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BWEC



File Number: 39T-02505-5

TO:	CHAIR AND MEMBERS BUILT AND NATURAL ENVIRONMENT COMMITTEE MEETING ON SEPTEMBER 26, 2011
FROM:	D.N. STANLAKE DIRECTOR, DEVELOPMENT PLANNING AND DAVID AILLES MANAGING DIRECTOR DEVELOPMENT APPROVALS BUSINESS UNIT
SUBJECT	SUBDIVISION AMENDMENT AGREEMENT FOXHOLLOW DEVELOPMENTS INC. FOXFIELD SUBDIVISION – PHASE 5 39T-02505-5

RECOMMENDATION

That, on the recommendation of the Director of Development Planning and the Managing Director, Development Approvals Business Unit, Planning and Development, the following actions be taken with respect to amending the subdivision agreement between The Corporation of the City of London and Foxhollow Developments Inc. which was registered on the 28th day of August, 2010, as Instrument Number ER725621 for the Foxfield Subdivision, situated on the north side of Fanshawe Park Road West, West of Wonderland Road:

- (a) the attached Special Provisions to be contained in a Subdivision Amendment Agreement between The Corporation of the City of London and Foxhollow Developments Inc. for the Foxfield Subdivision, Phase 5 (39T-02505-5) **BE APPROVED**; for the lands over Part of Lot 22, Concession 5, (Geographic Township of London), City of London, County of Middlesex;
- (b) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Subdivision Amendment Agreement and all documents required to fulfill its conditions; and
- (c) the applicant **BE ADVISED** that the Director of Development Finance has estimated the following Revenues and Claims:

Related Estimated Costs and Revenues

Estimated Costs – This Agreement – Developer Built	
Urban Works Reserve Fund – General	Nil
Urban Works Reserve Fund – Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues This Agreement	
CSRF	\$ 807,789
UWRF	\$ 325,431
Total	\$1,133,220

NOTE:

- 1. Estimated revenues are calculated using current rates for engineering services and the information is reported all in accordance with the Development Charges By-law (ie C.P.-1473-212), and any amendments thereto.
- 2. Previous capital works to provide major servicing tot his subdivision are not included in this phase.



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PREVIOUS REPORTS PERTINENT TO THIS MATTER

May 10, 2010; Report to Planning Committee – “895 Fanshawe Park Road West – Foxfield Subdivision 39T-02505 – Primary Subdivision Agreement”

July 19, 2010; Report to Planning Committee - “895 Fanshawe Park Road West – Foxfield Subdivision 39T-02505, Phase 2, Subdivision Amendment Agreement”

September 26, 2011; Report to Built and Natural Environment Committee - “895 Fanshawe Park Road West – Foxfield Subdivision 39T-02505, Phase 3 and 4, Subdivision Amendment Agreement”

BACKGROUNDApprovals and Extensions:

This application for Draft Plan of Subdivision Approval was accepted on March 5, 2002. Draft Plan of Subdivision Approval with Conditions was Granted by the Approval Authority June 29, 2004 for a period of five years, expiring June 29, 2009.

In January 2009, a request for an extension of draft plan approval was requested. An extension was granted by City of London Approval Authority on June 11, 2009, subject to amended conditions. The new draft approval lapse date has been extended until June 29, 2012.

Subdivision Agreement/Amendments:

As a pilot, this development was set up in such a way, that a Primary Subdivision Agreement outlining all of the general provisions and requirements, (excluding any special provisions), was prepared, approved and registered on title of the entire Draft Approved Plan of Subdivision, and as each phase of the development proceeds, an amendment to the Primary Subdivision Agreement would be prepared to amend Section 28 – Special Provisions and Schedules D, C, E and F of the Primary Subdivision Agreement. Each Amending Agreement would be registered on the lands that pertain to that phase of the development only.

The Primary Subdivision Agreement was registered on August 27, 2010. An Amendment Agreement for Phase 2 of the Development was registered on December 10, 2010.

Registrations:

The first phase of this subdivision (33M-564) was registered on February 21, 2007.
The second phase of this subdivision (33M-622) was registered on November 16, 2010.

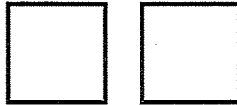
It should be noted that ESD have indicated that there will be future increases in operating and maintenance costs for works that will assumed by the City, as a result of this development.

This subdivision shall be registered in one phase consisting of 51 single family residential Lots.

The Development Approvals Business Unit has reviewed the Special Provisions with the Owner who is in agreement with them.

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

A copy of the location plan is attached for the information of the Committee.



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PREPARED BY:	SUBMITTED BY:
	
F. GERRITS SUBDIVISION AND CONDOMINIUM DOCUMENTATION COORDINATOR DEVELOPMENT APPROVALS BUSINESS UNIT	B. HENRY MANAGER – DEVELOPMENT PLANNING DEVELOPMENT APPROVALS BUSINESS UNIT
RECOMMENDED BY:	RECOMMENDED BY:
	
D.N. STANLAKE DIRECTOR, DEVELOPMENT PLANNING DEVELOPMENT APPROVALS BUSINESS UNIT	DAVID AILLES, P.Eng MANAGING DIRECTOR, DEVELOPMENT APPROVALS BUSINESS UNIT

DA/fg
 Attach.
 September 14, 2011



LOCATION MAP

LEGEND

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

Subject Site: Phase V
 File Number: 39T-02505
 Created By: Ailister Maclean
 Date: 2011-08-05
 Scale: 1:2500

Corporation of the City of London
 Prepared By: Planning and Development



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28. PART II – SPECIAL PROVISIONS

The Owner shall make all payments, carry out and perform all the works and satisfy all the provisions hereinafter set out in these Special Provisions.

- a) The Owner shall adhere to the geotechnical engineer's recommendation under the full time supervision of a geotechnical engineer 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 engineer (the "Affected Lands") to ensure the satisfactory construction thereof. The Owner shall provide a geotechnical 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 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 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 and Block within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot and Block with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot or Block within the Affected Lands must adhere to the recommendations of the geotechnical engineer, and shall deliver a certificate of a geotechnical engineer to the City's Director of Building Control upon completion of the foundation on the Lot or Block within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

- (b) The Owner shall remove the temporary turning circle on Buroak Drive and adjacent lands, in Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3) to the north of this Plan, and complete the construction of Buroak 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 developer of Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3) for the removal of the temporary turning circle and the construction of this section of Buroak 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 Buroak Drive in Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3) is constructed as a fully serviced road by the developer of Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3), then the Owner shall be relieved of this obligation.

- (a) 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 Sunningdale Road West via Denvie Avenue or as otherwise approved by the City Engineer.
- (b) The Owner shall construct or install all of the following required works to the specifications of the City Engineer and in accordance with the plans accepted by the City Engineer:
- (i) a fully serviced road connection where Yellowbirch Way in this Plan joins with Yellowbirch Way in Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3), including all underground services and related works; and
 - (ii) a fully serviced road connection where Yellowbirch Place in this Plan joins with Buroak Drive in Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3), including all underground services and related works;



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The Owner shall complete all work on the said street(s) in accordance with current City standards, procedures and policies, and restore the road(s), and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City Engineer. The Owner shall provide full-time supervision by its professional engineer for all works to be constructed on Yellowbirch Place(from Buroak Drive to Yellowbirch Way), Yellowbirch Way and Buroak Drive 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 Engineer 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's Environmental & Engineering Services Department 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.

- (c) Prior to the construction of works on existing City streets, the Owner shall have its professional engineer notify in writing all affected property owners of all works proposed to be constructed on existing City streets in conjunction with this subdivision in accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects".
- (d) The Owner shall construct any centre islands proposed to be provided in any of the cul-de-sacs in this Plan, in accordance with City standard SR-5.0 and to the specifications of the City Engineer.
- (e) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's high level water supply system, being the 200 mm (8 inch) diameter water main on Yellowbirch Way and the 200 mm (8 inch) diameter water main on Buroak Drive in Plan 33M-____ (Plan 39T-02505 Foxhollow Phase 3), to the specifications of the City Engineer.
- (f) Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have its professional engineer address water quality requirements for the phasing of the watermain in the subdivision at the east limit of Buroak Drive in this Plan, submit his recommendations to the City Engineer for review and acceptance and implement any accepted recommendations by the use of the following:
 - i) design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or
 - ii) the use of valving to shut off future connections which will not be used in the near term; and/or



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- iii) the use of automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner.

all to the satisfaction of the City Engineer, at no cost to the City.

- (g) Sewage treatment capacity at the Greenway/Adelaide Pollution Control Plant is available for this Plan as of September, 2011 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before September, 2012.

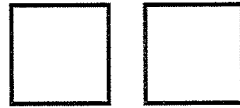
In the event that this Plan and this Agreement are not registered before September, 2012, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity allocated to this Plan, if such capacity is available at that time.

The Owner acknowledges that sewage treatment capacity at the Greenway/Adelaide Pollution Control Plant must be allocated for this Plan prior to the Owner's application for building permits in this Plan.

- (h) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's sanitary sewage system being the 200 mm (8 inch) diameter sanitary sewer on Buroak Drive and the 200 mm (8 inch) diameter sanitary sewer on Yellowbirch Crescent in Plan 33M-____ (Plan 39T-02505 Foxhollow Phase 3).

- (i) The Owner shall take measures to control and prevent any inflow and infiltration and silt from entering the sanitary sewer system during the construction and to ensure that the sanitary sewer system is constructed to minimize inflow into the system, all at the Owner's cost. Quality control measures and submission of reports of these quality control measures to the City to confirm that the constructed works meet acceptable inflow and infiltration works will be required. The Owner shall also be required to take measures to prevent inflow and infiltration from entering the sanitary sewer system after construction of the sanitary sewer works, all to the satisfaction of the City Engineer and at no cost to the City. These measures shall include the following:

- (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 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 calculated flows, the Owner shall be required to pay the City for the excess volume;
- (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 as well as in previously approved phases. The Owner shall not remove the inserts until the sodding of the boulevards and the top lift of asphalt is completed;
- (iv) Testing of the sanitary sewer system before commissioning shall be carried out in accordance with OPSS 410 and the City of London Standard Contract Documents with respect to infiltration testing, exfiltration testing and low pressure air testing;
- (v) The Owner shall take steps to ensure that during the construction on private property of this phase of subdivision and previous phases of subdivisions, practices which contravene City of London by-laws and allow stormwater and sediment to enter the sanitary sewer system are prevented;



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- (vi) On demand by the City and within 48 hours thereof, the Owner shall plug any sanitary private drain connections of lots which are vacant or not occupied within this subdivision 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. The restoration of the private drain connection will be at the sole cost of the Owner and may be made only at the time of or immediately prior to the occupancy of that lot; and
- (vii) The Owner or their representative shall prepare and submit a recommendation to the City of London which indicates groundwater levels within the subdivision and recommended measures to be taken during construction to ensure that there is no infiltration or inflow to the sanitary sewer manholes. Leakage testing of the Sanitary Sewer System Manholes shall be carried out in accordance with OPSS 407.
- (j) The Owner shall permit 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. Alternatively, the City may require the Owner to undertake smoke testing at his own cost for this purpose and provide a record of the results to the City. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
- (k) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Medway Creek subwatershed, and connect them to the City's proposed storm sewer system being the 600 mm (24 inch) diameter storm sewer on Yellowbirch Way and the 750 mm (30 inch) diameter storm sewer on Buroak Drive in Plan 33M-___ (Plan 39T-02505 Foxhollow Phase 3).
- (l) The Owner shall have its consulting professional engineer supervise the construction of the stormwater servicing works, including any temporary works to the satisfaction of the City Engineer and according to the recommendations and requirements of the following:
 - (i) The SWM criteria and environmental targets for the Medway Creek Study;
 - (ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - (iii) The accepted Municipal Class EA Schedule 'C' for Storm Drainage and Stormwater Management Servicing Works for the Fox Hollow Development Area (October 2006);
 - (iv) The approved Functional Stormwater Management Plan for Fox Hollow SWMF # 4;
 - (v) The accepted Stormwater Letter/Report of Confirmation for the subject development;
 - (vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - (vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements as revised;
 - (viii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - (ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- (m) Prior to the issuance of any Certificate of Conditional Approval for this subdivision, all



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relevant storm/drainage and SWM servicing works, including major and minor storm flow routes, for the subject lands must be completed and operational, in accordance with approved design criteria and accepted drawings, all to the specifications and satisfaction of the City Engineer.

- (n) Prior to the issuance of any Certificates of Conditional Approval for this Plan, the Owner shall have any impacted major and minor storm flow routes constructed and operational, satisfactory to the City Engineer.
- (o) The Owner shall register against the title of Lots incorporating rear yard catchbasins, which includes Lots 28, 29, 34 and 35 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 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 "1"** and on the servicing drawings accepted by the City.
- (p) The Owner shall report any contamination encountered during construction or anything suspected as such, to the City Engineer, and, in this event, 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.
- (q) Prior to removing any trees within this Plan, the Owner shall demonstrate a need satisfactory to the Manager of Parks Planning & Development.
- (r) Within one (1) year of registration of this Plan, the Owner shall construct a 1.5 m high chain link fence with no gates along the property boundary of Park Block 61 and lots 18-27, of this Plan in accordance with current City of London park standards, (SPO 4.8), all to the satisfaction of the Director, Development Planning, and at no cost to the City.



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SCHEDULE 'C'

This is Schedule 'C' to the Subdivision Agreement dated _____ between The Corporation of the City of London and Foxhollow Developments Inc. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES**Roadways**

- Yellowbirch Way and Yellowbirch Place (from Buroak Drive to Yellowbirch Way) shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62')
- Yellowbirch Place (south from Yellowbirch Way) shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60')

Sidewalks

No sidewalks are required within this Plan.

Pedestrian Walkways

There are no walkways in this Plan.



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SCHEDULE "D"

This is Schedule "D" to the Subdivision Agreement dated2011, between The Corporation of the City of London and Foxhollow Developments Inc., to which it is attached and forms a part.

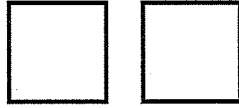
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty days of registration of this Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	NIL
Road Widening (Dedicated on face of plan):	NIL
Walkways:	NIL
Parkland Dedication:	Parkland dedication provided in Phases I, II and III. No further parkland dedication required in this phase.
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 _____ between The Corporation of the City of London and Foxhollow Developments Inc. to which it is attached and forms a part.

The total value of security to be supplied to the City is as follows:

CASH PORTION:	\$ 106,306
BOND PORTION:	\$ 706,751
TOTAL	\$ 813,057

- (a) The following security shall be deposited with the City Treasurer at the time of signing this Agreement:

CASH PORTION:	\$ 106,306
BOND PORTION:	\$ NIL

- (b) The following security shall be deposited with the City Treasurer, before the issuance of a Certificate of Conditional Approval respecting land within this subdivision:

CASH PORTION:	\$ NIL
BOND PORTION:	\$ 706,751

The security shall be supplied to the city in accordance with the policy adopted by the City Council on April 6, 1987, when it approved Clause 15 of the 11th Report of the Planning Committee, and its amendments.

Please refer to Section 9. Initial Construction of Services and Building Permits of Part 1 – General Provisions, which may limit the issuance of a building permit until the security requirements have been satisfied

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



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SCHEDULE 'F'

This is Schedule 'F' to the Subdivision Agreement dated this _____ between The Corporation of the City of London and Foxhollow Developments Inc., to which it is attached and forms a part.

Multi-Purpose Easements

No multi-purpose easements for servicing are required in conjunction with this Plan.

" CITY OF LONDON "

APPROVED UNDER SECTION 51 OF THE PLANNING ACT THIS DAY OF _____, 20____.

PLAN 33M-

I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND TITLES DIVISION OF MIDDLESEX AT _____ O'CLOCK ON THE _____ DAY OF _____, 20____ AND ENTERED IN THE PARCEL REGISTER FOR P.L.N. _____ AND THE REQUIRED CONSENTS ARE REGISTERED AS PLAN DOCUMENT No. _____

DEP. LAND REGISTRAR

THIS PLAN IS COMPRISED OF ALL OF P.L.N. 06138-7779(LT)

BEARINGS ARE U.T.M. GRID DERIVED FROM SPECIFIED CONTROL POINTS 028941006 AND 028941015 UTM ZONE 17, NAD83 (ORIGINAL). DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.9999585057.

SPECIFIED CONTROL POINTS (SCP's) AND OBSERVED REFERENCE POINTS (ORP's):
UTM ZONE 17, NAD83 (ORIGINAL)
COORDINATES TO UTM ACCURACY PER SEC. 14 (2) OF O.REG. 218/10

POINT ID	NORTHING	EASTING
SCP 028941006	4783702.35	472876.94
SCP 028941015	4782454.32	473513.25
ORP A	4783792.05	473813.78
ORP B	4783842.07	473878.34

COORDINATES CANNOT, IN THEMSELVES, BE USED TO RE-ESTABLISH CORNERS OR BOUNDARIES SHOWN ON THIS PLAN

PLAN OF SUBDIVISION OF PART OF LOT 21, CONCESSION 5 (GEOGRAPHIC TOWNSHIP OF LONDON) IN THE CITY OF LONDON COUNTY OF MIDDLESEX SCALE 1:750



JEREMY C.E. MATTHEWS ONTARIO LAND SURVEYOR

LEGEND:

- DENOTES SURVEY MONUMENT SET
- DENOTES SURVEY MONUMENT FOUND
- SIB DENOTES STANDARD IRON BAR
- IB DENOTES IRON BAR
- WT DENOTES WITNESS
- MEAS DENOTES MEASURED
- CD DENOTES CALLON, DIETZ, O.L.S.'s
- P1 DENOTES PLAN 33M-XXX
- P2 DENOTES PLAN 33M-17752

MONUMENT NOTE:

ALL SET MONUMENTS SHOWN HEREON ARE IRON BARS (IB's) UNLESS OTHERWISE NOTED.
ALL FOUND MONUMENTS SHOWN HEREON ARE CALLON DIETZ STANDARD IRON BARS (SIB's) UNLESS OTHERWISE NOTED.

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT:

- LOTS 1 to 51, BOTH INCLUSIVE, THE STREETS, NAMELY YELLOWBIRCH CRESCENT AND YELLOWBIRCH PLACE HAVE BEEN LAID OUT IN ACCORDANCE WITH MY INSTRUCTIONS.
- THE STREET ARE HEREBY DEDICATED TO THE CORPORATION OF THE CITY OF LONDON AS PUBLIC HIGHWAYS.

FOXHOLLOW DEVELOPMENTS INC.

DATE _____ JAMIE ORICH
I HAVE THE AUTHORITY TO BIND THE CORPORATION

SURVEYOR'S CERTIFICATE:

I CERTIFY THAT:
(1) THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.

(2) THE SURVEY WAS COMPLETED ON THE

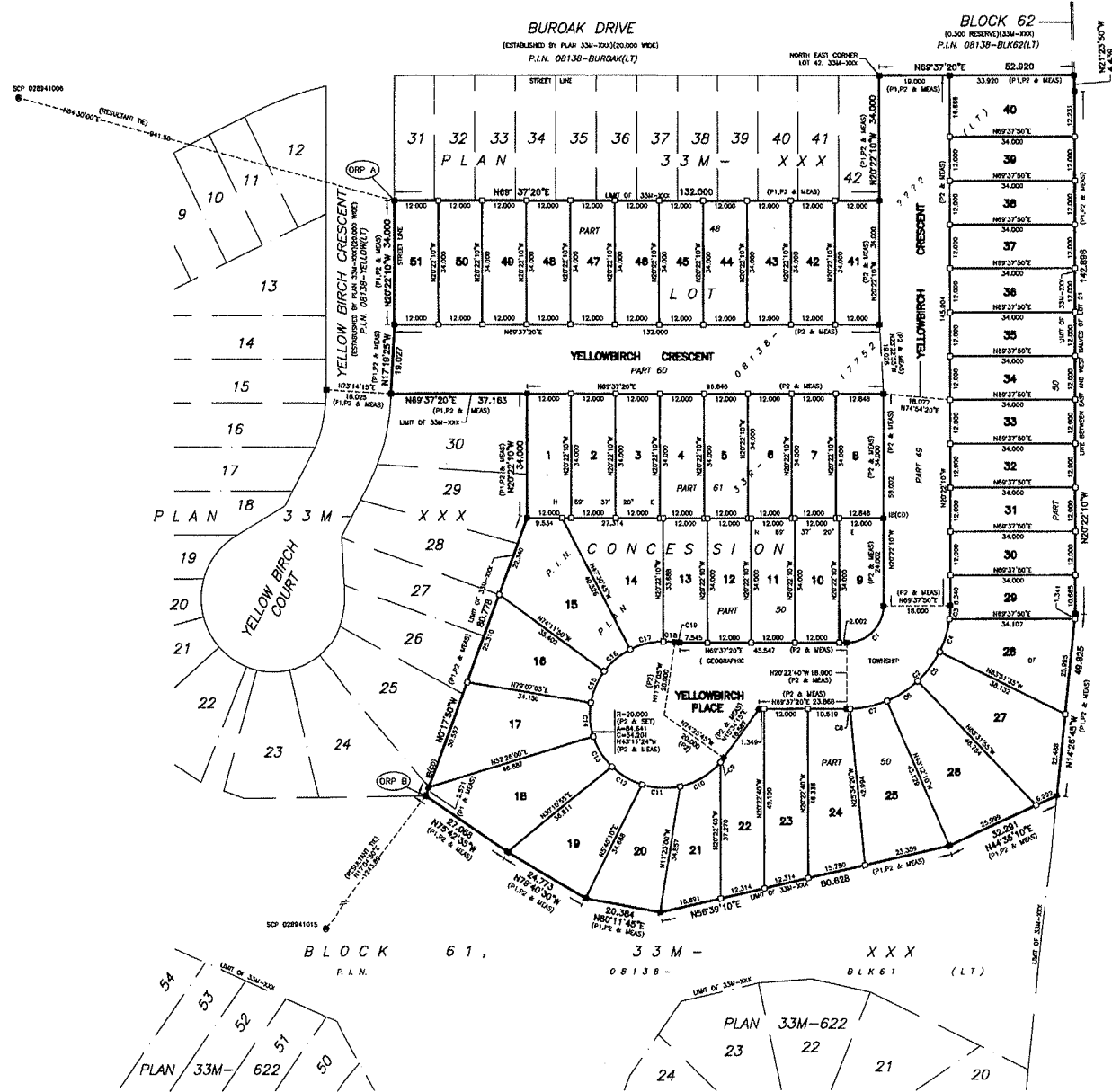
June 22, 2011
DATE _____ JEREMY C.E. MATTHEWS ONTARIO LAND SURVEYOR

METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Callon & Dietz

INCORPORATED ONTARIO LAND SURVEYORS LONDON, ONTARIO

T: (519) 673-0220 F: (519) 673-5052 www.callondietz.com
SURVEY BY: _____ DRAWN BY: HRD FILE NO: 00-12642R PLAN No: C-1544



PART 51, LONDON (P.L.N. 06138-7779 (LT))

CURVE TABLE

CURVE NO.	RADIUS	ARC	CHORD	CHORD BEARING
C1	10,000	15,706	14,141	N24°37'00"E
C2	28,000	43,978	39,595	N24°37'35"E
C3	28,000	3,871	3,658	N16°36'47"W
C4	28,000	9,284	9,241	N03°21'31"W
C5	28,000	9,934	9,892	N16°18'15"E
C6	28,000	9,934	9,892	N36°37'57"E
C7	28,000	10,217	10,161	N57°15'02"E
C8	20,000	0,837	0,837	N69°39'47"E
C9	20,000	1,481	1,481	N17°41'33"E
C10	20,000	13,086	12,854	N38°33'27"E
C11	20,000	10,391	10,275	N77°11'08"E
C12	20,000	9,845	9,455	N79°15'28"W
C13	20,000	5,780	5,693	N51°34'32"W
C14	20,000	9,315	9,231	N24°13'26"W
C15	20,000	8,315	8,231	N02°27'39"E
C16	20,000	9,315	9,231	N28°02'44"E
C17	20,000	8,267	8,184	N55°45'42"E
C18	20,000	3,146	3,143	N73°32'31"E
C19	9,000	1,324	1,322	N73°50'07"E

