



PROPERTY:
DEVELOPMENT
MANAGEMENT
INVESTMENT

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February 29, 2012

Mr. Bud Polhill
Chair of Planning and Environment Committee
City of London
300 Dufferin Avenue
P.O. Box 5035
London, ON N6A 4L9

Chair and Committee Members:

Re: Wickerson Heights Subdivision 33M-514 Assumption Status in Abeyance

We are in receipt of Mr. Armstrong's email of February 2, 2012 in which we have been notified that the assumption of our final phase of subdivision for Wickerson Heights cannot be advanced due to the City not having ownership of the SWM Facility located on Sifton's lands.

Please note that Z Group has received three previous assumptions for this subdivision with this not being an issue. Although Z Group constructed the pond they do not own the lands on which the pond is located and to that end has no ability to provide the City these lands. In addition the City has provided Sifton with their assumption in that area.

It was also noted that the Ministries C of A has expired on the temporary facility. Development Engineering on behalf of Z Group in November 2008 (correspondence attached) requested the City accept the technical amendment to the Certificate of Approval to redesignate the facility from temporary to a permanent one. On November 11, 2008 I was informed the SWM unit would be taking over downstream remediation associated with the outlet and John Parish was assigned to do so. Subsequent to this meeting Z Group has had no involvement with the pond except to make a claim for the construction of the works. We were informed that although this pond was designated for payment under CSRF for 2011 we would not receive payment until the City owns the pond lands.

As both of these issues are entirely out of our control we respectfully request that the City provide assumption for our final phase so that no further costs are incurred as it relates to damage or snow removal. Z Group also requests that the construction costs be reimbursed as identified in the CSRF. It would be our preference to not have to pursue further action with respect to these issues.

If you have any questions or concerns please do not hesitate to contact the undersigned.

Sincerely,

Dara Heneywood

for Mr. John Sennema
Manager of Land Planning
Z Group

13 November 2008

Project: 97048ST

City of London
Environmental Services Department
Wastewater and Drainage Division
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Ms. Berta Krichker, P.Eng.
Manager of Stormwater

**Re: *Wickerson Stormwater Management Facility
Revisions***

Ms. Krichker:

We have completed the review of the existing performance of the stormwater management facility and have identified two issues in order to proceed with the re-designation of the facility from temporary status to a permanent status. We have confirmed a reduction in the controlled outlet size is required. We have attached calculations and Rating Curve analysis to substantiate the change in outlet size. We have revised our engineering drawing 97048S-38, 39 and 40. Four copies are attached.

The downstream tributary conveyance capacity, in relation to the geofluvial morphology investigation, conducted by Parish Geomorphic, will confirm the threshold value for the erosion capacity. This work will be completed by the end of November.

Based on the above, we are asking the City of London to accept the technical amendment to the existing Certificate of Approval that incorporates the redesignation of the stormwater management facility from a temporary status to a permanent status. Attached are the MOE application and a copy of the existing certificate.

We have, during the course of construction of the facility, undertaken full-time supervision of the work and can confirm the facility has been constructed in accordance with the previously approved plans. Attached is our Certificate of Completion of Works for the facility.

I trust this is the information you presently require. If there are any questions, please call.

DEVELOPMENT ENGINEERING (LONDON) LIMITED

E.B. Wszol, P.Eng.
/25046th
Encl.

cc.: Z Group, Attention: Mr. John Sennema



Consulting Civil Engineers
41 Adelfalco Street North, Unit 71
London, Ontario N6B 3P4
(519) 672-8310 Fax (519) 672-4182
e-mail: devong@deveng.net
website: www.deveng.net

13 November 2008

Project: 97048STC

City of London
Environmental Services Department
Development Services Division
300 Dufferin Avenue
P.O. Box 5035
London, Ontario
N6A 4L9

Attention: Mr. J.Z. Cupryn, C.E.T.

Re: *Wickerson Heights Subdivision, 33M-514*
Stormwater Management Facility
Part 16, 33R-16471
CERTIFICATE OF COMPLETION OF WORKS

Mr. Cupryn:

For Good and Valuable Consideration, now paid by Wickerson Heights Inc., the receipt and sufficiency of which I hereby acknowledge, I hereby certify that the municipal services related to the stormwater management facility, constructed pursuant to the subdivision agreement registered as Instrument No. ER 292966, dated June 15, 2004, have been:

1. Inspected during installation in accordance with standard engineering practice; and
2. Installed in accordance with the plans and specifications approved by the City Engineer's Department.

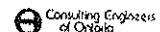
Certified and delivered under my hand and professional seal at the City of London, this thirteenth day of November, 2008.

DEVELOPMENT ENGINEERING (LONDON) LIMITED

E.B. Wszol, P.Eng.
/25054th
cc.: client



Robert W. Clark, P.Eng., E.W. Hodgins, P.Eng., J.D. Thomas, E.B. Wszol, P.Eng., J. Fleury, C.E.T.





Ministry of the Environment

Application for Approval of Municipal and Private Sewage Works

Ce formulaire est disponible en français

For Office Use Only			
Reference Number	Payment Received \$	Date (y/m/d)	Initials

General Information and Instructions

General:

Information requested in this form is collected under the authority of the *Ontario Water Resources Act*, R.S.O. 1990 (OWRA) and the *Environmental Bill of Rights*, C.20, Statutes of Ontario, 1993, (EBR) and will be used to evaluate applications for approval of municipal and private sewage works as required by Section 53 (OWRA).

Instructions:

- When completing this form, please refer to the "Guide for Applying for Approval of Municipal and Private Water and Sewage Works, Sections 52 and 53, OWRA" (referred to as the Guide) and "Guide - Application Cost for Sewage Works S. 53, OWRA." Questions regarding completion and submission of the application should be directed to the Environmental Assessment & Approvals Branch, 2 St. Clair Avenue West, Floor 12A, Toronto, Ontario, M4V 1L5, telephone number 1-800-461-6200 or (416) 314-8001, or to your local District Office of the Ministry of the Environment.
- This form must be completed with respect to all the requirements of the Guide in order for it to be considered as an application for approval. **INCOMPLETE APPLICATIONS WILL BE RETURNED TO THE APPLICANT.**
- A complete application consists of:
 - a completed and signed application form, including the attached "Costs for OWRA, S. 53 Application Fees - Supplement to Application for Approval";
 - all required supporting information identified in this form and the Guide, and
 - a certified cheque or money order, in Canadian funds, made payable to the *Minister of Finance* for the applicable application fee.
 The Ministry may require additional information during the technical review of any application accepted as complete.
- The original application, along with the supporting information and the application fee, must be sent to:

The Ministry of the Environment,
Director, Environmental Assessment and Approvals Branch,
2 St. Clair Avenue West, Floor 12A, Toronto, Ontario, M4V 1L5

 A copy of the application and the supporting information must be sent to the local Ministry District Office which has jurisdiction over the area where the works are located.
- Information contained in this application is not considered confidential and will be made available to the public upon request. Information submitted as supporting information may be claimed as confidential but will be subject to the *Freedom of Information and Protection of Privacy Act* (FOIPPA) and EBR. If you do not claim confidentiality at the time of submitting the information, the Ministry may make the information available to the public without further notice to you.
- If the Client submits with the application a copy of their Master Business Licence (MBL) obtained from the Ministry of Consumer and Commercial Relations, the stated sections within this form do not need to be completed. For additional information on the MBL, please refer to the "Guide."

1. Client Information (Owner of works/facility)

Client Name (legal name of individual or organization as evidenced by legal documents)		Business Identification Number
Wickerson Heights Inc.		893645614
Business Name (the name under which the entity is operating or trading if different from the Client Name - also referred to as trade name)		
Client Type:	Activity Classification Code/Standard Industrial Classification Code (if unknown please complete Business Activity Description)	
<input checked="" type="checkbox"/> Corporation	<input type="checkbox"/> Federal Government	
<input type="checkbox"/> Individual	<input type="checkbox"/> Municipal Government	
<input type="checkbox"/> Partnership	<input type="checkbox"/> Provincial Government	
<input type="checkbox"/> Sole Proprietor	<input type="checkbox"/> Other (describe):	
Business Activity Description (a narrative description of the business endeavour, this may include products sold, services provided or machinery/equipment used, etc.)		
Land Development		

2. Client Physical Address - Complete A, C and D or B, C and D

A. Civic Address - Street information (applies to an address that has civic numbering and street information; includes street number, name, type and direction)		Unit Identifier (identifies type of unit, such as suite and number)	
1135 Adelaide Street North			
B. Survey Address (used for a rural location, specified for a subdivided township, an unsubdivided township or unsurveyed territory)			
Lot and Concession number (used to indicate location within a subdivided township and consists of a lot number and a concession number)	Lot	Conc.	Part and Reference (used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attached copy of the plan)
C. Municipality/Unorganized Township	County/District	Province/State	Country
London	Middlesex	Ontario	Canada
D. Telephone Number (including area code & extension)		Postal Code	
519-673-1790		N5Y 5K7	
E-mail Address			

3. Client Mailing Address - Complete A and C or B and C

A. Civic Address - Street information (includes street number, name, type and direction)		<input checked="" type="checkbox"/> Same as Client Physical Address		Unit Identifier (identifies type of unit, such as suite & number)
B. Delivery Designator: Rural Route: _____ Suburban Service: _____ Mobile Route: _____ General Delivery: _____		Delivery Method (to be chosen identifying a Rural Route, Suburban Service or Mobile Route delivery mode)		
C. Municipality	Postal Station	Province/State	County	Postal Code

4. Site Information - (location where activity/works applied for is to take place)

Site Name Wickerson Heights	MOE District Office London	Legal Description (attached copy of a legal survey) Part Lot 49, Concession 1, City of London			
A. Site Address - Street information (applies to an address that has civic numbering and street information - includes street number, name, type and direction)		<input type="checkbox"/> Same as Client Physical Address		Unit Identifier (identifies type of unit, such as suite & number)	
B. Survey Address (used for a rural location specified for a subdivided township, an unsubdivided township or unsurveyed territory) NOTE: Do not complete "B" if you completed "A."					
Lot and Conc.: used to indicate location within a subdivided township and consists of a lot number and a concession number. See Attached		Lot	Conc.	Part and Reference: used to indicate location within an unsubdivided township or unsurveyed territory, and consists of a part and a reference plan number indicating the location within that plan. Attach copy of the plan.	Part Reference Plan
Non Address Information (includes any additional information to clarify clients' physical location)					
Geo Reference					
Map Datum NAD 83	Zone 17	Accuracy Estimate Third Order	Geo Referencing Method Direct Tie	UTM Easting 471359.693	UTM Northing 4755474.710
Municipality/Unorganized Township Geographic Township of Westminster, City of London		County/District Middlesex County		Postal Code	
Adjacent Land Use <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Recreational <input checked="" type="checkbox"/> Residential <input checked="" type="checkbox"/> Agricultural <input type="checkbox"/> Other (specify): _____		Is the Site located in an area of development control as defined by the Niagara Escarpment Planning & Development Act (NEPDA)? <input type="checkbox"/> Yes (If Yes, attach copy of NEPDA permit for the proposed activity/work) <input checked="" type="checkbox"/> No			
Is the Client the operating authority? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Is the Client the owner of the land (site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
If No, attach the operating authority name, address and phone number.		If No, attach the owner's name, address and consent for the installation and operation of the facilities. See Attached			
Is the Site located on the Oak Ridges Moraine Conservation Area as defined by the Oak Ridges Moraine Conservation Plan (ORMCP, a regulation made under the Oak Ridges Moraine Conservation Act (ORMCA)? <input type="checkbox"/> Yes (If yes, please attach proof of Municipal planning approval for the proposed activity/work) <input checked="" type="checkbox"/> No					

5. Project Technical Information Contact - Complete A, B, D and E or A, C, D and E

A. Name		Company		___ Same as Client Name	
E.B. Wszol, P.Eng.		Development Engineering (London) Limited			
Contact Address		___ Same as Client Mailing Address		Unit Identifier (Identifies type of unit, such as suite & number)	
B. Civic Address - Street Information (Includes street number, name, type and direction)		361 Dufferin Avenue			
C. Delivery Designator.		___ Rural Route ___ Suburban Service ___ Mobile Route ___ General Delivery		Delivery Identifier (a number identifying a Rural Route, Suburban Service or Mobile Route delivery mode)	
D. Municipality	Postal Station	Province/State	Country	Postal Code	
London		Ontario	Canada	N6B 1Z5	
E. Telephone Number (Including area code & extension)		Fax Number (Including area code)		E-mail Address	
519-672-8310		519-672-4182		ebwszol@deveng.net	

6. Project Information

Type of Application:	Current Certificate of Approval Number	Date of Issue (y/m/d)	Transfer of Review	
___ New Certificate of Approval			___ Yes	___ No
<input checked="" type="checkbox"/> Amendment to current Certificate of Approval	2820-68XS5W		<input checked="" type="checkbox"/> Yes	___ No
Project Description Summary (if EBR is applicable, this summary will be used in the EBR posting notice)				
<p>Municipally owned and operated permanent stormwater management extended detention wet pond facility to provide quantity, quality and erosion control for storm runoff generated from a 34.7 ha, residential subdivision development. This facility is located west of Wickerson Road shown as Part 1 on the attached 33R-16471. The facility will control post-development flows to pre-development levels for the City of London 2-year to 100-year storm events. The facility has been sized to provide a "Normal" (Level 2) level of protection as per the MOE Stormwater Management Design Manual (2003) with additional SWM criteria as set out in the Dingman Creek Subwatershed Study. The facility will include a sediment forebay, a 1.0 m deep permanent pool with a storage volume of approximately 5100 cu.m. (Elev. 275.00 m) and a 2.0 m depth of extended detention storage with a volume of approximately 20,500 cu.m. (Elev. 277.0 m). Inflows to the facility are via a storm sewer (Invert elev. 275.90) for minor flows and an open channel (Elev. 276.9) for major flows. Outflows from the facility will be controlled by a two-staged outlet consisting of a vertical 150 mm diameter circular orifice and a horizontal 450 mm diameter orifice both of which will be located within a stone-jacketed riser structure over a 48 hour period. The maximum discharge rate for a 100-year storm event is 0.634 cu.m./s. A 10 m wide overflow weir is located at Elev. 276.70 m. Discharge from the pond will be directed to a variable width rip-rap lined channel that will dissipate flow energy and convey the flow downstream to an existing farm field drain.</p>				
Project Name (Project Identifier to be used as a reference in correspondence)	Receiver of Effluent Discharge	Watershed Name		
Wickerson Heights Subdivision	Dingman Creek (by Overland Flow)	Thames River		
Estimated date for start of construction/installation	Project Schedule			
Construction commenced November, 2004	Estimated date for start of operation		Facility completed July, 2005	

7. Other Approvals / Permits

List all other environmental approvals/permits applied for related to this project or received in relation to this project under the *Environmental Protection Act* (discharges to air, waste management, etc.) and the *Ontario Water Resources Act* (water works).

N/A

8. Public Consultation/Notification

Specify all public consultation/notification (such as public hearings, notification of First Nations, etc.) related to the project that has been completed or is in the process of being completed.

N/A

8: Environmental Bill of Rights Requirements

Is this a proposal for a Prescribed Instrument under EBR? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If "Yes", is it excepted from public participation? <input type="checkbox"/> Yes <input type="checkbox"/> No	If it is excepted from public participation provide reason: <input type="checkbox"/> Equivalent Public Participation <input type="checkbox"/> Environmentally Insignificant Amendment or Revocation <input type="checkbox"/> Emergency <input type="checkbox"/> EAA or Tribunal Decision
Documentation in support of the above noted exception must be provided (refer to Guide)		

10. Environmental Assessment Act (EAA) Requirements

The works for which this application is made have fulfilled all requirements of the EAA through the completion of:
Class EA for Municipal Water and Wastewater Project has been completed in accordance with the procedure set out in:
 Schedule A Schedule B Schedule C

The works are exempt from requirements of the EAA under:
 Section _____ of the Ontario Regulation No. _____ Exemption Order
If Regulation or Exemption Order does not refer directly to these works, state in covering letter or other document why it does apply to the works.

The works are proceeding in accordance with the Environmental Assessment Process Approval Notice specified below:

The works are not subject to EAA for the reason specified below:

11. Supporting Information Checklist - This is a list of all supporting information to this application and is subject to the FOIPPA and EBR.

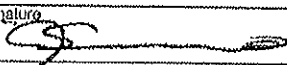
Supporting Information	Attached	Reference	Can be disclosed
General			
Pro-application consultation record	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Legal Name of Client	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Copy of NEPDA Permit	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Name, Address and Phone Number of the Operating Authority	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Name, Address and consent of land/site owner for the installation/construction and operation of the works/facility	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Documentation in support of EBR Public Participation Exception	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Proof of Public Consultation/Notification	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Financial Assurance	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Technical			
Detailed Description of the Proposed Work	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Environmental Study Report (ESR)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Preliminary Engineering Report	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Site Plan	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Design Brief/Report	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Hydraulic and Process Calculations	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Final plans and Specifications	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Influent Sewage Quantity and Quality Characteristics	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Process Sludge Handling Program	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Process/Effluent Monitoring Program	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Site and Soil Assessment Report	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Environmental Impact Analysis (ground water)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Environmental Impact Analysis (surface water)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Environmental Impact Analysis (odour and noise)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Final Effluent Criteria Accepted by Regional Office of the Ministry	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No
Stormwater Management Report	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Other Attached Information	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	N/A	<input type="checkbox"/> Yes <input type="checkbox"/> No

12. Application Fee

Category Code	Category Description	Amount	Quantity	Sub Total
1	Administrative Processing	\$ 200	1	\$ 200
4	SWM	\$ 2,000	1	\$ 2,000
Total:				\$2,200

13. Statement of Client

The undersigned hereby declares that, to the best of my knowledge, the information contained herein and the information submitted in support of this application is complete and accurate in every way and that the Project Technical Information Contact identified in section 5 of this form is authorized to act on my behalf for the purpose of obtaining approval under Section 53 of the CVRA for the sewage works identified herein.

Name (please print)	Title
John Sennema	Land Planning
Signature	Date (y/m/d)
	November 13, 2008

14. Statement of Municipality

The undersigned hereby declares on behalf of the Municipality, that the Municipality has no objection to the construction of the works in the Municipality.

Name and Title (please print)	Name of Municipality
Signature	Date (y/m/d)

15. Payment Information (Including VISA or Mastercard information) NOTE: VISA & Mastercard accepted for payments UNDER \$1,000.00 only.

Name (please print)	Signature	
VISA or Mastercard Number	Expiry Date (m/y)	Amount enclosed
		\$