in this Plan. No landscaping, vehicular accesses, parking access, works, services or other features in Block 35 shall interfere with the above noted municipal or private maintenance accesses, services, grading or drainage that services other lands.
- (w) The Owner’s design consultant shall review and endorse all applications for building permits and shall submit at the time of building permit applications a certificate of compliance by the Owner’s approved design consultant in accordance with the approved urban design guidelines at no cost to the City, and to the satisfaction of the Chief Building Official. The approved design consultant shall be responsible for reviewing all permits with respect to the exterior design criteria for all buildings, landscape areas and other development within the plan in the context of the approved Talbot Community Urban Design Guidelines, and tertiary plan. The purpose is to ensure a high quality of urban design, architecture and landscape standards and construction.

**25.2 CLAIMS**

**Delete Section 25.2 in its entirety as there are no eligible claims in this Plan of subdivision.**

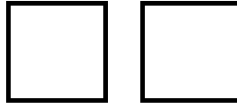
**25.5 EROSION AND SEDIMENT CONTROL**

**Add the following new Special Provision:**

- (f) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the approved Functional SWM Report, to be used during construction and implementation of the plan satisfactory to the City.

**25.6 GRADING REQUIREMENTS**

**Add the following new Special Provisions:**



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- (i) At the time Block 35 in this Plan is developed or prior to assumption of this Plan, whichever occurs first, the Owner shall grade, sod and clean-up the common property line of Colonel Talbot Road to blend with the ultimate profile of Colonel Talbot Road, in accordance with the City Standard “Subdivision Grading Along Arterial Roads” and make minor boulevard improvements on Colonel Talbot 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.

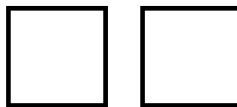
The Owner shall direct its professional engineer to establish and have accepted by the City Engineer the grades to be taken as the future centreline grades of Colonel Talbot Road. From these, the Owner’s Professional Engineer shall determine the elevations along the common property line which will blend with the reconstructed road. These elevations shall be shown on the subdivision Lot Grading Plan submitted for acceptance by the City.

- (j) The Owner shall make all necessary arrangements with the abutting property owners to regrade on the abutting properties, where necessary, to accommodate the grading, drainage and servicing of this Plan to City standards, to the satisfaction of the City.
- (k) The Owner shall make all necessary arrangements to have adequate private easements registered on title and include in the Agreements of Purchase and Sale or Lease and in the transfer or deed of the external lands to the north of this Plan, a covenant by the purchase or transferee stating that the purchaser or transferee of the said Lots and/or blocks, to allow the owners of Lots 1 to 11, inclusive and Block 35 in this Plan, to access the external lands for the maintenance and repair of the retaining walls at the rear and/or side of each of the said Lots and Block in this Plan, to the satisfaction of the City, at no cost to the City.
- (l) Prior to the issuance of any Certificates of Conditional Approval for Lots 1 to 15 and Block 35 in this Plan, the Owner shall construct the proposed retaining wall adjacent to the rear and/or side property lines of each of the said Lots/blocks as shown on the accepted engineering drawings and have its professional engineer certify that the said walls were constructed in accordance with the accepted engineering drawings, all to the satisfaction of the City.
- (m) The Owner shall register against the title of Lots 1 to 15 and Block 35 in this Plan, and include in the Agreement of Purchase and Sale for the transfer of the said Lots and blocks, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lot and/or block shall be responsible for the maintenance of the retaining walls in the future located on the said Lot and/or block, at no cost to the City.
- (n) Prior to assumption, the Owner’s professional engineer shall certify to the City, the retaining walls on Lots 1 to 15 and Block 35 are in a state of good repair and functioning as intended, all to the satisfaction of the City.

**25.7 STORM WATER MANAGEMENT**

**Revise 25.7 (a) to include the highlighted and remove the strikethrough:**

- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
  - i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study and any addendums/amendments;
  - ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;



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- iii) The approved Functional Stormwater Management Plan/Report for the Talbot Village SWM Facility E2/E3 (July 2002);
- iv) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
- v) The City's Waste Discharge and Drainage By-laws, Lot grading standards, policies, requirements and practices;
- vi) The City of London Design Specifications and Requirements Manual, as revised;
- vii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
- viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

**Revise 25.8 (c) to include the highlighted:**

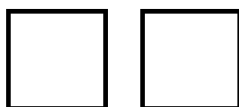
- (c) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, and external lands which is located in the Dingman Creek Subwatershed, and connect them to the proposed 750 mm diameter storm outlet on Raleigh Boulevard and downstream Talbot Village SWM Facility E2/E3 in Plan 33M-458. The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

**Delete 25.8 (j) as it is not required.**

**Insert the following new Special Provisions:**

- (o) The Owner shall register against the title of Block 35 in this Plan and include in the Agreement of Purchase and Sale for the transfer of the said Block, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Block shall be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer should Block 35 develop as a commercial or institutional block.
- (p) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and external lands and connect them to the City's existing sanitary sewage system being the proposed 200 mm diameter sanitary sewer on Raleigh Boulevard in Plan 33M-458. The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.
- (q) Prior to the issuance of any Certificates of Conditional Approval for any Lots in this Plan, the Owner shall complete the following in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City:
  - a) Make all necessary arrangements with the owner of Plan 33M-458 to extend the existing 200 mm diameter sanitary sewer in Plan 33M-458 on Raleigh Boulevard adjacent to Lot 25 in this Plan westerly to provide a connection for the proposed sanitary sewer system at Raleigh Crescent (west leg) in this Plan and provide a sanitary connection on Raleigh Boulevard for the

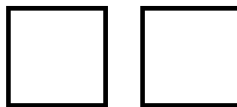




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sanitary sewer on Raleigh Crescent (east leg), to the satisfaction and at no cost to the City.

- b) For Lots and blocks in this Plan or as otherwise approved by the City Engineer, all sanitary and related works to serve this Plan must be constructed and operational;
  - c) Remove the existing private sanitary sewer in this site and construct and make operational the municipal sanitary sewer and modify the existing private services, including appurtenances and maintenance accesses, to service this site and external lands to the north.
  - d) Make all necessary arrangements with the owner of Plan M-458 for the construction of sanitary private drain connections to the existing sanitary sewer on Raleigh Boulevard in Plan 33M-458 to service the Lots in this Plan fronting that street (Lots 19 to 24 and, if required Lots 18 and 25);
  - e) Install individual sanitary sampling maintenance holes on each of the properties in conjunction with the replacement of the existing private sanitary sewer on this site that service Block 36 (3100 Colonel Talbot Road) in this Plan and external lands to the north (3090 Colonel Talbot Road).
- (r) The Owner shall implement enhanced construction practices and inspection measures to minimize sources of inflow and infiltration in the sanitary sewer system within this Plan, to the satisfaction of the City Engineer, at no cost to the City.
- (s) Prior to the issuance of any Certificates of Conditional Approval for any Lots in this Plan, the Owner shall complete the following in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City:
- a) Install an individual storm sampling maintenance hole in the north portion of Block 35 in this Plan, as needed in conjunction with the replacement of the existing private storm sewer on this site that services the external lands to the north.
  - b) Make all necessary arrangements with the owner of Plan 33M-458 to remove the existing 750 mm diameter private storm sewer on Raleigh Boulevard in Plan 33M-458 connected to the private sewer on this site and replace a section of the existing 375 mm storm sewer on Raleigh Boulevard in Plan 33M-458 from the said private storm sewer to Raleigh Crescent (west leg) with a storm sewer of sufficient capacity, to service this Plan and the external lands to the north of this Plan;
  - c) Construct and make operational the major and minor storm flow routes for the subject lands;
  - d) Implement all geotechnical recommendations made in the geotechnical report accepted by the City;
  - e) Make all necessary arrangements with the owner of Plan 33M-458 to construct storm private drain connections to the storm sewer on Raleigh Boulevard in Plan 33M-458 to service the Lots in this Plan fronting that street (Lots 18 to 25); and
  - f) Remove the existing private storm sewer on this site and construct and make operational municipal storm sewers and modify the existing private services including appurtenances and maintenance accesses to serve this site and external lands.



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**Remove 25.9 (c) and replace with the following:**

- (c) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City’s existing water supply system, being the 250 mm (8 inch) diameter water main on Raleigh Boulevard in Plan 33M-458, to the specifications of the City Engineer.

The Owner shall provide looping of the water main system, as required by and to the satisfaction of the City Engineer.

**Add the following new Special Provisions:**

- (h) Prior to the issuance of any Certificates of Conditional Approval for any Lots and/or blocks in this Plan, the Owner shall complete the following in accordance with the approved design criteria and accepted drawings and in compliance with City standards or as otherwise required by the City Engineer, all to the satisfaction of the City Engineer:
  - i) Make all necessary arrangements with the owner of Plan 33M-458 to construct private water services and connect them to the existing watermain on Raleigh Boulevard to serve the Lots in this Plan fronting that street (Lots 18 to 25); and
  - ii) Remove the existing private water system within this Plan and construct and make operational a municipal watermain with appurtenances, to service this Plan and external lands to the north, including modifying the existing private water service within Blocks 35 that exclusively services the external lands north of this Plan.

**25.10 HYDROGEOLOGICAL WORKS**

**Revise 25.10 (c) to include the highlighted and remove the strikethrough:**

- (c) The Owner shall adhere to the recommendations in the detailed hydro geological report prepared by its Professional Engineer, determining 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 Engineer.

If necessary, the Owner shall have it’s professional engineer provide recommendations addressing any contamination impacts that may be anticipated or experienced as a result of the said construction as well as 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 Engineer.

**25.11 ROADWORKS**

**Revise 25.11 (b) to include the highlighted:**

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
  - (i) a fully serviced road connection where Raleigh Crescent (east and west leg) in this Plan joins with Raleigh Boulevard in Plan 33M-458 and all related works as per the accepted engineering drawings;



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The Owner shall complete all work on the said street(s) in accordance with current City standards, procedures and policies, and restore the road(s), and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City Engineer. The Owner shall provide full-time supervision by its Professional Engineer for all works to be constructed on Raleigh Boulevard in accordance with current City policies. Upon completion of these works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.

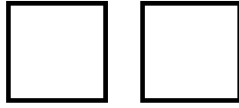
The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any City of London road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City Engineer (or his/her designate), a schedule of construction for the proposed works on the above-noted street(s) and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land or right-of-way.

Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

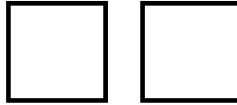
**Delete Delete 25.11 (q) iv) as it is not applicable.**

**Insert the following new Special Provisions:**

- (r) The Owner shall make all necessary arrangements with the owner of Plan 33M-458 to remove a portion of the centre median island on Raleigh Boulevard in Plan 33M-458, opposite the west leg of Raleigh Crescent, to accommodate the proposed access to the west leg of Raleigh Crescent and reconstruct Raleigh Boulevard in Plan 33M-458 in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City Engineer and at no cost to the City.
- (s) The Owner shall register on title and include in the Agreements of Purchase and Sale or Lease and in the transfer or deed of Lots 18 to 25, both inclusive, in this Plan, a covenant by the purchasee or transferee stating that the purchaser or transferee of the said Lots, that access to Lots adjacent to the existing gateway treatment on Raleigh Boulevard will be restricted to rights-in and rights-out only, where applicable, and to the satisfaction of the City Engineer.
- (t) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make all necessary arrangements with the owner of Plan 33M-458 that all roadworks and associated works on Raleigh Boulevard in Plan 33M-458 to service this Plan must be constructed and operational, to the satisfaction of the City.
- (u) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Colonel Talbot Road via Raleigh Boulevard.
- (v) 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, with the exception of the existing access to Block 36 in this Plan from Colonel Talbot Road.



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**SCHEDULE "C"**

This is Schedule "C" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between The Corporation of the City of London and Speyside East Corporation to which it is attached and forms a part.

**SPECIAL WORKS AND SERVICES**

Roadways

- Raleigh Crescent shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62')

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of Raleigh Crescent (outside boulevard)

Pedestrian Walkways

There are no pedestrian walkways in this Plan.



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**SCHEDULE "D"**

This is Schedule "D" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between The Corporation of the City of London and Speyside East Corporation to which it is attached and forms a part.

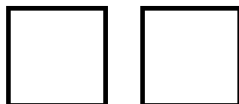
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

**LANDS TO BE CONVEYED TO THE CITY OF LONDON:**

- 0.3 metre (one foot) reserves: Block 38
- Road Widening (Dedicated on face of plan): NIL
- Walkways: NIL
- 5% Parkland Dedication: NIL, taken through previous phase(s).
- Dedication of land for Parks in excess of 5%: NIL
- Stormwater Management: NIL

**LANDS TO BE SET ASIDE FOR SCHOOL SITE:**

- School Site: NIL



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**SCHEDULE "E"**

This is Schedule "E" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2015, between The Corporation of the City of London and Speyside East Corporation to which it is attached and forms a part.

The Owner shall supply the total value of security to the City is as follows:

CASH PORTION:	\$ 144,175
BALANCE PORTION:	<u>\$1,297,576</u>
TOTAL SECURITY REQUIRED	\$1,441,751

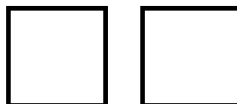
The Cash Portion shall be deposited with the City Treasurer prior to the execution of this Agreement.

The Balance Portion shall be deposited with the City Treasurer prior to the City issuing any Certificate of Conditional Approval or the first building permit for any of the Lots and blocks in this Plan of subdivision.

The Owner shall supply the security to the City in accordance with the City's By-Law No. A-7146-255 and policy adopted by the City Council on July 27, 2014.

In accordance with Section 9. Initial Construction of Services and Building Permits of Part 1 – General Provisions, the City may limit the issuance of building permits until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.



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**SCHEDULE "F"**

This is Schedule "F" to the Subdivision Agreement dated this \_\_\_\_\_ day of \_\_\_\_\_, 2014, between The Corporation of the City of London and Speyside East Corporation to which it is attached and forms a part.

Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external easements as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all easements within this Plan to the City.

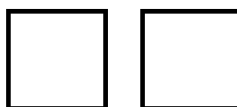
**Multi-Purpose Easements:**

Private easements to the owner of Block 36 in this plan and to the owner of external commercial lands to the north of this Plan for all existing and proposed private storm, sanitary and water works required in portions of Block 35 in this plan to service Block 36 in this Plan and the external lands to the north of this Plan, all to the satisfaction of the City, at no cost to the City and prior to the Approval Authority granting final approval of this Plan.

**Road Easements:**

No road easements are required by the City for this Plan.





File Number: 39T-13504

**Schedule "B"**

**Related Estimated Costs and Revenues**

<b>Estimated Costs – This Agreement</b>	
Claims from City Services Reserve Fund – Oversizing	Nil
Claims from Urban Works Reserve Fund	Nil
Capital Expense	Nil
Other	Nil
<b>Total</b>	<b>Nil</b>
<b>Estimated Revenues - This Agreement (2015 DC Rates)</b>	
CSRF	\$1,032,088
UWRF	\$92,854
<b>Total</b>	<b>\$1,124,942</b>

1. Estimated Revenues are calculated using 2015 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
2. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on recently constructed roadwork and SWM facilities, the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above, though the revenue for those service components is included in the "Estimated Revenues – This Agreement" section above. As a result, the revenues and costs reported above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed By:

Peter Christiaans  
 Director, Development Finance