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39T-05511 DRAFT APPROVAL EXTENSION
C. Smith

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL CLARKE FAMILY HOLDINGS INC. c/o LANDEA DEVELOPMENTS INC. 1196 SUNNINGDALE ROAD WEST 39T-05511 MEETING ON FEBRUARY 22, 2016

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Clarke Family Holdings Inc. for the property located at 1196 Sunningdale Road West:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a three (3) year extension of the draft plan of subdivision, as submitted by Clarke Family Holdings Inc. prepared by Whitney Engineering, certified by Bruce Baker, File No. 39T-05511, drawing no. 3, as red-line amended, which shows a total of 25 low density residential blocks, three (3) park blocks, one (1) stormwater management block and various reserve blocks served by two (2) new collector roads and four (4) new local streets, **SUBJECT TO** the conditions contained in the attached Schedule "39T-05511"; and
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Schedule "B".

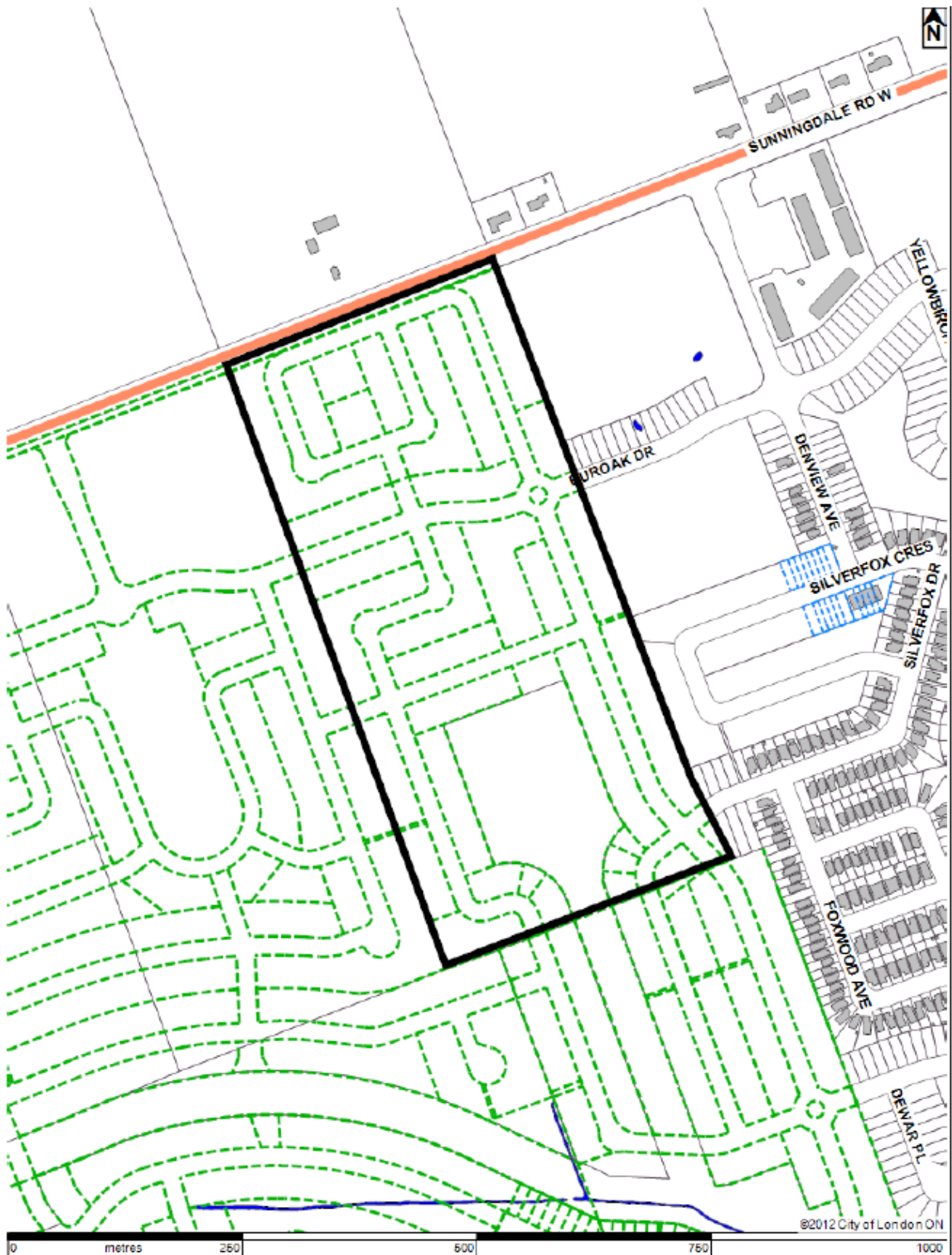
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 2009 - 39T-05511/OZ-6977 - Report to Planning Committee on Draft Plan of Subdivision and Associated Official Plan and Z-1 Zoning By-law amendments.

September 2012- Report to Planning Committee on Draft Plan Extension

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LOCATION MAP

Subject Site: 1196 Sunningdale Rd W
 Applicant: Clarke Family Holdings Inc.
 File Number: 39T-05511
 Planner: Allister MacLean
 Created By: Allister MacLean
 Date: 2012-08-20
 Scale: 1:5000

LEGEND

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



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BACKGROUND

This application for Draft Plan of Subdivision Approval was accepted on August 10, 2005. After a number of modified versions of the plan, it was circulated to the required agencies and municipal departments on March 26, 2008 and advertised in the London Free Press Civic Corner on February 23, 2008. A notice of Public Meeting was advertised in the London Free Press on July 4, 2009, and a notice of Public Meeting was sent out on July 10, 2009. The Public Meeting was held on July 20, 2009.

The draft plan was approved by the Approval Authority on October 14, 2009. The Approval authority granted a three (3) year extension in 2012. The applicant applied for a three year extension in April 2005. An emergency six (6) month extension was granted by the Approval Authority. The current lapse date is April 11, 2016

Notice of the request for extension was liaised to municipal departments and external review agencies. Base on the input received, modifications and/or new conditions are being recommended which reflect current municipal design and servicing standards. No changes are proposed to the existing zoning, road alignments or lotting pattern of this subdivision.

The City is required to construct a regional storm water management facility on these lands. The projected is proposed to commence construction in 2016. The timing of the registration of the draft plan is dependent on the completion of the proposed SWM facility.

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and ***bold italic lettering*** (additions) on the attached Schedule "A". If granted, the new draft approval lapse date would be October 14, 2018.

As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

CONCLUSION

The revised draft plan and attached revised conditions of draft approval are appropriate to ensure that this subdivision is developed under today's standards.

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PREPARED and RECOMMENDED BY:	REVIEWED BY:
CRAIG SMITH SENIOR PLANNER-DEVELOPMENT PLANNING	ALLISTER MACLEAN MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER-DEVELOPMENT SERVICES AND PLANNING LIAISON	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

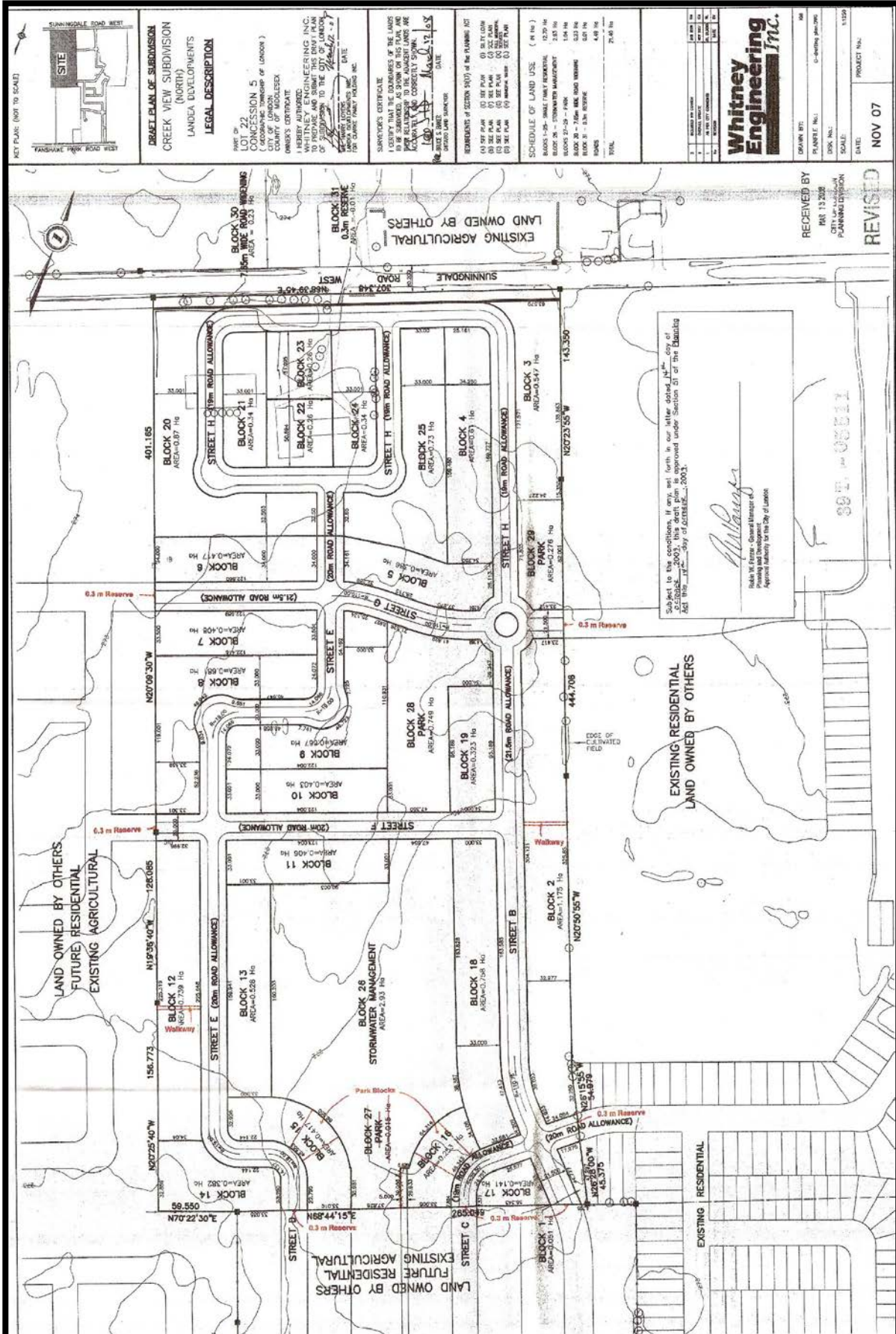
February 10, 2016

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Extension\PECreportextension.doc

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Draft Plan



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“Schedule B”

1196 Sunningdale Road West (Clarke) - Landea Developments Inc.
Draft Plan Extension
39T-05511

Related Estimated Costs and Revenues

Estimated DC Funded Servicing Costs ^{Note 1}	Estimated Cost (excludes HST)
Claims for developer led construction from CSRF - Storm sewer oversized - 45m of 1800mm, 160m of 1950mm, 480m of 2400mm (DC14-MS01001) ^{Note 4} - Watermain oversized - 720m of 300mm (DC14-WD01001) ^{Note 4} - Sanitary oversized - 50m of 450mm and 800m of 525mm (DC-WW02001) ^{Note 4}	\$1,958,725 \$47,400 \$132,750
Claims for developer led construction from UWRF - None identified.	\$0
Claims for City led construction from CSRF - None identified.	\$0
Total	\$2,138,875
Estimated Total DC Revenues ^(Note 2) (2016 Rates)	Estimated Revenue
CSRF	\$7,303,616
UWRF	\$656,358
TOTAL	\$7,959,974

- 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.
- 4 Oversizing costs identified are based on preliminary estimates through draft plan phase. The various pipe sizes and length of oversized sewers and watermain will be finalized through the detailed design process which may change the values noted.

Reviewed by:

Feb 2/16
Date

P. Christiaans
Peter Christiaans
Director, Development Finance

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Schedule “39T-05511”

**Conditions to be included for Draft Plan Approval
(Deleted conditions Strikeout New Conditions in BOLD ITALIC LETTERING)**

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THE SUBDIVISION, FILE NO. 39T-05511 ARE AS FOLLOWS:

No. CONDITIONS

-
- 1) This draft approval applies to the draft plan submitted by Clarke Family Holdings c/o Landea Developments Inc., prepared by Whitney Engineering, certified by Bruce Baker, File No. 39T-05511, drawing no. 3, as red-line amended, which shows a total of 25 low density residential blocks, three (3) park blocks, one (1) stormwater management block and various reserve blocks served by two (2) new collector roads and four (4) new local streets.
 - 2) This approval of the draft plan applies until **October 14, 2018**, and if final approval is not given within that time, 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) Street G from the east limit of the draft plan to the west limit of the draft plan shall be named Buroak Drive. The Owner shall within 90 days of draft approval submit proposed street names for all other streets within this subdivision to the City.
 - 5) The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
 - 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, within the plan and external to the plan, as needed, (eg. 0.3 metre reserve blocks) 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.

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- 11) Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
- 12) In conjunction with the Design Studies submission, the Owner shall develop an erosion/sediment control plan (ESCP) that will identify all erosion and sediment control measures for the subject lands in accordance with the Functional SWM and/or Drainage Servicing Report for these lands, the City of London and Ministry of the Environment standards and requirements, for review and acceptance by the City (SWM unit). This Plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.
- 13) In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report shall 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, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
- 14) 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.
- 15) The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall have it's professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.
- 16) 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.
- 17) Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority 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 Approval Authority, such submission will be returned to the Owner without detailed review by the City.
- 18) For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the Director, Development and Compliance Division and the City Engineer. The Owner

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acknowledges that, in the event that a submission does not include the complete information required by the Director, Development and Compliance Division and the City Engineer, such submission will be returned to the Owner without detailed review by the City.

- 19) Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
- 20) Prior to any work on the site the Owner shall obtain and submit to the Director, Development and Compliance Division a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

Sanitary

- 21) 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 600 mm (24") diameter sanitary sewer located on Medway Park Drive at Tokala Trail;
 - ii) construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iii) make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; 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.
- 22) 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 sewers to be constructed over external lands and through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer; and
 - iii) provide an analysis of the water table levels of the lands within the subdivision with respect to the depth of the sanitary sewers 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.
 - iv) ***Should street townhouses be proposed, demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.***
- 23) Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway Pollution Control Plant for this subdivision.

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This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserve sewage treatment capacity reassigned to the subdivision.

- ~~24) In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:~~
- ~~i) throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City.~~
 - ~~ii) not allow any weeping tile connections into the sanitary sewers within this Plan;~~
 - ~~iii) 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 sewers; and~~
 - ~~iv) have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.~~

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.***

Storm and Stormwater Management

- 25) In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit report(s) describing the functional designs of the stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed, satisfactory to the City. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. Development Services will consider any comments received from third parties up to the time of acceptance of the design studies
- 26) ***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:***

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- 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) Providing a preliminary plan demonstrating how the proposed grading will match the grading of the proposed Stormwater Management Facility to be built by the City;*
 - 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 and the adequacy of outlet systems conveyance capacities during post development conditions, excluding works completed by Others, if necessary; to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;*

- 27) **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 must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;*
 - ii) The SWM Facility, to be built by the City, to serve this plan must be constructed and operational;*
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;*
 - iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report, excluding works completed by others, accepted by the City;*

- 28) The Owner shall construct the proposed storm/drainage servicing works for the subject lands and connect to the relevant SWM Facility(s) and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the accepted preferred servicing option of the Fox Hollow Municipal Class EA Study and any addendum, including the major storm overflow/conveyance system, all to the specifications and satisfaction of the City Engineer.

- 29) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall, with exception of SWM Facility #3 **and the north/south channel**, have his professional engineer design and oversee the construction for the proposed storm/drainage to service the total catchment area including the major storm overflow/conveyance system, all to the satisfaction of the City Engineer and according to the requirements of the following:
 - i) The City's SWM criteria and the environmental targets for the Medway Creek Subwatershed Study.
 - ii) The preferred storm/drainage and SWM servicing option of the Municipal Class EA and any addendum for the Fox Hollow lands as accepted by all applicable agencies.
 - iii) The accepted Functional Report for the proposed SWM Facility # 3
 - iv) The Ministry of Environment's SWM Practices Planning and Design Manual (2003) and the City of London's Design Specifications and Requirements Manual (Environmental and Engineering Services Department – October 2003).

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- v) The City's Waste Discharge and Drainage By-laws and lot grading standards, policies, requirements and practices; and
 - vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the relevant SWM agencies, including the City, the Ministry of the Environment and the Upper Thames River Conservation Authority.
- 30) A Certificate of Conditional Approval shall not be issued for the subject lands until the Heard Drain Channel Reconstruction/Remediation and Servicing and the relevant SWM Facility(s) works are constructed and operational and the proposed storm/drainage servicing works for the subject site can be connected, all to the specifications and satisfaction of the City Engineer.
- ~~31) Prior to the submission of engineering drawings, the Owner shall have it's professional geotechnical engineer address all geotechnical issues and all required setbacks related to slope stability and the adequacy of outlet systems conveyance capacities during post development conditions, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority.~~
- 32) Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development 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 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.
- 33) The Owner shall provide the design and construction of the proposed storm/drainage servicing works for the subject lands (excluding the channel works) and connect to the relevant SWM Facility(s) and the Heard Drain Channel Remediation/Reconstruction Servicing works with the approved Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, including the major storm overflow/conveyance system all to the specifications and to the satisfaction of the City Engineer.
- 34) The Owner shall provide the land dedications for the City construction of the Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, all to the specifications and to the satisfaction of the City Engineer for proposed storm/drainage servicing works for the subject lands and connect to the relevant SWM Facility and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the accepted preferred servicing option of the Fox Hollow Municipal Class EA Study and any addendum or its the accepted Fox Hollow Functional Design all to the specifications and to the satisfaction of the City Engineer.
- 35) 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 Engineer. 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.

Water Mains

- ~~36) In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information:~~
- ~~i) A water servicing report which addresses the following:~~
 - ~~— Identify external water servicing requirements;~~

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- ~~— Confirm capacity requirements are met;~~
 - ~~— Identify need to the construction of external works;~~
 - ~~— Identify the effect of development on existing water infrastructure — identify potential conflicts;~~
 - ~~— Water system area plan(s)~~
 - ~~— Water network analysis/hydraulic calculations for subdivision report;~~
 - ~~— Phasing report;~~
 - ~~— Oversizing of watermain, if necessary and any cost sharing agreements.~~
- 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:~~
- ~~— valving to shut off future connections which will not be used in the near term; and/or~~
 - ~~— 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~~
 - ~~— make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.~~

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

iii) A water servicing report which addresses the following:

- ***Identify external water servicing requirements;***
- ***Confirm capacity requirements are met;***
- ***Identify need to the construction of external works;***
- ***Identify the effect of development on existing water infrastructure – identify potential conflicts;***
- ***Water system area plan(s)***
- ***Water network analysis/hydraulic calculations for subdivision report;***
- ***Phasing report;***
- ***Oversizing of watermain, if necessary and any cost sharing agreements.***
- ***Water quality***
- ***Identify location of valves and hydrants***

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

- 37) ~~The Owner shall construct the proposed watermains to serve this plan and connect them to the future municipal watermains to the east and south identified in the accepted water servicing report, satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pump Station.~~

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:

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- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 300 mm (12") diameter watermain on Silverfox Drive and to other future municipal watermain to the east and south of this plan as identified in the accepted water servicing report, satisfactory to the City Engineer. This plan of subdivision shall be serviced from the Hyde Park Water Pump Station; 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.***

Streets, Transportation and Surveys

- 38) The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
- 39) The Owner shall not request a Certificate of Conditional Approval until public street access is provided through extension of streets on lands to the east, west and/or south.
- 40) 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 Street 'E' and Street 'H'.
- 41) The Owner shall eliminate/limit the bulge in the curb lines on Street 'E' and Street 'H' to only a maximum offset from the standard radius required to achieve the minimum curb distance for lands, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.
- 42) The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets:
 - i) Street 'B'
 - ii) Street 'G'
- 43) The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
 - i) Street 'C' – south and east boulevard
 - ii) Street 'E' – north, south and east boulevards
 - iii) Street 'F' – south boulevard
 - iv) Street 'H' – inside boulevard
 - v) Street 'H' – abutting Blocks 21, 22, 23 and 24
- 44) The Owner shall provide sidewalk links from Street 'H' to the proposed sidewalk on Sunningdale Road West. Breaks in the 0.3 mere reserve are to be identified on the survey plan when submitted to the City of London in accordance with the City of London Window Street Guidelines.
- 45) The Owner shall ensure that the pedestrian walkways are constructed to the "City Standard for Pedestrian Walkways", including lighting if necessary, in accordance with City requirements and standards.
- 46) As part of the Design Studies submission, the Owner shall submit a transportation study in accordance with the Transportation Impact Study Guideline to determine the impact of this development on the abutting arterial roads to the satisfaction of the City Engineer. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study as required by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.

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- 47) Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.
- 48) The Owner shall dedicate sufficient land to widen Sunningdale Road West to 18.0 metres (59.06') from the centerline of the original road allowance.
- 49) The Owner shall ensure that no vehicular access is permitted to Blocks 3 and 20 directly from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.
- 50) The Owner shall install the following traffic calming measures along the secondary collector road network:
 - i) curb extensions along the east side of Street 'B' with the parking bay removed for hydrants) and for transit stop locations as defined by the London Transit Commission.
 - ii) Curb extensions along the north side of Street 'G' with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
 - iii) Reduced curb radii (~~6.0~~ 5.0 m) on the inbound approach to all local road intersecting Street 'B' and Street 'G'
- 51) The traffic calming measures selected for these locations are subject to the approval of the Transportation Planning & Design Division and are to be designed and constructed to the satisfaction of the City Engineer.
- 52) The Owner shall provide sufficient land for and construct a roundabout at the intersection of Street 'B', Street 'G' and Street 'H' in accordance with City standards. The Owner shall ensure that driveways for lots that abut the roundabout are located in accordance with the EESD Design Specifications and Requirements Manual. The Owner shall install street lighting at this intersection to the satisfaction of the City Engineer.
- 53) The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
- 54) The Owner shall ensure any emergency access 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.
- 55) If an emergency access is required to accommodate development, the Owner shall locate, construct, maintain and close the access to the satisfaction of the City Engineer. If it is necessary to locate this access onto Sunningdale Road West, the Owner shall ensure that it will be restricted to emergency vehicle use only.
- 56) In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's 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.

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- 57) The Owner shall construct a temporary turning facility for vehicles, if directed by the City Engineer, at the following locations:
- i) Street 'C' – south limit
 - ii) Street 'E' – south limit
 - iii) Street 'G' – west limit

to the specifications of the City Engineer.

Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.

- ~~58) The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:~~

- ~~i) Street 'H' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres (22.9') with a minimum road allowance of 15.5 metres (50.8')~~

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

- i) Street 'B' and Street 'G' have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').**
 - ii) Street 'C' (east of Street 'B'), Street 'E' and Street 'F' have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').**
 - iii) Street 'C' (west of Street 'B') and Street 'H' (with the exception of the window street portion) have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').**
 - iv) Street 'H' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres (22.9') with a minimum road allowance of 15.5 metres (50.8').**
- 59) All through intersection 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.
- 60) In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
- 61) 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. The roads shall be tapered equally aligned based on the alignment of the road centrelines.
- 62) 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

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conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions:”

- 63) The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

Road Allowance	S/L Radius
20.0 m	9.0 m
19.0 m	9.5 m
18.0 m	10.0 m

- ~~64) The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.~~

Within one year of registration of the plan, the Owner shall install street lights on all streets and walkways in this plan in accordance with the accepted engineering drawings. 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

- 65) The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.

Planning

- 66) The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
- 67) All lots/blocks abutting park blocks shall be fenced with 1.5meter high chain link fence in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the Manager of Parks Planning and Design within one (1) year of registration of the plan of subdivision.
- 68) All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the City Engineer. Further, the subdivision agreement shall include a clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be in accordance with current City park standards (SPO 4.8) or approved alternate.
- 69) All park blocks shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park block limits to the satisfaction of EESD and Parks Planning and Design.
- 70) No grading shall occur within proposed park blocks except where determined to be appropriate by the Manager of Parks Planning and Design.
- 71) The Owner shall convey the redline amended access blocks, Block 28 and Block 29 as indicated on the attached draft plan for park purposes to satisfy the parkland dedication for this draft plan. An overdedication of 0.07 +/- ha. shall be purchased by the City at a rate of \$370,500 per hectare.

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- 72) Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the Director, Development and Compliance Division.

- 73) Prior to any work on the site and as part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. 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 Director, Development and Compliance Division. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.

- 74) As part of the Design Studies submission, the Owner shall submit for approval an on-street parking plan (if necessary), whereby one on street parking space for each two dwelling units is to be used as the basis for the design, to the satisfaction of the Director, Development and Compliance Division. The approved parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.

- 75) As part of the Design Studies submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the Director, Development and Compliance Division. The lotting plan shall also provide for lots which front Sunningdale Road for Blocks 4, 21, 23, 24, and 25. The accepted lotting pattern shall be reflected on the final registered plan.

- 76) Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the Director, Development and Compliance Division.

- 77) As part of the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise between Blocks abutting Sunningdale Road which considers noise abatement measures that preclude the use of a continuous noise wall. The approved noise abatement measures are to be applied in accordance with the requirements of the M.O.E. and the City Official Plan policy to be reviewed and accepted by the Director, Development and Compliance Division. The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.

- 78) As part of the Design Studies submission, the Owner shall have its geotechnical engineer provide, in accordance with the latest "Guidelines for Use at Contaminated Sites in Ontario" established by the Ministry of Environment, a report containing "Schedule A – Record of Site Condition" including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site up to the property line. The City may require a copy of the report should there be City property adjacent to the subdivision. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.

- ~~79) The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots abutting~~

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~~the collector road in this Plan, are required to have a side entry garage, with driveway access from Street "A", a main entry of the home which fronts the collector road and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from the Director, Development and Compliance Division prior to any submission of an application for a building permit for corner lots with an exterior sideyard abutting the collector road in this Plan.~~

The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the exterior side yard road frontage. Further, the owner shall obtain approval of their proposed design from the Managing Director of Planning and City Planner and his/her designate of prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.

General Conditions

~~80) 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 of the City Engineer.~~

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.

81) In the event that relotting of the plan is undertaken after the City's acceptance of engineering drawings, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.

~~82) 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.~~

83) 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 Engineer.

84) The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City, except as permitted otherwise by the Urban Works Reserve Fund By-law.

Further, the grades to be taken as the centerline line grades on Sunningdale Road West are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the City Engineer. 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 Engineer.

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- 85) The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and Conditionally Accepted by the City;
- ii) The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

- 86) 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.

- 87) 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.

- 88) 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.

- 89) 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

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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.

- 90) 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".
- 91) The Owner shall not commence construction or installations of any services including clearing or servicing of land within this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)
- ~~92) 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 City Engineer, at no cost to the City.~~
- 93) All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
- 94) The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
- ~~95) The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.~~
- ~~96) In conjunction with the Design Studies submission, the Owner shall identify the storm/drainage and SWM servicing works, including the major and minor storm flow routes, for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City.~~
- ~~97) Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;~~
- 98) Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road, including sidewalks, to the satisfaction of the City, at no cost to the City.
- 99) 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.
- 100) 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.
- 101) In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall complete the following:

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- i) Submit a phasing plan, all to the specifications and satisfaction of the City.
 - ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.
 - iii) Identify ~~land and/or easements~~ **required for the routing** of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, to the satisfaction of the City.
- 102) The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
- 103) The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
- 104) The Owner shall not develop this plan of subdivision until the plan of subdivision, Plan 39T-05512, to the south develops with adequate municipal services, grading, drainages and accesses over the external lands, to the satisfaction of the City. Alternatively, make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.
- 105) Prior to the issuance of any Certificate of Conditional Approval, Blocks ~~4 and 17~~ in this plan shall be combined with abutting lands to create developable lots and/or blocks, to the satisfaction of the City.
- 106) Prior to the issuance of a Certificate of Conditional Approval for any part lots/blocks that cannot be developed independently within the plan, these part lots/blocks shall be combined with abutting external lands to create developable lots/blocks (eg. 3, 6, 9, 11 and 13), to the satisfaction of the City.
- 107) In conjunction with the Design Studies submission, the proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, driveways and lots abutting roundabouts, etc., to the satisfaction of the City.
- 108) ***The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just in Time" Design and Construction Process.***
- 109) ***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:***
- i) Make provisions to oversize and deepen the internal storm sewers, if necessary, in this plan to accommodate flows from upstream lands external to this plan;***
 - ii) Grade and drain the blocks abutting the SWM Facility to blend in with the abutting SWM Facility, at no cost to the City;***
 - 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***

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- iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.**
- 110) Temporary automatic flushing devices are to be installed 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 auto 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 auto flushing devices is/are the responsibility of the Owner.**
- 111) Should the Owner direct any servicing within any of the walkway(s) or the walkway(s) is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.**
- 112) Should a temporary emergency access be required for this draft plan of subdivision, in conjunction with the Design Studies submission, the Owner shall provide a conceptual design and the location of the temporary emergency access, to the satisfaction of the City.**
- 113) 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, excluding works completed by others, 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.**
- 114) Should street townhouses be proposed, in conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated any streets in this plan. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.**
- 115) Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the approved servicing, if necessary, for the street townhouse units on any streets in this plan, to the satisfaction of the City Engineer.**
- 116) The Owner shall revise the window street portion of Street 'H' to be perpendicular to Sunningdale Road West as per City of London Window Street Guidelines UCC-2M, to the satisfaction of the City.**