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Draft Approval Extension 39T-05505  
Nancy Pasato/Paul Yeoman

**Appendix "A" 39T-05505**

**THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-05505 ARE AS FOLLOWS:**

**NO. CONDITIONS**

**Standard**

1. This draft approval applies to the draft plan submitted by Drewlo Holdings Inc., prepared by Whitney Engineering Inc., certified by Archibald Gray & McKay, File No. 39T-05505, drawing Edgevalley East Subdivision, as redline amended which shows 128 single detached dwelling lots, 5 medium density blocks, 1 high density block, 1 stormwater management block, 1 open space block, 2 park blocks, and several road allowance/reserve/widening blocks, all served by the extension of Edgevalley Road, Agathos Street and Purser Street and 2 new local streets.
2. This approval of the draft plan supersedes the original draft approval of 39T-05505 (granted March 22, 2006, and as extended in its entirety on March 22, 2009). This approval applies for ~~three~~ **one** year, 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 require that streets shall be named to the satisfaction of the **Manager, Development Services & Planning Liaison** ~~Director of Development Planning~~.
5. The municipal address shall be assigned to the satisfaction of the **Manager, Development Services & Planning Liaison** ~~Director of Development Planning~~.
6. Prior to final approval, the Owner 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 satisfy all 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.
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, trunk sanitary sewers or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.**  
~~In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements 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. **In conjunction with the Design Studies submission, the Owner shall provide a phasing plan for the subdivision to the City.**  
~~Phasing of this subdivision (if any) shall be to the satisfaction of the City.~~
12. In conjunction with the Design Studies submission, the Owner shall develop an erosion/sediment control plan (ESCP) 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 of construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or

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Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

13. 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.).

- 14. In conjunction with 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.**

**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.**

~~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, 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.~~

15. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment (EA) 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.

- 16. 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.**

~~The Owners professional engineer shall provide inspection services for all work during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City.~~

17. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan, registered 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.

18. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the **Manager, Development Services & Planning Liaison** Director of Development Planning a complete submission consisting of all required clearances, fees, and final plans, and to advise the **Manager, Development Services & Planning Liaison** Director of Development Planning in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that

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the final approval package does not include the complete information required by the **Manager, Development Services & Planning Liaison** Director of Development Planning, such submission will be returned to the Owner without detailed review by the City.

19. 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 **Manager, Development Services & Planning Liaison** Director of Development Planning and the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the **Manager, Development Services & Planning Liaison** Director of Development Planning and the City, such submission will be returned to the Owner without detailed review by the City.

### Parks

20. In conjunction with the request for the preparation of the subdivision agreement, the Owner shall submit an appraisal of the market value of Blocks 141 and **Block 143 (formerly Lots 1-7)**, to the satisfaction of the City. The City will purchase these lands at the agreed to appraised market value, subject to identification of a source of financing.
21. The Owner shall, as part of the Design Studies, prepare a neighbourhood park plan for Block 141 and Block 143 to the satisfaction of the City.
22. The Owner shall fence all lots adjacent to open space and park areas to be assumed by the City with a 1.5 metre chain link fence with no gates consistent with City of London standards (SPO-4.8). Any other fencing arrangements shall be to the satisfaction of the City.
23. The Owner shall, as part of the design studies or prior to the submission of engineering drawings for the SWM facility, submit a Final Environmental Impact Study (EIS) to the Satisfaction of the UTRCA and the City which consolidates the information received to date and provides additional information to ensure the proposed SWM outlet location does not disrupt the Species at Risk in this vicinity. The SWM plans shall incorporate the results of the Final EIS, as approved by the City. Also the owner will require a permit from the UTRCA for the construction of the SWM outlet.
24. The Owner shall, as part of the Design Studies, prepare a plan that demonstrates a functional alignment of the Thames Valley Parkway recreational pathway system from the north portion of the plan to a planned linkage under Highbury Avenue North. The alignment will be located along the Thames River, through the SWM Block, over the SWM outlet to the planned pathway under Highbury Avenue North. A temporary pathway connection will be required at the north end of the site, through Block 142 (SWM Block) to Block 141 (Park Block) prior to conditional clearance.
- 25. 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. 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 City. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation.**
26. The Owner shall not grade into any open space area. 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 City.
27. 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 Parks Planning and Design Division monthly during development activity along the edge of the Kilally Forest ESA.

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28. 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 the City.
29. That within one year of registration of the plan containing Park Block 141 and 143, the Owner shall service, grade and seed the park to the satisfaction of the City.
30. The Owner shall dedicate Block 142 **for open space** to the City of London at no cost.
31. The Owner shall include a portion of the laneway adjacent to the southerly limit of this plan within this draft plan. In exchange for this laneway, an equal amount of parkland will be dedicated to the City from Block 141.
32. The Owner shall have the Killaly Forest ESA boundary field surveyed and provided to the City in digital form to the satisfaction of the City. This ESA boundary delineation shall be shown on all engineering drawings.

**Sanitary Servicing**

33. 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 external lands east of these lands and south of Kilally Road and the proposed routing for the sanitary trunk sewer through this plan and any easements and maintenance access. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;**  
~~Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced east of this plan and south of Kilally Road, to the satisfaction of the City;~~
  - ii) ~~Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer; and,~~
  - iii) **Provide an analysis which shall indicate the water table level of lands within the subdivision and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.**

34. **Prior to the registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide Wastewater Treatment Centre 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.**

~~**Prior to the submission of Engineering Drawings, the Owner shall obtain consent from the City to reserve capacity at the Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City 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.**~~

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~~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. 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.~~

35. 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.

~~In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:~~

- ~~i) Throughout the duration of construction within this draft plan of subdivision, 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;~~
- ~~ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and,~~
- ~~iii) Following construction, the Owner shall have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407. Also, if requested, the Owner agrees to permit the City to undertake smoke testing of the sanitary system at any time prior to assumption of the subdivision.~~

**36. In accordance with City standards or as otherwise required by the City, 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 1050 mm (42") diameter Kilally Trunk Sanitary Sewer located on Edgevalley Road at Highbury Avenue North at the western limit of this plan;**
- ii) 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;**
- iii) 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 specifications of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands;**
- 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 Engineer. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City; and**
- v) Construct sanitary trunk sewer KL1B in its entirety to the east limit of the plan, as part of the first phase of development, to the specifications of the City.**

37. 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 and a

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SWM Servicing Letter/Report of Confirmation to address the following:

- i) Identify the storm/drainage and SWM servicing works for the subject lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
- ii) Identify major and minor storm flow routes for the subject lands, to the satisfaction of the City;
- iii) Develop 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;
- iv) Implement 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; and,
- v) Incorporates the revisions to the geotechnical report and/or revisions to the EIS must be submitted to the satisfaction of the City.

**38. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or an update of the Geotechnical Report 04-11-LS dated April 16, 2006 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 structures, dewatering and all required (structural, maintenance and erosion) setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.**

~~In conjunction with the Design Studies submission, the Owner shall provide a geotechnical report to address all geotechnical issues and all required (structural, maintenance and erosion) setbacks related to slope stability for lands within this plan, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.~~

**39. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of stormwater services for this draft plan of subdivision:**

- i) **Construct storm sewers to serve the westerly portion of this Plan located within the North Thames subwatershed, and connect them to the existing municipal storm sewer system, namely, the 825 mm (21") diameter storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443) or as otherwise directed by the City. The Owner shall make all necessary arrangements, financial and otherwise, to construct a storm sewer within an easement over lands known as 1625 Purser Street, from the existing 825 mm storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443) to this Plan, or as otherwise directed by the City, to the satisfaction of the City, at no cost to the City; Construct storm sewers to serve the westerly portion of this Plan, located within the North Thames Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 825 mm (21") diameter storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443). The Owner shall make all necessary arrangements, financial and otherwise, to construct a storm sewer within an easement over lands known as 1625 Purser Street, from the existing 825 mm storm sewer located within an easement on 1708 Benjamin Drive (Lot 54, Plan 33M-443) to this Plan, to the satisfaction of the City, at no cost to the City;**
- ii) **Construct storm sewers to serve the easterly portion of this Plan, located within the North Thames Subwatershed, and connect them to the proposed Stormwater Management Facility (SWMF) located on Block 140 of this draft plan which will then outlet to the Thames River, to the satisfaction of the City;**

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- iii) Construct the proposed SWM Facility on Block 140 of this draft plan, to the satisfaction of the City;
  - iv) Make provisions to oversize the internal storm sewers and the SWM Facility in this plan to accommodate flows from upstream lands external to this plan, all to the specifications of the City;
  - v) Construct and implement erosion and sediment control measures as accepted in the Functional SWM and/or Drainage Servicing Report for these lands satisfactory to the City and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and,
  - vi) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
40. Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional SWM Plan for Edge Valley East Subdivision (July 2007), an updated Functional SWM Plan may be required to address the above, in lieu of a SWM Servicing Letter/Report of Confirmation.
41. Should it be necessary to enlarge SWM Block 140 based on the accepted SWM functional report, the Owner shall provide sufficient additional lands as may be required from adjacent lots and blocks in this plan, to the satisfaction of the City.
- 42. In conjunction with the Design Studies submission, identify and ensure the required SWM maintenance access pathways are incorporated with the Thames Valley Parkway recreational pathway system. The design of these pathways shall be completed to the satisfaction of the City.**
- ~~As part of the submission for engineering drawings the required SWM maintenance access pathways shall be incorporated with the Thames Valley Parkway recreational pathway system. The design of these pathways shall be completed to the satisfaction of City.~~
- 43. The required Storm/Drainage and SWM Functional Design Studies submission prepared by the Owner's consulting professional engineer shall be in accordance with the recommendations and requirements of the following:**
- vi) The SWM criteria and environmental targets for the North Thames Subwatershed Study and any addendums/amendments;
  - vii) The accepted Kilaly South Stormwater Management Study – Class EA Schedule B – Environmental Screening Report (McCormick Rankin Corporation, Sept. 2003).
  - viii) The approved Functional Stormwater Management Plan for Kilally Phase 1 (Kilally Glen) July 1996, prepared by DelCan or any updated Functional Stormwater Management Plan;
  - ix) The approved Functional Stormwater Management Plan for Edge Valley East Subdivision July 2007, prepared by Development Engineering (London) Limited or any updated Functional Stormwater Management Plan;
  - x) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
  - xi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
  - xii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised;
  - xiii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies; and,
  - xiv) The Final Environmental Impact Study (EIS), to be submitted and approved by the UTRCA and the City. This Final EIS will consolidate the information received to date and provides additional information to ensure that the proposed SWM outlet location does not disrupt the Species at Risk in this vicinity. The SWM plans shall incorporate the results of the Final EIS. The owner will require a permit from the UTRCA for the construction of the storm water management outlet; and
  - xv) The Stormwater Letter/Report of Confirmation for the subject

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**development prepared and accepted in accordance with the File Manager Process.**

44. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall complete the following:

- i) For lots and blocks in this plan or as otherwise approved by the City, 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;
- iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and,
- iv) submit a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for each of the SWM Facilities within this plan, in accordance with the City's "Monitoring and Operational Procedures for Stormwater Management Facilities" requirements to the City for review and approval. The program will include, but not be limited to, the following:
  - a. A work program manual for the maintenance and monitoring of these facilities;
  - b. Protocol of sediment sampling and recording of sediment accumulation volumes; and,
  - c. Storage and discharge monitoring.

45. Following construction and prior to the assumption of the SWMF(s), the Owner shall complete the following, at no cost to the City, all to the satisfaction of the City:

- i) Operate, maintain and monitor the SWMF(s) in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities";
- ii) Have its consulting professional engineer submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" to the City for review and approval; and,
- iii) Ensure that any removal and disposal of sediment is to an approved site satisfactory to the City.

**46. Prior to the acceptance of engineering drawings, the Owner's consulting 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 and/or any approvals 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.**

~~Prior to final approval, the Owner's consulting engineer shall certify 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 the City, 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.~~

**Water Services**

**47. In conjunction with the Design Studies submission or provide an update to the existing Design Studies, 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;**



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- 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; and
- 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.

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.

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information that includes:

- 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 any external works;
  - d. Identify existing water infrastructure – any conflicts;
  - e. Water system area plan(s);
  - f. Water network analysis/hydraulic calculations for subdivision report;
  - g. Phasing report; and,
  - h. Oversizing of watermain, if necessary and any cost sharing agreements.
- ii) To address water quality requirements for the watermain system by the use of the following:
  - a. design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or
  - b. the use of valving to shut off future connections which will not be used in the near term; and/or
  - c. the use of 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,
  - d. make suitable arrangements with Water Operations for the maintenance of the system in the interim.

48. 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 200 mm (8") diameter watermain on Purser Street, the 200 mm (8") diameter watermain on Agathos Street, the 400 mm (15") diameter watermain on Highbury Avenue North and the future 400 300

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- mm (15 42") diameter watermain on Kilally Road;
- ii) ~~Extend the existing 300 mm (12") watermain on Kilally Road from the west limit of this plan and across the frontage of this Plan to the easterly limit of this plan, at no cost to the City;~~
- 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; and~~
- iv) ~~Have its consulting engineer confirm to the City that the watermain system has been constructed, is operational and looped from the watermain on Purser Street in Plan 33M-443 to the watermain system on Highbury Avenue North through this plan such that the City shall make arrangements with the owner of 1625 Purser Street to convert the existing temporary municipal watermain within 1625 Purser Street to a private watermain.~~

~~49. 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.~~

49. Prior to any work on site, the Owner shall determine if there are any abandoned wells in this plan and shall decommission and permanently cap any abandoned wells located in this plan, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the Owner to determine if any abandoned wells exist in this plan. 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.

**Transportation**

*Roadworks*

50. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centerlines of the street aligning through their intersections thereby having these street centered with each other, unless otherwise approved by the City.

51. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a proposed layout of Purser Street from the north limit of Plan 33M-443 to Street A, including but not limited to, the right-of-way requirements, road requirements, 90 degree bend, accesses, servicing, utilities and land requirements.

**52. The Owner shall make all necessary arrangement, financial and otherwise, to combine Part 5 of Plan 33R-17547 (Instrument No. ER630265) and Part 7 of Plan 33R-17289 (Instrument No. ER488782) with Purser Street in this plan to establish Purser Street with a minimum 20.0 metre right-of-way width or provide an alternative alignment of Purser Street on the final plan to accommodate a minimum of 20.0 metre right-of-way, to the satisfaction of the City.**

~~The Owner shall make all necessary arrangements, financial and otherwise, to combine Part 5 of Plan 33R-17547 and Part 7 of Plan 33R-17289 with Purser Street in this plan to establish Purser Street with a minimum 20.0 metre right-of-way width or provide an alternative alignment of Purser Street on the final plan to accommodate a minimum 20.0 metre right-of-way, to the satisfaction of the City.~~

**53. The Owner shall construct Purser Street, from the north limit of Plan 33M-443 to Street 'A', including Part 5 of Plan 33R-17547 (Instrument No. ER630265) and Part 7 of Plan 33R-17289 (Instrument No. ER488782) in accordance with the accepted layout of Purser Street, including the removal of all existing works and services, as needed to the satisfaction of the City, at no cost to the City.**

~~The Owner shall construct Purser Street, from the north limit of Plan 33M-443 to Street A, including Part 5 of Plan 33R-17547 and Part 7 of Plan 33R-17289 in accordance with the accepted layout of Purser Street, including the removal of all existing works and services, as needed, to the satisfaction of the City, at no cost to the City.~~

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**54. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:**

- i) Edgevalley Road has a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70');**
- ii) Agathos Street, Street A and Purser Street (together with lands north of Plan 33M-443 (Part 5 of Plan 33R-17547 and Part 7 of Plan 33R-17289) shall be combined with the right-of-way in this draft plan) have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66');**
- iii) Drew Street has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20.0 metres (66') as per the red-lined draft plan of subdivision;  
~~Drew Street has a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62');~~**
- iv) Edgevalley Road from Highbury Avenue North to 45 metres (150') east has a minimum road pavement width (excluding gutters) of 11.0 metres (36.1') with a minimum road allowance of 22.5 metres (75'). The widened road on Edgevalley Road shall be equally aligned from the centreline of the road and tapered back to the 9.5 metres (31.2') of road pavement width (excluding gutters) and 21.5 metres (70') of road allowance width for this street with 30 metre (100') long tapers on both street lines; and,**
- v) A gateway treatment on Edgevalley Road at the intersection of Kilally Road with a right-of-way width of 28.0 metres for a minimum length of 55.0 metres (180') tapered back over a distance of 30 metres to the standard secondary collector road right-of-way width of 21.5 metres.**

**55. The Owner shall provide cash payment to construct a fully-serviced road on Edgevalley Road from Agathos Street to Kilally Road, including the construction of a gateway treatment on Edgevalley Road at the intersection of Kilally Road. Alternatively, the Owner may construct a portion of Edgevalley Road between Agathos Street and Kilally Road with a cash payment for the construction of the remainder of this section of Edgevalley Road as a fully serviced road, to the satisfaction of the City. This portion of Edgevalley Road will be constructed when Edgevalley Road is constructed as part of the Kilally Road reconstruction project to be completed by the City.**

**Should the City reconstruct Kilally Road prior to this draft plan of subdivision progressing, the Owner shall be responsible for the construction of Edgevalley Road, from Agathos Street to Kilally Road, shall provide sufficient security for these works and the cash payment will be returned to the Owner.**

**The Owner acknowledges that the City intends to reconstruct Kilally Road in 2016, based on project timing in the City's current Growth Management Implementation Strategy (GMIS) and subject to Council approval of the capital budget providing funds for construction. The Owner shall co-operate with the City, as necessary, to complete the project, including providing access to their lands and easements as necessary.**

**~~The Owner shall provide funds to construct a fully-serviced road on Edgevalley Road from Agathos Street to Kilally Road, including the construction of a gateway treatment on Edgevalley Road at the intersection of Kilally Road. Alternatively, the Owner shall construct a portion of Edgevalley Road between Agathos Street and Kilally Road with funds for the construction of the remainder of this section of Edgevalley Road as a fully serviced road, to the satisfaction of the City. This portion of Edgevalley Road will be constructed when Edgevalley Road is constructed as part of the Kilally Road reconstruction project to be completed by the City.~~**

**56. The Owner shall not develop Blocks 132 and 133 until Kilally Road is improved to its ultimate profile and Edgevalley Road is constructed to ultimate. If the Owner can demonstrate a portion of Blocks 132 and 133 can be developed without impacting the future construction of adjacent portions of Kilally Road and Edgevalley Road, the Owner may develop those portions of Blocks**

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132 and 133, to the satisfaction of the City.

**57. The Owner shall place a barricade on Edgevalley Road, south of Agathos Street, to the satisfaction of the City. Should the Owner develop a portion of Blocks 132 and 133, the barricade is to be placed in a location to the satisfaction of the City.**

~~The Owner shall place a barricade on Edgevalley Road, south of Agathos Street, to the satisfaction of the City.~~

58. The Owner shall provide temporary working easement along Kilally Road and Edgevalley Road for Blocks 132 and 133 in order to allow for the reconstruction of Kilally Road, which shall be released by the City when it is no longer needed, at no cost to the City.

59. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual design layout of the proposed gateway design on Edgevalley Road, including the alignment of that street with Webster Street for the purpose of providing a security estimate.

**60. Should the reconstruction of Kilally Road not progress in 2016 due to timing adjustments in the GMIS Schedule and should any phase of this plan of subdivision proceed prior to the reconstruction of Kilally Road, in conjunction with the Design Studies submission, the Owner shall provide a conceptual design and the location of the temporary access from this plan to Kilally Road, with a rural cross-section, including appropriate drainage and turning geometry, to the satisfaction of the City, at no cost to the City. The Owner shall also have its professional engineer verify the adequacy of decision sight distance on Kilally Road at the temporary access road, to the satisfaction of the City. If the sight lines are not adequate, the temporary access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the intersection, to the satisfaction of the City.**

~~In conjunction with the Design Studies submission, the Owner shall provide a conceptual design and the location of the temporary access from this plan to Kilally Road, with a rural cross-section, including appropriate drainage and turning geometry, to the satisfaction of the City, at no cost to the City. The Owner shall also have its professional engineer verify the adequacy of decision sight distance on Kilally Road at the temporary access road, to the satisfaction of the City. If the sight lines are not adequate, the temporary access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the intersection, to the satisfaction of the City.~~

**61. Should the reconstruction of Kilally Road not progress in 2016 due to timing adjustments in the GMIS Schedule and should any phase of this plan of subdivision proceed prior to the reconstruction of Kilally Road, the Owner shall construct and maintain (including snow clearing), a temporary access from this plan to Kilally Road in a location satisfactory to the City, provide any necessary easements and include a temporary left turn lane on Kilally Road, at no cost to the City.**

~~The Owner shall construct and maintain (including snow clearing) a temporary access from this plan to Kilally Road in a location satisfactory to the City, provide and necessary easements and include a temporary left turn lane on Kilally Road at no cost to the City.~~

**62. Should the reconstruction of Kilally Road not progress in 2016 due to timing adjustments in the GMIS Schedule and should any phase of this plan of subdivision proceed prior to the reconstruction of Kilally Road, the Owner shall install temporary street lighting at the intersection of Kilally Road and the temporary access, to the specifications of the City, at no cost to the City.**

~~The Owner shall install temporary street lighting at the intersection of Kilally Road and the temporary access, to the specifications of the City, at no cost to the City.~~

**63. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have**

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**centreline radii which conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions”, to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.**

**64. 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 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.**

**65. 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 the streets in this Plan.**

*Sidewalks/Bikeways*

66. The Owner shall construct a 1.5 metre (5’) sidewalk on both sides of Edgevalley Road or provide a cash-in-lieu for the portion of sidewalk not constructed on Edgevalley Road, south of Agathos Street, to the satisfaction of the City.

67. The Owner shall construct a 1.5 (5’) sidewalk on one side of the following streets:

- i) Agathos Street – north boulevard;
- ii) Street A – west boulevard;
- iii) Purser Street – north and west boulevard;
- iv) Drew Street – outside boulevard.; and
- v) Highbury Avenue North – along entire frontage and extend this sidewalk southerly to Kilally Road, subject to availability of sufficient right-of-way.

*Street Lighting*

68. The Owner shall design and install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where a street from an abutting development or developing area is being extended, the street lighting shall match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the City.

*Boundary Road Works*

69. The Owner shall modify existing pavement markings to provide left turn channelization on Highbury Avenue North at Edgevalley Road, with sufficient storage, parallel and taper to accommodate the traffic demand anticipated as a result of full build out of this plan of subdivision and the Kilally North Planning Area. If the existing roadway is insufficient to accommodate this left turn lane, additional roadwork will be required, to be completed by the Owner, to the specifications of the City.

~~70. The Owner shall install traffic signals at the intersection of Highbury Avenue North at Edgevalley Road when determined warranted by the City.~~

70. The Owner shall make minor boulevard improvements on Highbury Avenue North and Kilally Road adjacent to this plan, to the specifications of the City, at no cost to the City, consisting of clean-up, grading and sodding as necessary.

71. The Owner shall reconstruct the driveway for 1625 Purser Street, if necessary, to accommodate the alignment of Purser Street, to the satisfaction of the City, at no cost to the

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City.

72. The Owner shall either dedicate sufficient land for the Purser Street road allowance to permit access for 1625 Purser Street or realign Purser Street to permit access, to the satisfaction of the City, at no cost to the City.
73. The Owner shall have the common property line of Highbury Avenue North and Kilally 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 grades on Highbury Avenue North and Kilally Road are the future 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 elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City.

*Road Widening*

74. The Owner shall be required to dedicate sufficient land to widen Highbury Avenue North and Kilally Road to 18.0 metres (59.06') from the centreline of the original road allowance.
75. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Highbury Avenue North with Edgevalley Road and Kilally Road with Edgevalley Road in accordance with the Z-1 Zoning By-law, Section 4.24.

*Vehicular Access*

76. The Owner shall provide 0.3 metre reserve along the frontage of all blocks on Highbury Avenue North and Kilally Road and will dedicate these reserves to the City.

*Traffic Calming*

77. The Owner shall install the following traffic calming measures along the secondary collector road network:
  - i) Curb extensions along the east and north side of Edgevalley Road with the parking bay removed for utilities (fire hydrants), pedestrian crossing and for transit stop locations as defined by the London Transit Commission; and Curb extensions along the east side of Edgevalley Road with the parking bay removed for utilities (fire hydrants), pedestrian crossing and for transit stop locations as defined by the London Transit Commission; and,
  - ii) Reduced curb radii (7.5 m) on the inbound approach to all local roads intersecting Edgevalley Road.

*Construction Access/Temporary/Second Access Roads*

78. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Highbury Avenue North or other routes as designated by the City.
79. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have its consulting engineer confirm to the City that the roads in this Plan have been constructed and operational to provide a public access to Plan 33M-443 such that the City shall make arrangements with the owner of Plan 33M-443 for the removal of the temporary road over Blocks 52 and 53 in Plan 33M-443 and with the owner of Plan 33M-492 for the removal of the temporary emergency access over Lot 22 in Plan 33M-492.
80. At the time the above-noted temporary road and emergency access are blocked from public

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access and roads in this plan are constructed to Plan 33M-443, the Owner shall remove the existing barricades to the north limit of Purser Street and at the east limit of Agathos Street in Plan 33M-443, as necessary, and restore these road(s) to the specifications of the City, all at no cost to the City.

81. The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this plan will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.
82. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provisions of channelization, adequacy of road geometries and structural design etc.
83. 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 Engineer 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.

#### **Eligible Works**

**84. Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC by-law, and further, where such works are not oversized pipe works (sanitary, storm, or water – the reimbursement of which is provided for in subsidy tables in the DC by-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:**

- i) **No work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and,**
- ii) **In light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.**

**85. The following works required by this subdivision shall be subject to a workplan:**

- i) **Sanitary trunk sewer KL1B;**
- ii) **Channelization of roadworks on Highbury Avenue; and,**
- iii) **Internal widening of roadworks.**

**86. Where the proposed development calls for the construction of a stormwater management facility, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC by-law, then the Owner shall submit through their consulting engineer an engineering work plan including works completed to date and future works to be undertaken for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). In light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.**

#### **General Conditions**

87. The Owner will obtain the necessary permit/approvals from the UTRCA prior to undertaking any site alteration or development within this area including filling, grading, construction, alteration to watercourse and/or interference with a wetland.

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88. No sewers are to be constructed on easements or on lands designated for future use as a park or open space without the necessary approvals from the City.

~~89. The Owner shall 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 construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City and all at no cost to the City.~~

**89. 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.**

~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City.~~

**90. 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.**

~~Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements over the sewers, as necessary, all to the specifications and satisfaction of the City.~~

~~In the event that relocating of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.~~

91. 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.

92. 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.

93. 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.

94. 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 and Chief Building Official immediately, and if required by the City 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 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 and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City and Chief Building Official and at the expense of the Owner, before any construction progresses in such an



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instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City 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, 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.

95. 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".

96. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall complete the following:

- i) Submit a phasing plan, all to the specifications and satisfaction of the City;
- ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City; and,
- iii) 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, to the satisfaction of the City.

97. 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.

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

99. 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.

100. Redlines to the draft plan shall include:

- i. Modifications to lots 15-24;
- ii. Modifications to lots 37-51;
- iii. Modifications to lots 52-55;
- iv. Modifications to lots 112-128;
- v. Adjust Drew Street;
- vi. Adjust Purser Street;
- vii. Add Park Block 143 **(formerly Lots 1-7)**;
- viii. Add 0.3 m reserve on Blocks along Highbury Avenue North;
- ix. Rename "Mcintosh Street" to "Street A";
- x. Rename "Edge Valley Road" to Edgevalley Road";
- xi. Modify Block 141; and,
- xii. Adjust Edgevalley Road/Agathos Street intersection.

**101. 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.**

**102. The Owner hereby agrees that, 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**

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**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.**

**103. 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.**

**104. Should any temporary turning circles exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road, including sidewalks, to the satisfaction of the City, at no cost to the City.**

**105. Should the current or any future Owner come in with a revised development proposal for these lands, the applicant may be required to complete a Design Studies submission as per the File Manager process.**

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