

File Number: 39T-08504

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SUBDIVISION SPECIAL PROVISIONS APPLICANT: SIFTON PROPERTIES LIMITED FANSHAWE RIDGE (PHASE 3) SUBDIVISION 39T-08504 MEETING ON FEBRUARY 22, 2016

RECOMMENDATION

That, on the recommendation of the Manager, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sifton Properties Limited for the subdivisions of land over Part of Lot 8, Concession 5, (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Blackwell Boulevard, east of Highbury Avenue North, and north of Fanshawe Park Road East, municipally known as 1551 Blackwell Boulevard.

- (a) the Special Provisions, to be contained in a Subdivision Agreement between The Corporation of the City of London and Sifton Properties Limited for the Fanshawe Ridge (Phase 3) Subdivision (39T-08504) attached as Schedule "A", **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues attached as Schedule "B",
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.

BACKGROUND

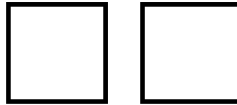
Draft Plan

The subject lands were part of a larger plan of subdivision application which was originally submitted by Pittao Construction Ltd. in 2001. The original submitted plan contained 130 single detached dwelling lots, 1 medium density residential block, 1 medium density residential/institution block (subject lands) and several open space, stormwater management, road widening and reserve blocks. The plan of subdivision application by Pittao Construction Ltd was granted draft approval on December 2, 2003.

The first phase of the Pittao subdivision which consisted of 65 single family detached lots, 1 medium density residential block, 1 stormwater management block, 1 park block and 1 open space block served by 4 new streets (including Blackwell Boulevard), was registered in June 2006 as plan 33M-548. The second phase of the Pittao subdivision which consisted of 59 single family detached lots, 1 open space block served by two new streets, was registered on December 9, 2008 as plan 33M-601.

The draft approval expiry date for 39T-01509 was December 2, 2009. Sifton did not seek a further extension of the draft approval and draft approval on this block lapsed.

The initial report for this draft plan was presented to Planning Committee on August 11, 2008. At that time a number of issues were raised by the property owner to the south, North Park Community Church. Their issues revolved around servicing, access and other potential impacts this development may have on their lands. As a result, the subdivision application was deferred by



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Planning Committee to allow time for the applicant and the adjacent land owner to try and address these issues. Due to a downturn in market conditions, Sifton Properties requested that their application be placed on hold until such time as the market improved.

In April 2009 an information report on the application was brought forward to public participation meeting. On April 29th, 2009 Council resolved that:

- (a) on the recommendation of the General Manager of Planning and Development, the report dated April 6, 2009 be received for information; it being noted that the application will be placed on hold at the request of Sifton Properties Limited;
- (b) Planning and Development staff be requested to provide a report at a future meeting of the Planning Committee with respect to the status of negotiations between Sifton Properties Limited and North Park Community Church relating to a possible public road connection on the property line of the two properties; and
- (c) the General Manager of Planning and Development be requested to arrange a public participation meeting of the Planning Committee for consideration of the site plan for this application, at such time as the application proceeds;

As per the Council resolution, the application was placed on hold and was brought back to a further public participation meeting on February 27, 2012. The application was then referred to the March 20, 2012 Planning and Environment Committee meeting which was then referred to the April 16, 2012 Planning and Environment Committee meeting. No report was before the Planning and Environment Committee meeting on April 16, 2012 and no further direction was given by Council.

The property owner resubmitted a revised plan in August 2013, a notice of application for draft plan of subdivision and a further revised plan was submitted in November 2014 and a further revised notice of application was circulated at that time.

As per clause b) of Council's April 29, 2009 resolution, the property owner and North Park Community Church have met.

The proposed redlined revised road allowance that terminates at the property line is a resolution of those discussions. A condition of the draft approval requires a 0.3m reserve block dedicated to the City be registered along the southerly terminus of the new street. The reserve block ensures that access can be provided to facilitate potential future residential development on the North Park Community Church's property to the satisfaction of the City.

Further, to facilitate storm water management an agreement between North Park Community Church and the applicant is required. The draft condition requires that: *The Owner shall enter into an agreement with North Park Community Church (1570 Fanshawe Park Road East) that implements the draft approved Storm Water Management and Access arrangements to the satisfaction of the City.*

Prior to the final registration of the subdivision the applicant is required to satisfy all conditions of draft approval including the above. To satisfy the above condition, the applicant will be required to submit an agreement executed by both parties to the City's satisfaction.

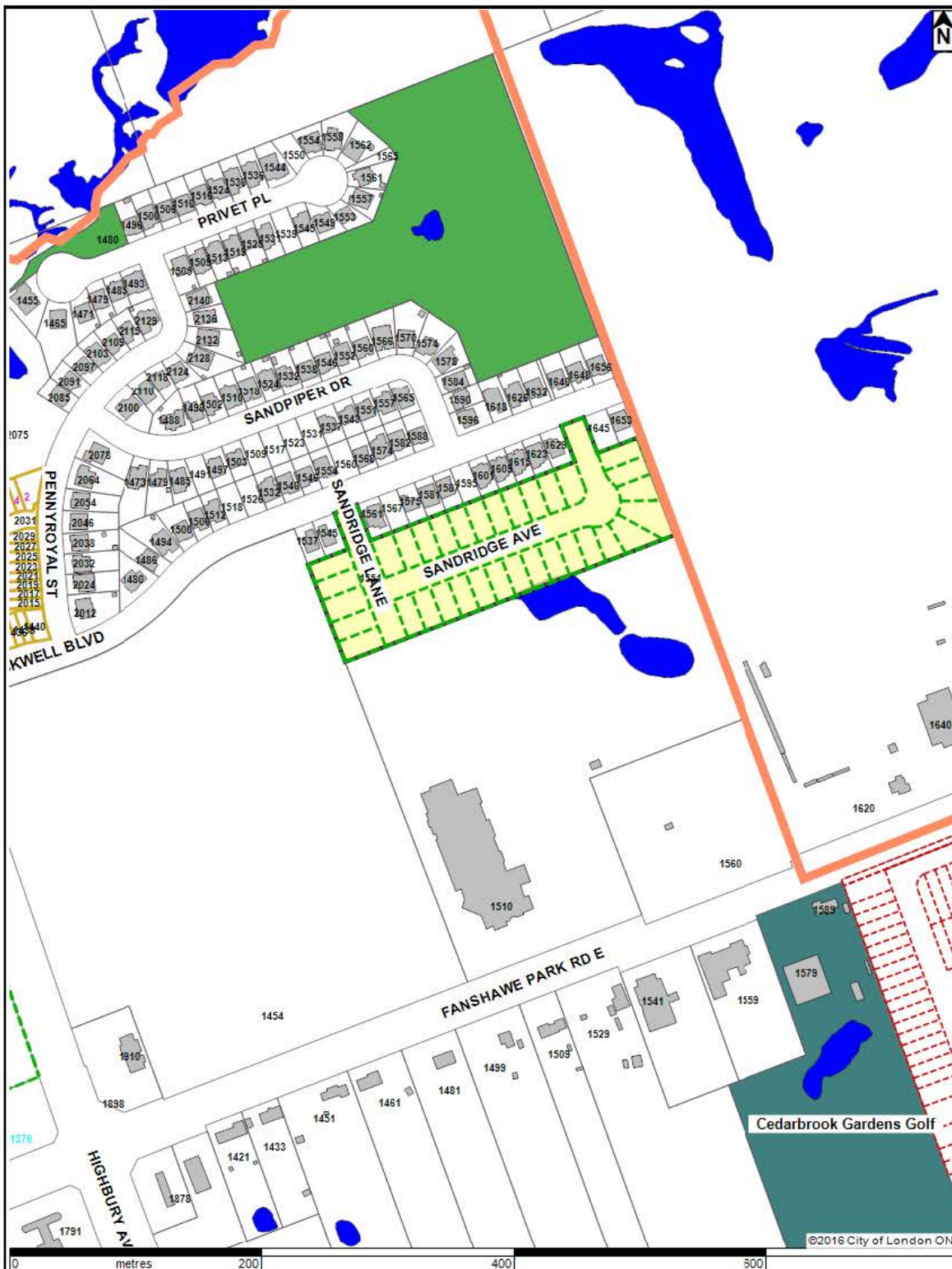
This subdivision shall be registered in one (1) phase, consisting of 33 single family detached Lots.

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

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




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LOCATION MAP

Subject Site: **Fanshawe Ridge Subdivision - Draft Plan of Subdivision**
 Applicant: **Sifton Properties Limited**
 File Number: **39T-08504**
 Planner: **Craig Smith**
 Created By: **Frank Gerrits**
 Date: **2016-02-08**
 Scale: **1:3700**

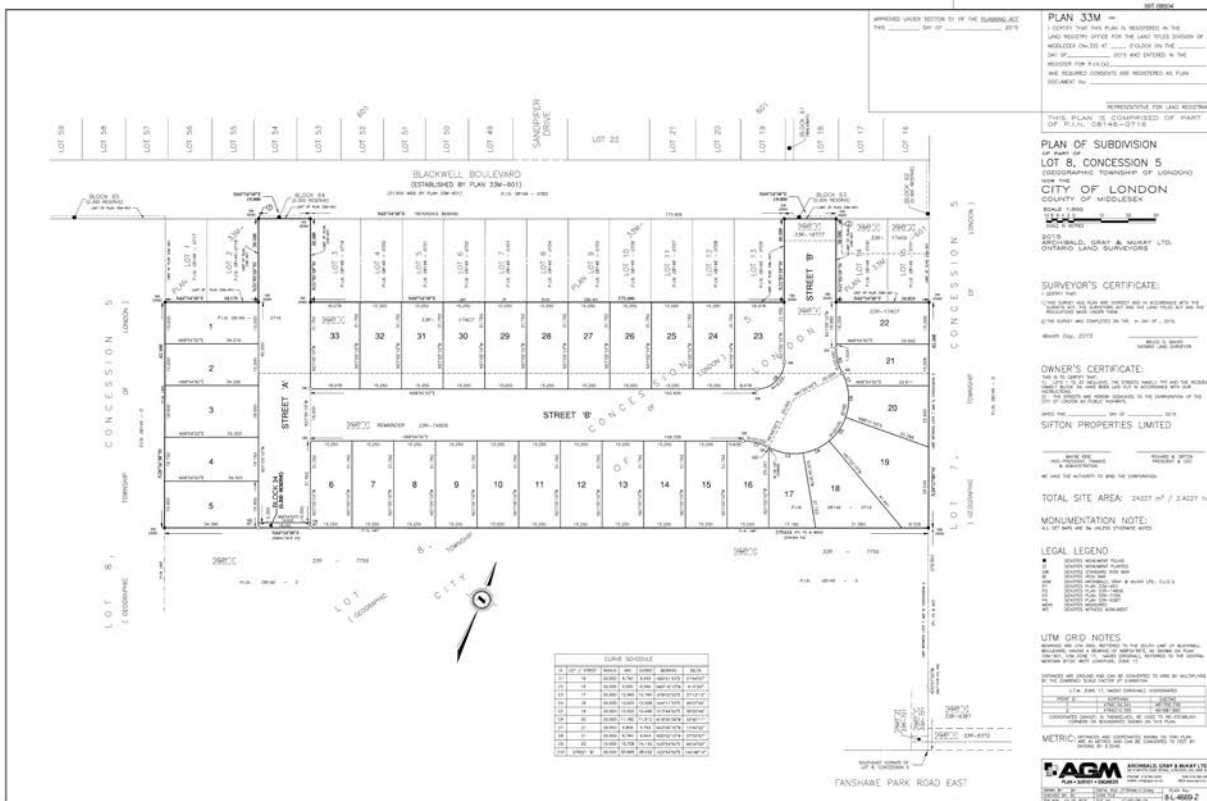
LEGEND

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



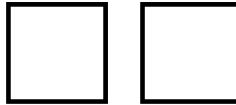


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PREPARED BY:	RECOMMENDED BY:
CRAIG SMITH SENIOR PLANNER DEVELOPMENT SERVICES DIVISION	A.MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
JENNIE A. RAMSAY P. ENG. MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

CS/fg
Attach.
February 11, 2016



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Schedule "A" SPECIAL PROVISIONS
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5. STANDARD OF WORK

Remove Section 5.7 and **replace** with the following:

- 5.7 The Owner shall provide minimum side yard setbacks as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on Lots in this Plan.

The Owner shall register against the title of Lots which incorporate rear yard catchbasins, which includes Lots 19, 20, 26, 27, 30 and 31 in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the Agreement of Purchase and Sale or Lease for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City Engineer.

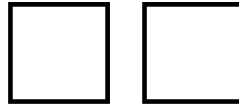
25.1 STANDARD REQUIREMENTS

Revise Section 25.1 (f) to read:

- (f) The Owner shall adhere to the recommendations of its Geotechnical Professional Engineer who shall provide full time supervision with respect to the placement of engineering fill and the construction of utilities, roadways, driveways and buildings on areas within this Plan as identified by the Geotechnical Professional Engineer (the "Affected Lands") to ensure the satisfactory construction thereof. The Owner shall provide a Geotechnical Professional Engineer's certification to the City upon completion of the removal and/or filling that the works were carried out in accordance with the Geotechnical Professional Engineer's recommendations.

Prior to the issuance of a Certificate of Conditional Approval, the Owner shall identify to the City the Lots and Blocks within the Affected Lands and shall ensure that the specific requirements have been established by a Geotechnical Professional Engineer for each Lot and Block within the Affected Lands in order to protect the proposed buildings on the said Lots and Blocks from settlement and other harmful effects.

The Owner shall register against the title of each Lot within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot within the Affected Lands must adhere to the recommendations of the Geotechnical Professional Engineer, and shall deliver a certificate of a Geotechnical Professional Engineer to the City's Director of Building Control upon completion of the foundation on the Lot within the Affected Lands that the building construction was completed in accordance with the Owner's Geotechnical Professional Engineer's recommendations.



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Revise Section 25.1 (g) to read:

- (g) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall provide adequate temporary measures, if necessary, such as easements, catchbasins, grading, erosion and sediment control measures, etc. to address any grading or drainage issues that may arise along the boundary of this Plan, all as required by and to the satisfaction of the City Engineer.

Remove Section 25.1 (h) as there are no walkways in this Plan of subdivision.

Add the following new Special Provisions:

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete the following, to the satisfaction of the City, at no cost to the City:

- i) Have his geotechnical engineer investigate and identify areas of the extent of existing organic fill and deleterious fill materials, on lots, blocks and streets in this Plan;
- ii) Have his geotechnical engineer make recommendations on the proper removal and disposal of the said fill materials;
- iii) Remove and dispose of the said fill materials under the supervision of his geotechnical engineer, in accordance with the recommendations of the geotechnical engineer and in compliance with provincial regulations;
- iv) Replace the removed fill materials with suitable engineered fill, under the supervision of his geotechnical engineer and as recommended by his geotechnical engineer; and
- v) Have his geotechnical engineer certify that the said fill materials have been properly removed and disposed of, and replaced with suitable engineered fill.

The Owner shall remove any temporary works (eg. temporary access) associated with this Plan of subdivision when no longer required and restore all affected areas, at no cost to the City, to the specifications and satisfaction of the City Engineer.

The following warning shall be included in all Agreements of Purchase and Sale or Lease for all Lots and Blocks within this Plan:

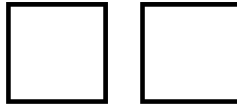
“Purchasers are advised that due to the proximity of the adjacent aggregate extraction/processing operations, noise levels from this industry may at times be audible and dust levels may occasionally interfere with some activities of the dwelling occupants.

The City of London assumes no responsibility for noise issues which may arise from the existing or any increase in aggregate extraction as it relates to the interior or outdoor living areas of any dwelling unit on this Lot. The City of London will not be responsible for constructing any form of noise mitigation for this Lot.”

The following warning clause shall be included in all Agreements of Purchase and Sale or Lease for Lots 5 to 19 both inclusive within this Plan:

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

““The City of London assumes no responsibility for noise issues which may arise from the existing or any increase in vehicle traffic as it relates to the



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interior or outdoor living areas of any dwelling unit on this lot. The City of London will not be responsible for constructing any form of noise mitigation for this Lot.”

- # The Owner shall locate the driveway for Lot 5 of this Plan close to the north property line for the purpose of accommodating snow storage, all to the satisfaction of the City Engineer.

25.2 CLAIMS

Delete in its entirety and replace with:

There are no eligible claims for works by the Owner paid for from a Development Charges Reserve Fund or Capital Works Budget included in this Agreement.

25.4 CONTAMINATION

Remove Section 25.4 and **Replace** with the following:

- 25.4 Should any contamination or anything suspected as such be encountered during construction, the Owner shall forthwith report the matter to the City Engineer and all owners of the affected Lots and Blocks in this Plan and hire a geotechnical engineer to prepare a report that summarizes the site assessment and restoration and/or removal activities carried out at the contaminated site within this Plan and containing a “Schedule A – Record of Site Condition” including an “Affidavit of Consultant” in accordance with the requirements of latest Ministry of Environment “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendation(s) of the geotechnical engineer to remediate, remove and/or dispose of any contaminates within the proposed Streets, Lots and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

Prior to the issuance of a Certificate of Conditional Approval, if no contaminants have been encountered within this Plan, the Owner shall have its geotechnical engineer provide certification to this effect to the City.

25.6 GRADING REQUIREMENTS

Add the following new Special Provision:

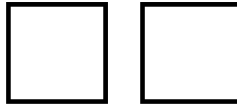
- # Prior to the issuance of any Certificate of Conditional Approval, the Owner shall grade along the rear lot lines of Lots 5 to 19 and construct a 1.5 metre black chain link fence (consistent with the City of London Swimming Pool Fence By-law PS-5) along the rear lot lines of Lots 5 to 19, inclusive, where it abuts lands owned by the North Park Community Church to the satisfaction of the City.

Further, the Owner shall include in all Agreements of Purchase and Sale or Lease for Lots 5 to 19 both inclusive within this Plan, a warning clause notifying the purchasers of their obligations, which shall read as follows:

“Purchasers are advised that they are obliged to maintain, repair in a satisfactory condition and/or replace the fence at their own expense.”

25.7 STORM WATER MANAGEMENT

Remove Subsection 25.7 (a) and **replace** with the following:



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- (a) The Owner shall have its Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works, in compliance with the drawings accepted by the City Engineer, and according to the recommendations and requirements of the following, all to the satisfaction of the City Engineer:
- i) The SWM criteria and environmental targets for the Stoney Creek Subwatershed Study (May 1995) and any addendums/amendments;
 - ii) Status Review of Stoney Creek Subwatershed Study (August 2007) and any report addendums/amendments;
 - iii) The Municipal Class Environmental Assessment for the proposed Kilally North Storm Sewer Servicing in the City of London (June 2002) and any report addendums/amendments;
 - iv) Fanshawe Ridge Subdivision – Stormwater Management Report (January 2003) and any report addendums/amendments;
 - v) The approved Functional Stormwater Management Plan for Fanshawe Ridge Subdivision (Stormwater Management Servicing Design Plan and the accepted modified Functional Storm/Drainage and SWM Servicing Design – submitted April 15, 2005) for Fanshawe Ridge subdivision and any addendums/amendments;
 - vi) Fanshawe Ridge Stormwater Management Facility Operation and Maintenance Manual (January 2006);
 - vii) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - viii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - ix) The City of London Design Specifications and Requirements Manual, as revised;
 - x) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - xi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

25.8 SANITARY AND STORM SEWERS

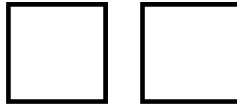
Revise Section 25.8 (c) to read:

- (c) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Stoney Creek Subwatershed, and connect them to the City's existing storm sewer system being the 750 mm diameter storm sewers located on Blackwell Boulevard and outletting to the Regional SWM Facility located in Fanshawe Ridge Subdivision, Block 67, Plan M-548. The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

Remove Section 25.8 (j) as it is not applicable.

Revise Section 25.8 (m) to read:

- (m) The Owner shall take measures to control and prevent any inflow and infiltration and silt from entering the sanitary sewer system during after construction, all to the satisfaction of the City and at no cost to the City. These measures shall include the following:



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- (i) Installation of a plug in the sanitary sewer system (for this draft plan) at the downstream end of the sanitary sewer. The plug can be removed in conjunction with the first occupancy. This plug may only be removed by the City of London inspectors or Operations. The Owner shall be responsible for the maintenance and cleaning or emptying of the sanitary sewer as required. The sanitary sewer must be clean and dry before the plug will be removed;
- (ii) Flow monitoring of the sanitary sewer may be required and a record of the flows provided to the City. If the flows are in excess of theoretical flows, the Owner shall be required to pay the City for the excess flow;
- (iii) Installation of Parson manhole inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer manholes within this draft plan at the time of installation of the manhole. The Owner shall not remove the inserts until the sodding of the boulevards and the top lift of asphalt is completed;
- (iv) The Owner shall take steps to ensure that during the construction on private property of this phase of subdivision, practices which contravene City of London by-laws and allow stormwater and sediment to enter the sanitary sewer system are prevented;
- (v) Testing of the sanitary sewer system shall be carried out in accordance with OPSS 407, OPSS 410 and the City of London Standard Contract Documents with respect to infiltration testing, exfiltration testing and low pressure air testing. The Owner shall have its professional engineer provide a report of the test results to the City.
- (vi) The Owner shall cap private drain connections to lots which are vacant or not occupied in this Plan in order to prevent practices which contravene City of London By-laws and allow excessive levels of inflow and infiltration and sediment to enter the sanitary sewer system. If any private drain connection is found without a cap, the Owner shall ensure a cap is installed within 48 hours of being advised by the City. The removal of the cap shall be at the cost of the Owner and shall be made only at the time of or immediately prior to occupancy of that lot.

Add the following new Special Provisions:

- # The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's existing sanitary sewage system being the 200 mm diameter sanitary sewer on Blackwell Boulevard. The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.

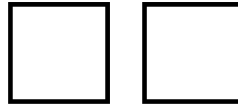
25.9 WATER SERVICING

Remove Section 25.9 (d) and **replace** with the following:

- (d) The Owner shall install temporary automatic flushing devices at all dead ends to ensure that water quality is maintained during build out of the subdivision. They are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The automatic flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.

Add the following new Special Provision:

- # The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's existing water supply system, being the 200 mm diameter water main stubs on Blackwell Boulevard, to the specifications of the City Engineer.



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

25.11 ROADWORKS

Remove Section 25.11 (b) and **replace** with the following:

- (b) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- (i) a fully serviced road connection where Sandridge Lane in this Plan connects with Blackwell Boulevard in Plan 33M-601, including all underground services and related works as per accepted engineering drawings;
 - (ii) a fully serviced road connection where Sandridge Avenue in this Plan connects with Blackwell Boulevard in Plan 33M-601, including all underground services and related works as per the accepted engineering drawings;

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

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

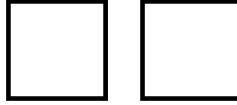
Where required by the City Engineer, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area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

Remove Subsection 25.11 (q) as there are no traffic calming measures in this Plan.

Add the following new Special Provisions:

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

If funds have been provided to the City by the Owner of Plan 33M-601 for the removal of the temporary turning facility and the construction of this section of Blackwell Boulevard and all associated works, the City shall reimburse the Owner for



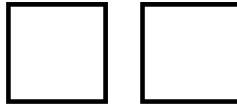
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the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

- # Barricades are to be maintained at the south limit of Sandridge Lane until the adjacent lands to the south develop or as otherwise directed by the City. Once the adjacent lands to the south develop or as otherwise directed by the City, the Owner agrees to remove the barricades and restore the boulevards.

The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.

- # The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Highbury Avenue via Blackwell Boulevard.



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SCHEDULE “C”

This is Schedule “C” to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Sandridge Lane and Sandridge Avenue shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23’) with a minimum road allowance of 19 metres (62’)

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of

- (i) Sandridge Lane – east boulevard
- (ii) Sandridge Avenue – outside boulevard

Pedestrian Walkways

There are no pedestrian walkways in this Plan.

SCHEDULE “D”

This is Schedule "D" to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

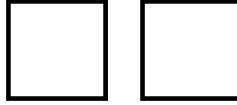
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Block 34
Road Widening (Dedicated on face of plan):	NIL
Walkways:	NIL
5% Parkland Dedication:	Cash in lieu payment is required for Lots 1 to 28, both inclusive on this Plan, pursuant to City of London By-law C.P.-9.
Dedication of land for Parks in excess of 5%:	NIL
Stormwater Management:	NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	NIL
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SCHEDULE “E”

This is Schedule “E” to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

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

CASH PORTION:	\$ 182,534
BALANCE PORTION:	<u>\$1,034,359</u>
TOTAL SECURITY REQUIRED	\$1,216,893

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

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

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

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

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

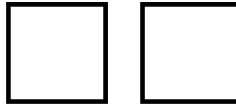
SCHEDULE “F”

This is Schedule “F” to the Subdivision Agreement dated this _____ day of _____, 2016, between The Corporation of the City of London and Sifton Properties Limited to which it is attached and forms a part.

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

Multi-Purpose Easements:

There are no Multi-purpose easements required for this Plan.



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Schedule "B"
Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^(Note 1)	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - None identified.	\$0
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF - None identified.	\$0
Total	\$0
Estimated Total DC Revenues ^(Note 2)	Estimated Revenue
CSRF	\$866,976
UWRF	\$77,913
TOTAL	\$944,889

- 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 2016 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.

Reviewed by:

Jan 19 / 2016

Peter Christiaan

Date

Peter Christiaans
 Director, Development Finance