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**File No:39T-10503
Planner: Nancy Pasato**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. CHIEF BUILDING OFFICIAL & DIRECTOR, DEVELOPMENT & COMPLIANCE DIVISION
SUBJECT:	756949 ONTARIO LIMITED O'HANLAN SUBDIVISION 1647 FANSHAWE PARK ROAD EAST MEETING ON OCTOBER 19, 2015

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, regarding the application of 756949 Ontario Limited relating to the property located at 1647 Fanshawe Park Road East, legally described as Plan 120, Part Lots 1, 2 and 3:

- a) the Ontario Municipal Board **BE ADVISED** that the City of London has no objection to the request by 756949 Ontario Limited for a three year extension to draft approved plan 39T-10503 **SUBJECT TO** the revised conditions shown in Appendix "A"; and,
- b) the Applicant & Council **BE ADVISED** of the claims and revenues information as shown in Appendix "B".

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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June 8, 2011 - Report to Built and Natural Environment Committee (BNEC) recommending the Draft Approval for the Plan of Subdivision and associated zoning by-law amendments (39T-10503/Z-7785).

June 20, 2011 – information report to BNEC.

November 14, 2011 - information report to BNEC.

February 6, 2012 - information report to PEC on an Appeal to the Draft Plan of Subdivision and Zoning By-law Amendment.

January 22, 2013 - information report to PEC on outcome of Appeal to the Draft Plan of Subdivision and Zoning By-law Amendment.

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BACKGROUND

The application for this plan of subdivision and associated zoning by-law amendments was presented at a public meeting on June 8, 2011. One of the issues neighbourhood residents expressed concern about was the level of traffic on their street and that future residential development in the surrounding area would result in a further increase in traffic. They expressed the opinion that a separate road access onto Fanshawe Park Road East should be provided from this subdivision. Municipal Council, as a result of these issues, recommended the following:

“the Civic Administration BE DIRECTED to take steps to mitigate the impact of construction traffic on area residents by placing certain restrictions on access to and egress from the existing subdivision and, notwithstanding the recommendations of the Civic Administration, to take the required steps to incorporate a permanent secondary access to the development from Fanshawe Park Road East;”

At the June 8th meeting, the Built and Natural Environment Committee (BNEC) recommended approval of the implementing zoning by-law amendment, and this was supported by Municipal Council on June 20, 2011.

The applicant requested that the Approval Authority not make a decision on the Draft Plan of Subdivision until they were able to review the request by Council and determine the impact a second access would have on the plan, and report back to Committee with their findings.

On November 14, 2011, the applicant made a presentation before BNEC outlining the issues associated with redesigning the draft plan to add a permanent access to Fanshawe Park Road East. The Committee noted the report but took no action on the information presented by the applicant, and no action was taken by Council on November 21, 2011.

An appeal by the Applicant was received for the draft plan of subdivision on the failure to make a decision on the application within 180 days, and on the Zoning By-law amendment. Municipal Council advised the City Solicitor to represent Council’s interests and retain outside expert witnesses in support of Council’s position.

A pre-hearing was held on July 12, 2012 to scope the issues of the hearing. The hearing was held on September 5, 2012.

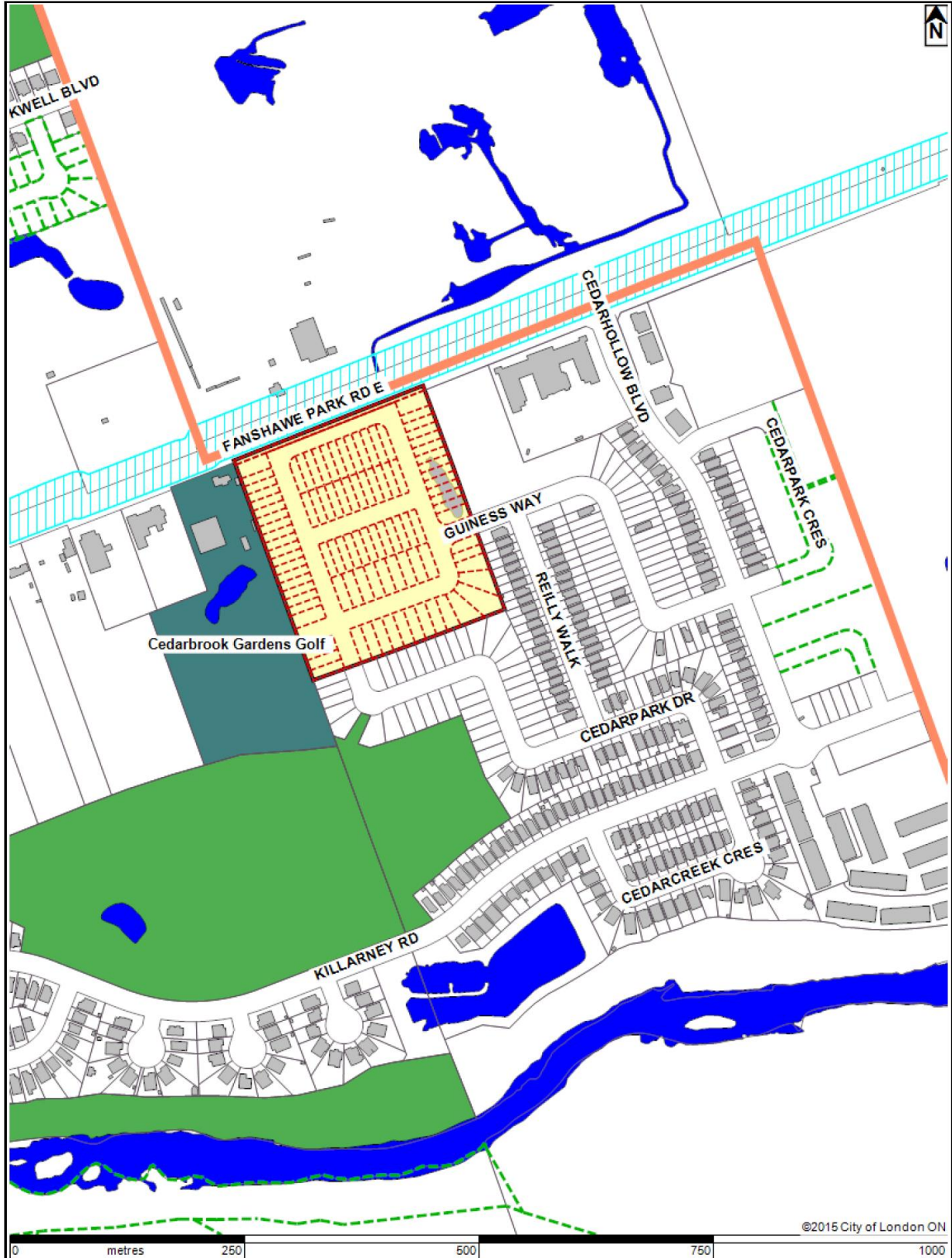
In its decision on November 19, 2012, the Ontario Municipal Board (OMB) dismissed the Zoning By-law appeal but allowed the appeal against the draft plan of subdivision. The OMB granted draft approval of the plan of subdivision subject to conditions, and removed any conditions associated with access to Fanshawe Park Road East. The OMB is the Approval Authority for this plan, and they retain jurisdiction to amend/modify the plan and amend/modify conditions of draft approval. The City of London was granted the authority to clear conditions and issue final approval on January 12, 2015.

ANALYSIS

In March, 2015, the agent on behalf of the Applicant requested the City advise the OMB it’s desire to obtain an extension to the draft approved plan. Development Services circulated this extension request internally and received comments from internal liaison groups. The requested extension was not circulated externally because no changes to the plan or conditions were requested by the applicant. Revisions and updates to the conditions are recommended. A number of technical modifications are proposed which will change staff titles to be consistent

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LOCATION MAP

Subject Site: 1647 Fanshawe Park Road East
 File Number: 39T-10503
 Planner: Nancy Pasato
 Created By: Nancy Pasato
 Date: 2015-10-05
 Scale: 1:5000

LEGEND

-  Subject Site
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



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with the current organizational structure. Overall there were no objections to the revised conditions by the Applicant.

CONCLUSION

The City has reviewed the request by the Applicant for an extension to the draft approved plan and after an internal circulation, it is recommended the City advise the Ontario Municipal Board it has no objection to the extension provided the conditions are revised to reflect the City's current practices.

PREPARED AND RECOMMENDED BY:	REVIEWED BY:
NANCY PASATO, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING	ALLISTER MACLEAN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL DEVELOPMENT & COMPLIANCE DIVISION

October 9, 2015

NM/

"Attach"

\\CLFILE1\users-x\pdda\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2010\39T-10503 - 1647
Fanshawe Park Road East (HMcN)\Extension\extension report to PEC O'Hanlan.docx

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Appendix "A"

Revised Draft Conditions for submission to the OMB

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-10503 ARE AS FOLLOWS:

NO. CONDITIONS

1. This draft approval applies to the draft plan submitted by 756949 Ontario Limited, prepared by MHBC Planning Limited, certified by Callon Dietz Incorporated, File No. 39T-10503, drawing no. Y142'N", which shows a total of 96 single detached lots, two (2) 0.3 metre reserve blocks, and one (1) road widening block, served by four (4) new local roads.
2. This approval of the draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The Owner shall request that street(s) shall be named to the satisfaction of the City.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
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 the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. **In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.**
~~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 Engineer, at no cost to the City.~~
11. Phasing of this subdivision (if any) shall be to the satisfaction of the **City** Managing Director of Development Approvals Business Unit.
12. **In conjunction with the engineering drawing submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro**

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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 effect of the construction associated with this subdivision on the existing ground water elevations, private domestic or farm wells in the area and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures, to the satisfaction of the City Engineer. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report are to be reviewed and approved by the City Engineer, prior to any work on the site. Any remedial works recommended in the report shall be constructed or installed by the Owner, prior to the issuance of any Certificate of Conditional Approval, to the satisfaction of the City Engineer, at no cost to the City.~~

- 13. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

~~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.~~

- 14. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

~~The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the Managing Director of Development Approvals.~~

- 15. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

- 16. Prior to final approval for the purpose of satisfying any of the conditions of draft approval

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herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the The City and the City Engineer, such submission will be returned to the Owner without detailed review by the City.

~~17. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.~~

~~18. Prior to grading and soil disturbance, the Owner's consultant shall request that the Ministry of Culture notify the City of London that there are no archeological concerns, to the satisfaction of the City.~~

19. In conjunction with the Design Studies submission, the Owner shall submit for approval an on-street parking plan to the satisfaction of the City. The approved parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

~~20. Prior to development of more than 80 units, the Owner shall make the necessary arrangements with adjacent property owners, or make modifications to the draft plan of subdivision to provide a second public access to this subdivision to the satisfaction of the Director of Development Planning and the City Engineer should the plan be registered in phases. The Owner shall ensure any second access required is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design, etc.~~

Parks & Open Space

21. **Satisfaction of parkland requirements for this draft plan** Parkland shall be in the form of cash payment in lieu of the 5% parkland dedication pursuant to City of London By-law CP-9.

22. In conjunction with the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands along the boundary of the draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation to the satisfaction of the City. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the City. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.

23. In conjunction with the Design Studies submission, the Owner shall develop and submit a revised water balance report to demonstrate how the post development drainage will protect the ecological hydrology of the system, with identified mitigation measures. Temporary impacts on the sub-surface water due to development must be detailed in the Environmental Impact Study to the satisfaction of the City and the City Engineer.

Noise

24. In conjunction with the Design Studies submission, the Owner shall submit a revised Noise Impact Study which recommends noise mitigation measures in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines but that excludes the requirement for a continuous berm/barrier along the Fanshawe Park Road East frontage, all to the satisfaction of the City.

25. Prior to the issuance of any certificate of conditional approval for lots in this plan, the

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Owner shall implement the recommendations of the accepted noise and dust study.

- 26. Prior to final approval, the Approval Authority shall be advised that the accepted noise attenuation measures have been constructed or requirements have been incorporated into the subdivision agreement between the Owner and the City of London.

Sanitary

- 27. **In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:**

- i) **Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;**
- ii) **Propose a suitable routing for the trunk sanitary sewer, if necessary, 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) **To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken.**

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

- i) **Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm (8") diameter sanitary sewer located on Guinness Way in Plan 33M-640;**
- 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 satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and**
- iv) **Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.**

~~The Owner shall construct sanitary sewers to serve this plan and connect them to the future municipal sewer system, namely, the future 200 mm (8 inch) diameter sanitary sewer on future Cedarpark Drive to the east in draft plan 39T-03518, at no cost to the City.~~

- 29. Prior to registration of this plan, 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. 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.

- ~~30. The Owner shall not connect any weeping tiles into the sanitary sewers within this plan.~~

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31. The Owner shall construct sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan. These upstream lands shall include 1529, 1541, 1559, 1579 and 1589 Fanshawe Park Road East.

32. 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.**

~~Throughout the duration of construction within this draft plan of subdivision, 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.~~

~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer 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.~~

Stormwater Management

33. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:

- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;**
- ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;**
- iii) Provide additional details (eg. drainage area figures consistent with existing engineering drawings and accompanying engineering capacity calculations and cross sections) to identify how the minor and major flows from external lands and road rights-of-way will be safely conveyed to the subdivision overland flow route via the window street;**
- iv) Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary;**
- v) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all**

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phases on construction; and

vi) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.

34. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:

- i) The accepted Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works for the Kilally North and any addendums/amendments;
- ii) The approved Functional Report for Kilally North Servicing Area Regional SWM Facility;
- iii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
- iv) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
- v) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
- vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

35. In conjunction with the Design Studies submission, the Owner shall identify the design for the window street for Cedarpark Drive to consider such issues as grading the common boulevard between Fanshawe Park Road East and the window street, overland flow routes and provide additional details (eg. drainage area figures consistent with existing design drawings and accompanying engineering capacity calculations and cross-sections) to identify how the minor and major flows from external lands and road right-of-way will be safely conveyed to the subdivision overland flow route via the window street, all to the satisfaction of the City Engineer.

In conjunction with the engineering drawing submission, the Owner's professional engineer shall provide, to the City for review and acceptance, a geotechnical report or confirmation that the existing geotechnical report's recommendations are adequate to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, erosion, maintenance and structural setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability to the satisfaction of the City and the UTRCA.

36. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.

37. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:

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- i) Construct storm sewers to serve this plan, located within the North Thames Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 900 mm (36") diameter storm sewer located on Guinness Way in Plan 33M-640, which outlets to the Thames River via the existing Kilally North Stormwater Management (SWM) Facility, at no cost to the City;
- ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
- iii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
- vi) Address forthwith any deficiencies of the stormwater works and/or monitoring program.

~~The Owner shall construct storm sewers to serve this plan and connect them to the future municipal sewer system, namely, the future 900 mm (36") diameter storm sewer on future Cedarpark Drive to the east in draft plan 39T-03518, located within the North Thames Subwatershed Study Area, which outlets to the Thames River via the existing Kilally North Stormwater Management (SWM) Facility, at no cost to the City~~

~~In conjunction with the Design Studies submission, the Owner's professional engineer shall provide a storm/drainage and SWM servicing report for the subject lands, all to the satisfaction of the City.~~

~~In conjunction with the above report, the Owner shall have his professional engineer identify the storm/drainage and SWM servicing works for the subject lands and how the interim drainage from external lands will be handled, and identify the design for the window street for Cedarpark Drive to consider such issues as grading the common boulevard between Fanshawe Park Road East and the window street and overland flow routes, all to the satisfaction of the City.~~

~~In conjunction with the Design Studies submission, the Owner shall have its consulting engineer design and subsequently supervise the construction of the proposed storm/drainage and SWM servicing works, to the satisfaction of the City and according to the recommendations and requirements of the following:~~

- ~~i) The accepted Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works for the Kilally North;~~
- ~~ii) The approved Functional Report for Kilally North Servicing Area Regional SWM Facility;~~
- ~~iii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;~~
- ~~iv) The SWM criteria and environmental targets for the North Thames Subwatershed Study;~~
- ~~v) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and,~~
- ~~vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~

38. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:

- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan, including all downstream works, 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,

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including all downstream works, for the subject lands, to the satisfaction of the City; and

iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.

Prior to the issuance of any Certificate of Conditional Approval for lots in this plan or as otherwise approved by the City, all storm/drainage and SWM related works to serve this plan, including all downstream works, must be constructed and operational in accordance with the approved design criteria, all to the satisfaction of the City.

~~39. Prior to the issuance of a Certificate of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject lands and those flow routes, including all downstream works, shall be constructed and be operational.~~

~~40. In conjunction with the Design Studies submission, the Owner shall 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 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. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or 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.~~

~~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.~~

~~41. The Owner shall promote the implementation of 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.~~

Water

42. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:

- i) A water servicing report which addresses the following:**
 - a. Identify external water servicing requirements;**
 - b. Confirm capacity requirements are met;**
 - c. Identify need to the construction of external works;**
 - d. Identify the effect of development on existing water infrastructure – identify potential conflicts;**
 - e. Water system area plan(s);**
 - f. Water network analysis/hydraulic calculations for subdivision report;**
 - g. Phasing report;**
 - h. Oversizing of watermain, if necessary and any cost sharing agreements;**
 - i. Water quality;**
 - j. Identify location of valves and hydrants.**
- ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:**
 - a. Valving to shut off future connections which will not be used in the near term; and/or;**

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- 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.

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

- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 200 mm (8") diameter watermain on Cedarpark Drive in Cedar Hollow Phase 3 Subdivision, Plan 39T-03518 and 200 mm on Guinness Way in Plan 33M-640; and
- ii) 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.

~~The Owner shall construct watermains to serve this plan and connect them to the existing municipal sewer system, namely, the future 200 mm (8") diameter watermain on future Cedarpark Drive (east and south of this plan) in draft plan 39T-03518.~~

~~44. The Owner shall have its professional engineer deliver confirmation that the watermain system has been looped to the satisfaction of the City when development is proposed to proceed beyond 80 units.~~

~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a water servicing report which addresses the following:~~

- ~~i) identify external water servicing requirements;~~
- ~~ii) confirm capacity requirements are met;~~
- ~~iii) identify need for the construction of external works;~~
- ~~iv) identify the effect of development on existing water infrastructure/identify potential conflicts;~~
- ~~v) water system area plan(s);~~
- ~~vi) water network analysis/hydraulic calculations for subdivision report;~~
- ~~vii) phasing report; and,~~
- ~~viii) oversizing of water main/cost sharing agreements.~~

~~45. In conjunction with the Design Studies submission, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or 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.

Transportation

46. The Owner shall align the following Streets in accordance with the requirements specified below:

- i) Guinness Way at the east limit of the plan with Guinness Way in plan of subdivision, Plan 33M-640; and
- ii) Cedarpark Drive (at the south limit of the plan) with Cedarpark Drive in draft plan of subdivision 33M-678.

~~The Owner shall align the following streets in accordance with the requirements~~

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specified below:

- ~~i) Cedarpark Drive at the east limit of the plan with Cedarpark Drive in draft plan of subdivision 39T-03518; and,~~
- ~~ii) Cedarpark Drive (at the south limit of the plan) with Cedarpark Drive in draft plan of subdivision 39T-03518.~~

47. In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.

~~In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer include 30 metre tapers at all locations in the plan where streets reduce from 20.0 metre to 19.0 metre road width.~~

48. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends on streets in the subdivision.

~~49. The Owner shall eliminate/limit the bulge in the curb line on Street 'A' to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.~~

50. In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."

~~The Owner shall ensure that all streets in the subdivision have centerline radii which conform to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."~~

In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.

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

- i) Cedarpark Drive (south of Street 'A'/Street 'C'), Street 'C', Street 'A' and Guinness Way (at east limit of plan) have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66'); and**
- ii) Cedarpark Drive and Street 'B' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').**

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

- ~~i) Cedarpark Drive (south of Street 'A' has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').~~

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

- i) Guinness Way – (adjacent to Lot 1) – south boulevard;**
- ii) Street 'A' (adjacent to Lot 1 to 15) – south and east boulevard;**

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- iii) Street – ‘C’ (adjacent to Lot 18) – south boulevard;
- iv) Cedarpark Drive (from Street ‘C’ to north limit – west leg- adjacent to Lots 19 to 37) – west boulevard;
- v) Cedarpark Drive (from Street ‘C’ to north limit – east leg – adjacent to Lots 83 to 96) – east boulevard; and
- vi) Cedarpark Drive (from limit of plan to Street ‘A’ – south leg – adjacent to Lot 15) – east boulevard.

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

- i) ~~Street ‘D’ (adjacent to Lot 1) – south boulevard;~~
- ii) ~~Street ‘A’ (adjacent to Lot 1-15) – south and east boulevards;~~
- iii) ~~Street ‘C’ (adjacent to Lot 18) – south boulevard;~~
- iv) ~~Street ‘D’ (from Street ‘C’ to north limit – west leg – adjacent to Lots 19-37) – west boulevard;~~
- v) ~~Street ‘D’ (from Street ‘A’ to north limit – east leg – adjacent to Lots 83-96) – east boulevard; and,~~
- vi) ~~Street ‘D’ (from limit of plan to Street ‘A’ – south leg – adjacent to Lot 15) – east boulevard.~~

- 53. The Owner shall provide two sidewalk links from Cedarpark Drive to the proposed sidewalk on Fanshawe Park Road East in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.

~~The Owner shall provide two (2) sidewalk links from Street ‘D’ to the proposed future sidewalk on Fanshawe Park Road East, in accordance with the City of London Window Street Guidelines UCC-2M, to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the plan to be registered.~~

- 54. The Owner shall dedicate sufficient land to widen Fanshawe Park Road East to 18.0 metres (59.06’) from the centerline of the original road allowance.

- 55. ~~Prior to final approval, at least one of the two links to the public road network in plan of subdivision 39T-03518 must be established to the satisfaction of the City.~~

- 56. The Owner shall direct all construct traffic associated with this draft plan of subdivision to utilize Fanshawe Park Road East via street in Plan 33M-580 and 33M-640, with the exception of the installation of services, which may access the site temporarily from Fanshawe Park Road East, until conditional approval is granted.

~~The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Fanshawe Park Road East via streets in draft plan 39T-03518, with the exception of the installation of services, which may access the site temporarily from Fanshawe Park Road east, until conditional approval is granted.~~

- 57. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.

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

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

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

The Owner shall remove the temporary turning circle on Cedarpark Drive and adjacent lands, in Cedarhollow Phase 3 Subdivision, Plan 39T-03518 to the south of this Plan, and complete the construction of Cedarpark Drive in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

If funds have been provided to the City by the Owner of Plan 39T-03518 for the removal of the temporary turning circle and the construction of this section of Cedarpark Drive and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

In the event that Cedarpark Drive in Plan 39T-03518 is constructed as a fully serviced road by the Owner of Plan 39T-03518, then the Owner shall be relieved of this obligation.

General

- 58. The Owner shall comply with all restrictions and recommendations of Union Gas' design requirements with respect to construction in the vicinity of the existing Union Gas pipeline, all to the satisfaction of Union Gas.
- 59. Prior to any facility installation that crosses the gas easement or any construction that occurs on the easement, the Owner shall enter into a Crossing Agreement with Union Gas **or confirm Union Gas consents to such crossing.**
- ~~60. In conjunction with the Design Studies submission, the Owner shall make provisions for oversizing of the internal sewers and water mains in the Draft Plan (or any resulting phase) to accommodate flows from the upstream lands and water servicing external to the subdivision.~~
- 61. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:
 - i) Commence upon completion of the Owner's service work connections to the existing unassumed services; and
 - ii) Continue until the time of assumption of the affected services by the City.
- 62. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner.
- 63. In conjunction with the Design Studies submission, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative arrangements acceptable to the City have been made.

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- ~~64. Prior to acceptance of engineering drawings, the Owner shall obtain a permit or receive clearance from the applicable Conservation Authority.~~
- 65. 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.~~
- 66. 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 any 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 specifications and satisfaction of the City.~~
- 67. In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
- 68. The Owner shall make minor boulevard improvements on Fanshawe Park Road East adjacent to this plan to the specifications of the City and at no cost of the City, consisting of clean-up, grading and sodding as necessary.
- 69. 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.
- 70. The Owner shall remove all existing access and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
- 71. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
- 72. The Owner shall have the common property line of Fanshawe Park Road East grading 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 centerline line grades on Fanshawe Park Road East are the future centerline 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.
- 73. 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.
- 74. Prior to connection being made to an unassumed service, the following will apply:

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- 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.

75. 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.

76. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City Engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the plan.

77. The Owner's 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 Completion of Works upon completion in accordance with the plans accepted by the City.

78. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. All class EA's must be completed prior to the submission of engineering drawings.

79. The Owner shall have its 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".

80. The Owner shall not commence construction or installations of any services (e.g. 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; (e.g. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, Crown Land, navigable waterways; approvals:

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Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.).

81. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

~~If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the Managing Director of Development Approvals Business Unit, at no cost to the City.~~

82. 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 Managing Director of Development Approvals Business Unit.

83. 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 of the Managing Director of Development Approvals Business Unit.

~~84. In the event the Owner wishes to phase this plan of subdivision, in conjunction with the Design Studies submission, the Owner shall submit a phasing plan, all to the specifications and satisfaction of the City of London.~~

Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.

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 Planner: Nancy Pasato

DRAFT PLAN OF PROPOSED SUBDIVISION

**LOT 1, 2 & 3
REGISTERED PLAN 120(C),
CITY OF LONDON
COUNTY OF MIDDLESEX**

OWNER'S CERTIFICATE
I HEREBY AUTHORIZE MICHAELSON HERMSEN BRITTON CLARSON
PLANNING LIMITED TO SUBMIT THIS PLAN FOR APPROVAL.
M. H. B. A.
79849 20000 LIMITED

SURVEYORS CERTIFICATE
THESE CERTIFICATE THAT THE BOUNDARIES OF THE LAND TO BE
SUBDIVIDED ON THIS PLAN AND THEIR RELATIONSHIP TO THE
ADJACENT LANDS ARE ACCURATELY SHOWN.
Deane & Deane
MIDLANDS REAL ESTATE INCORPORATED
DATE: 2010

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(7)
OF THE PLANNING ACT
A. AS SHOWN B. AS SHOWN C. AS SHOWN
D. SEE LAND USE E. AS SHOWN F. AS SHOWN
G. AS SHOWN H. MUNICIPAL WATER I. SILTY LOAM
J. AS SHOWN K. FULL L. AS SHOWN

SUBJECT TO THE CONDITIONS OF ANY SET FORTH IN ANY OTHER INSTRUMENT
ACT THIS _____ DAY OF _____, 2010.

KEY PLAN SCALE 1:30,000

DESCRIPTION	LOTS/BUS	AREA
RESIDENTIAL	1-96	3,761 ha
0.3M RESERVE	97-98	0,007 ha
ROAD WIDENING	99	0,108 ha
ROADS		1,608 ha
TOTAL		5,482 ha

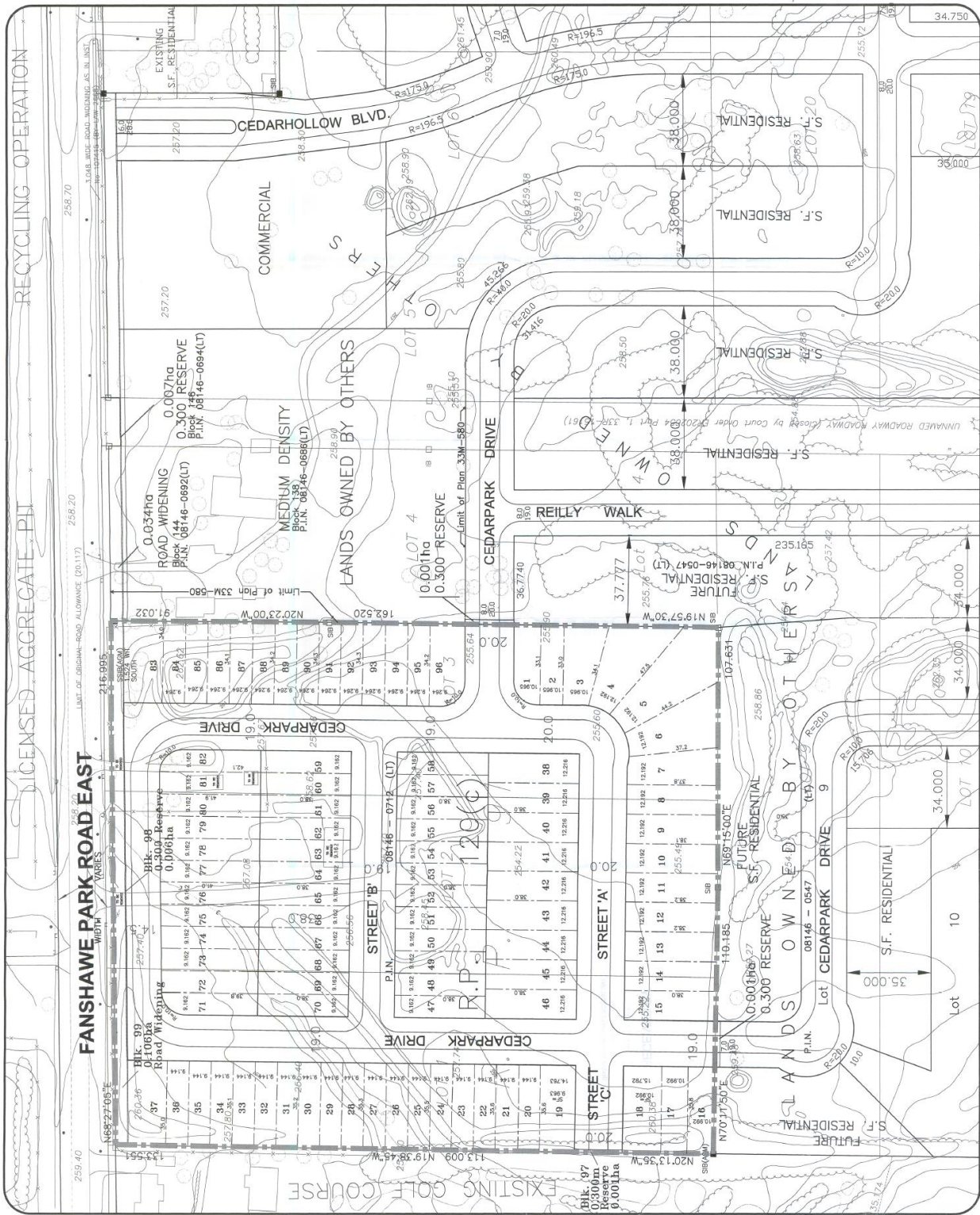
RECEIVED BY
 MAY 07 2010
 CITY OF LONDON
 RECEIPT APPROVAL/BUSINESS UNIT

SCALE 1:750 (METRIC) EQUIPMENT APPROVAL/BUSINESS UNIT

15 7.5 0 15 30 45 60 75

1:50,000 (IN METERS)
 1:50,000 (IN FEET)
 1:50,000 (IN METERS)
 1:50,000 (IN FEET)

MICHAELSON HERMSEN BRITTON CLARSON PLANNING LIMITED
 1000 SHEPPARD AVENUE EAST, SUITE 100, SCARBOROUGH, ONTARIO M1B 2C2
 416-291-1111
 416-291-1112



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**Appendix "B"
Claims and Revenues**

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - No anticipated claims.	\$0
Claims for developer led construction from UWRF - No anticipated claims.	\$0
Claims for City led construction from CSRF - No anticipated claims.	\$0
Total	\$0
Estimated Total DC Revenues^(Note 2)	Estimated Revenue
CSRF	\$2,477,184
UWRF	\$222,624
TOTAL	\$2,699,808

- 1 Estimated Costs are based on approximations provided by the applicant and include engineering, construction and contingency costs without HST. Final claims will be determined based on actual costs incurred in conjunction with the terms of the final subdivision agreement and the applicable By-law.
- 2 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.
- 3 The revenues and costs in the table 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.

Oct 10/15
Date

Reviewed by:

Peter Christiaans
Director, Development Finance