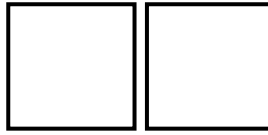


APPENDIX 39T-16502

(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-16502 ARE AS FOLLOWS:

NO.	CONDITIONS
STANDARD	
1.	This draft approval applies to the draft plan, as red line amended, submitted by Sifton Properties Limited, prepared by Stantec Consulting Ltd. and certified by Bruce Baker, Ontario Land Surveyor (Project No. 161413130 Drawing No.1, dated April 26, 2016), which shows fourteen (14) single detached residential blocks, four (4) medium density residential blocks, one (1) high density residential block, one (1) school block, three (3) park blocks, one (1) open space block, one (1) walkway block, one (1) road widening block, two (2) reserve blocks, two (2) secondary collector roads, and seven (7) local streets.
2.	This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3.	The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4.	The Owner shall request that streets be named to the satisfaction of the City.
5.	The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
6.	Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7.	The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
8.	Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
9.	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 City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

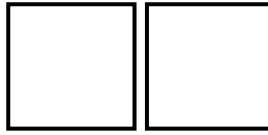


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SEWERS & WATERMAINS

Sanitary:

10. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following design information:
 - i) Providing 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) Proposing a suitable routing for the sanitary servicing to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;
 - iii) Providing sufficient design information to confirm the viability of routing the sanitary sewer adjacent to Westdel Bourne as proposed in the Sanitary Servicing Study to service this phase of Riverbend South subdivision, including the delineation of any associated easements, to the satisfaction of the City;
 - iv) Confirming the location of the septic tank on 1420 Westdel Bourne and provide details on servicing, decommissioning, timing, etc.
 - v) Implementing all inflow and infiltration mitigation measures to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407 as well as any additional measures recommended in the hydrogeological report;
11. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Constructing sanitary sewers to serve this Plan and connect them to the proposed municipal sewer system in Warbler woods Phase 1 Subdivision (39T-14505), namely, the proposed 200 mm diameter sanitary sewer located on Upper West Avenue, the proposed 200 mm diameter sanitary sewer located on Trailsway Avenue, the proposed 200 mm diameter sanitary sewer located on Riverbend Road, the proposed 250 mm diameter sanitary sewer located at the intersection of Upper Point Boulevard and Westdel Bourne. If the subject plan develops in advance of the subdivision to the north of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan and shall provide satisfactory easements, as necessary, all to the specifications of the City.
 - ii) Constructing a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road pavement, to the satisfaction of the City;
 - iii) Making provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
12. 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



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- inflow and infiltration into the sanitary sewer.
 - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v) Implementing any additional measures recommended through the Design Studies stage.
13. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. 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 reserved sewage treatment capacity reassigned to the subdivision.

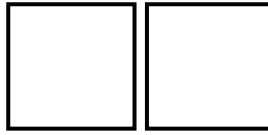
Storm and Stormwater Management (SWM)

14. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Ensuring that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
 - iv) Providing sufficient design information to confirm the viability of routing the storm sewer adjacent to Westdel Bourne as proposed to service this phase of Riverbend South subdivision, including the delineation of any associated easements, to the satisfaction of the City;
 - v) Providing details of the co-ordination of infrastructure (eg. servicing, pathway, etc.) and roadways through the Tributary 'C' study area;
 - vi) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and
 - vii) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
15. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Downstream Thames Subwatershed Study and any addendums/amendments;

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- ii) The Municipal Class Environmental Study Report – Schedule ‘C’ – Storm/Drainage and Stormwater Management, Transportation and Sanitary Trunk Servicing Works for Tributary ‘C’, Downstream Thames Subwatershed (AECOM, Dec. 2013) and any addendums/amendments;
 - iii) The Functional Design of the Tributary ‘C’ Storm Drainage and Stormwater Management Servicing Works downstream Thames River Subwatershed Report (Matrix Solutions Inc. Aug. 2015) and any addendums/amendments;
 - iv) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 1, 2012. The stormwater requirements for Permanent Private Stormwater Systems for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vi) The City’s Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vii) The Ministry of the Environment and Climate Change SWM Practices Planning and Design Manual, as revised; and
 - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
16. 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) Constructing storm sewers to serve this plan, located within the Downstream Thames Subwatershed, and connect them to the existing municipal storm sewer system, namely, the proposed 600 mm diameter storm sewer on Riverbend Road in Plan 39T-14505, the proposed 300 mm diameter storm sewer on Upper West Avenue in Plan 39T-14505, the proposed 300 mm diameter storm sewer located on Trailsway Avenue in Plan 39T-14505 and the 1050 mm diameter storm sewer on Westdel Bourne in Plan 39T-14505 and the 675 mm diameter storm sewer on Upperpoint Boulevard in Plan 39T-14505; If the subject plan develops in advance of the subdivision to the north of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan and shall provide satisfactory easements, as necessary, all to the specifications of the City;
 - ii) Making provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Constructing 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
 - iv) Addressing forthwith any deficiencies of the stormwater works and/or monitoring program.
17. Prior to final approval of this Plan, for any lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works (proposed Regional Tributary ‘C’ SWM Facilities ‘G’, ‘A’ and ‘F’ and interim ‘A’, (built by the City of London) serving this plan must be constructed and operational in accordance with the Municipal Class Environmental Study Report – Schedule ‘C’ – Storm/Drainage and Stormwater Management, Transportation and Sanitary Servicing Works for Tributary ‘C’, Downstream Thames Subwatershed (AECOM, Dec. 2013), the approved design criteria and accepted drawings, all to the satisfaction of the City, and the Owner shall complete the following:



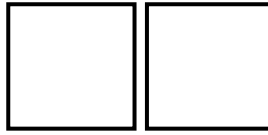
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- ii) Constructing and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
 - iii) Implementing all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City;
- 18. All temporary erosion and sediment control measures, including sediment basins installed within the proposed draft plan of subdivision shall be decommissioned and/or removed when warranted, all to the satisfaction of the City Engineer, at no cost to the City.
- 19. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
- 20. 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 following, including but not limited to:
 - i) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area
 - ii) Identifying any abandoned wells in this plan
 - iii) Assessing the impact on water balance in the plan
 - iv) Identifying any fill required in the plan
 - v) Providing recommendations for foundation design should high groundwater be encountered
 - vi) Identifying all required mitigation measures including Low Impact Development (LIDs) solutions
 - vii) Addressing any contamination impacts that may be anticipated or experienced as a result of the said construction
 - viii) Providing recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
 - ix) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken;

all to the satisfaction of the City.
- 21. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
- 22. The Owner acknowledges that the timing for construction of the Regional Tributary 'C' SWM Facilities 'G', 'A', 'F' and Interim 'A' shall be 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 adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.

Watermains

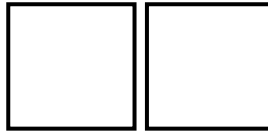
- 23. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Water Servicing Study including the following design information, all to the satisfaction of the City Engineer:
 - a) Identifying external water servicing requirements;
 - b) Identifying fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;



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- c) Confirming capacity requirements are met;
 - d) Identifying need to the construction of external works;
 - e) Identifying the effect of development on existing water infrastructure – identify potential conflicts;
 - f) Water system area plan(s)
 - g) Water network analysis/hydraulic calculations for subdivision report;
 - h) Phasing report and identify how water quality will be maintained until full built-out;
 - i) Oversizing of watermain, if necessary and any cost sharing agreements.
 - j) Water quality
 - k) Identifying location of valves and hydrants
 - l) Identifying location of automatic flushing devices as necessary
 - m) Identifying lots in this plan that require check valves (backflow prevention) and/or pressure reducing valves, as necessary
24. 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. The requirements or measure which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings. The location of any automatic flushers are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of any temporary automatic flushing device as well as their flow settings are to be shown on the engineering drawings. The Owner is responsible to meter and pay billed cost of the discharged water from any automatic flushers from the time of their installation until assumption. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.
25. Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Constructing watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 400 mm diameter watermain on Westdel Bourne, the proposed 300 mm diameter watermain on Upperpoint Boulevard in Plan 39T-14505, the proposed 200 mm diameter watermain on Riverbend Road in Plan 39T-14505, the proposed 200 mm diameter watermain on Upper West Avenue in Plan 39T-14505 and the proposed 200 mm diameter watermain on Trailsway Avenue in Plan 39T-14505; If the subject plan develops in advance of the subdivision to the north of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan and shall provide satisfactory easements, as necessary, all to the specifications of the City.
 - ii) Delivering confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units; and
 - iii) The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings. The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval.
26. With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements



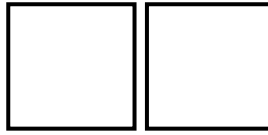
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27. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
28. In the event the temporary watermain installed as part of Plan 39T-14505 is not in a location free of conflict and deemed acceptable by the City in relation to proposed roadways, the Owner shall remove the temporary watermain and relocate it to standard location, at no cost to the City, to the satisfaction of the City Engineer, and the City will quit claim the easements which are no longer required at no cost to the City.
29. Prior to Final Approval of this Plan, the Wickerson Water Pumping Station upgrades must be constructed and operational.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

30. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.
31. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Transportation Study including the following design information, all to the satisfaction of the City Engineer:
 - i) Providing a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layouts, daylight triangles, etc. The roads shall be equally tapered and aligned based on the road centerlines and it should be noted tapers are not to be within intersections;
 - ii) Confirmation that all streets in the subdivision have centerline radii which conforms to City of London Standard "Minimum Centerline Radii of Curvatures of Roads in Subdivisions"; and
 - iii) Providing a pavement markings plan showing any details related to turn lanes if required associated with the plan;
32. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road.
33. The Owner shall convey a Future Development Block on Street 'D', south of Street 'H', to the City for future use as needed, at no cost to the City. If this Block is not needed upon development or redevelopment of the lands to the south of this block, the City agrees that the Block will be returned to the Owner for a nominal fee, for use as a building lot.
34. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends in this plan.
35. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'B' (Riverbend Road), Street 'G', Street 'I' and Street 'J' have a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.



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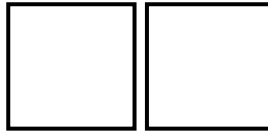
- ii) Street 'C' (Upper West Avenue), Street 'D' (Trailsway Avenue), Street 'E' (Boardwalk Way), Street 'F' and Street 'H' have a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 19 metres.
- iii) The Owner shall construct a gateway feature on Street 'J', at the intersection of Westdel Bourne, with 11.0 metres of pavement and a right of way width of 25.5 metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to a right of way width of 20.0 metres, to the satisfaction of the City Engineer. Any landscape gateway features shall be installed within a widened boulevard area.
- 36. The Owner shall ensure access to lots and blocks adjacent to gateway features will be restricted to rights-in and rights-out only.
- 37. In conjunction with the Design Studies submission, the Owner shall submit a concept of the gateway feature on Street 'J' at Westdel Bourne, to the satisfaction of the City Engineer.
- 38. The Owner shall construct Street 'I' and Street 'J' to secondary collector road standards on a right of way width of 20 metres as identified in the Riverbend South Secondary Plan and to the satisfaction of the City Engineer.
- 39. The Owner shall align the centrelines of Street 'B' (Riverbend Road), Street 'C' (Upper West Avenue), Street 'D' (Trailsway Avenue) and Street 'E' (Boardwalk Way) in this plan with streets in Plan 39T-14505 to the north of this plan, to the satisfaction of the City Engineer.

Sidewalks

- 40. The Owner is to construct a 2.4 metre wide sidewalk fronting Block 20 on Street 'I' and Street 'E' in accordance with City standards and the City's Access Management Guidelines, to the satisfaction of the City.
- 41. The Owner shall construct a 1.5 metre sidewalk on both sides of the following streets, to the satisfaction of the City:
 - i) Street 'E' (Boardwalk Way) – between Street 'I' and Street 'B' (Riverbend Road)
 - ii) Street 'G'
 - iii) Street 'I'
 - iv) Street 'J'
- 42. The Owner shall construct a 1.5 sidewalk on one side of the following streets, to the satisfaction of the City:
 - i) Street 'B' (Riverbend Road) – east boulevard
 - ii) Street 'C' (Upper West Avenue) – east and south boulevard
 - iii) Street 'D' (Trailsway Avenue) – west boulevard
 - iv) Street 'E' (Boardwalk Way) – north boulevard, east of Street 'B' (Riverbend Road)
 - v) Street 'F' – north boulevard
 - vi) Street – H' – south boulevard
- 43. Should the Owner direct any servicing within the walkway, or the walkway 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.

Street Lights

- 44. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the



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developed portion of the street, to the satisfaction of the London Hydro for the City of London.

Boundary Road Works

45. The Owner shall implement all recommendations outlined in the approved Riverbend South Transportation Impact Assessment (TIA), to the satisfaction of the City Engineer.
46. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn lane and right turn lane on Westdel Bourne at Street 'J' for review and acceptance by the City.
47. In conjunction with Design Studies submission, the Owner shall provide a pavement marking plan, to include all turn lanes, etc., to the satisfaction of the City Engineer.
48. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a left turn lane and right turn lane on Westdel Bourne at Street 'J', to the satisfaction of the City Engineer.
49. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct works to establish adequate decision sight distance on Westdel Bourne consistent with the profile approved in Subdivision 39T-14505, at no cost to the City.
50. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install street lights on Westdel Bourne, to the satisfaction of the City, all to the satisfaction of the City.
51. The Owner shall be required to make boulevard improvements on Westdel Bourne 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.

Road Widening

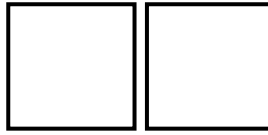
52. The Owner shall be required to dedicate sufficient land to widen Westdel Bourne to 26.0 metres from the centreline of the original road allowance.
53. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Street 'J' with Westdel Bourne in accordance with the Z-1 Zoning By-law, Section 4.24.
54. The Owner shall be required to dedicate 3.0 m x 3.0 m "daylighting triangles" at the intersection of 'collector' roads in the Plan to satisfy requirements necessary for servicing potential bus transit routes, as specified by the City Engineer.

Vehicular Access

55. The Owner shall restrict access to Westdel Bourne by establishing blocks for 0.3 metre (1') reserves along the entire frontage, to the satisfaction of the City. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

56. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design of the proposed traffic calming measures, to be constructed along streets in this plan, including parking bays, curb extensions and other measures, to the satisfaction of the City.
57. The Owner shall construct a raised intersection at the following locations, to the satisfaction of the City Engineer, at no cost to the City:
 - i) on Street 'J' at Street 'I'
 - ii) on Street 'D' (Trailway Avenue) at Street 'G'



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- iii) on Street 'B' (Riverbend Road) at Street 'E' (Boardwalk Way)

Should it be determined, the raised intersections will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Street 'J', Street 'D' and Street 'B', to the satisfaction of the City Engineer.

- 58. The Owner shall construct a raised crosswalk at the following locations, to the satisfaction of the City Engineer, at no cost to the City:

- i) on Street 'C' opposite Park Block 22

Should it be determined, the raised crosswalks will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Street 'C' and Street 'H', to the satisfaction of the City Engineer.

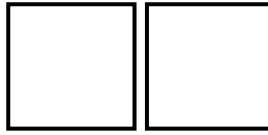
Construction Access/Temporary/Second Access Roads

- 59. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Westdel Bourne via Street 'J' or other routes as designated by the City.
- 60. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have 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.
- 61. The Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:
 - i) Street 'H' – west limit
 - ii) Street 'I' – south limit

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.

GENERAL CONDITIONS

- 62. 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.
- 63. 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.
- 64. 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.
- 65. In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
 - i) servicing, grading and drainage of this subdivision
 - ii) road pavement structure
 - iii) dewatering



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- iv) foundation design
- v) removal of existing fill (including but not limited to organic and deleterious materials)
- vi) the placement of new engineering fill
- vii) any necessary setbacks related to slope stability for lands within this plan
- viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,
- ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, 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;

and any other requirements as needed by the City, all to the satisfaction of the City.

- 66. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
- 67. In the event that relotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
- 68. The Owner shall 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 Engineer.
- 69. The Owner shall have the common property line of Westdel Bourne graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Westdel Bourne are the existing and/or reconstructed road grades required to achieve adequate decision sight distance as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

- 70. 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.

- 71. 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 design flows, to the satisfaction of the City, 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.

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72. 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.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

73. 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.

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

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

75. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.

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76. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
77. The Owner shall have it's professional 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".
78. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (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 the Environment, City, etc.)
79. 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.
80. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
81. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
82. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.
83. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
84. 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.
85. 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.
86. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
87. The Owner shall submit confirmation that they have complied with any requirements of Union Gas with regards to the 20 metre buffer at the western limit of this plan of subdivision.
88. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall not develop this plan of subdivision until the plan of subdivision, Plan 39T-14505, to the north

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develops. 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.

89. In conjunction with the Design Studies submission, the proposed block lotting plan for single family blocks shall be reviewed and accepted with respect to City services, road geometries, easements requirements, etc., to the satisfaction of the City.
90. Prior to the acceptance of engineering drawings, the Owner may be required to make a presentation to the Utilities Co-ordinating Committee for any works that are not in accordance with City standards, including but not limited to reduced boulevard widths, non-standard location of City services or other utilities, non-standard sidewalk, etc.
91. The Owner shall either register against the title of Block 20 in this Plan, or shall include in the agreement of purchase and sale for the transfer of the block, a covenant by the purchaser or transferee stating that the purchaser or transferee of the block may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.
92. In conjunction with the Design Studies submission, the Owner shall submit a conceptual cross-section along Westdel Bourne, identifying all necessary infrastructure (eg. storm, sanitary, street lights, union gas line/easement, maintenance access, etc.), separation distances, trenching requirements, etc., all to the satisfaction of the City.
93. Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water – the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
 - i) no work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and
 - ii) in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.
94. In conjunction with the first submission of engineering design drawings, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and Treasurer (as outlined in the most current DC Bylaw) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement. The following works required by this subdivision shall be subject to a work plan:
 - i) internal widening
 - ii) channelization
 - iii) street lighting
 - iv) sidewalks and street lights on Westdel Bourne

PLANNING

95. The Owner shall submit confirmation that they have complied with any requirements of Union Gas Limited with regards to buffers/setbacks from the high pressure gas pipeline easement over lands located along the east side of Westdel Bourne, to the satisfaction of

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the City. The Owner shall not excavate, drill, install, erect, or permit to be excavated, drilled, installed or erected in, on, over or through the said lands any pit, well foundation, pavement, building or other structure or installation without first obtaining prior written approval from Union Gas Limited.

96. 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 all corner lots in this plan (including lots with side frontages to parks and/or open spaces), are to have design features, such as but not limited to porches, windows, articulation and other architectural elements that provide for a street oriented design. Additionally, the owner agrees to include that limited chain link or decorative fencing may be provided along no more than 50% of the side yard abutting the road/park/open space.
97. In conjunction with the Design Studies submission, the Owner shall provide park concept plans for Blocks 21, 22, and 23, to the satisfaction of the Manager of Environmental and Parks Planning. Appropriate budget and amenities to be included in the neighbourhood park (Block 21) will be determined in consultation with City's Environmental and Parks Planning staff. In addition, the Owner shall submit with the standard engineering servicing drawings submission, full design and construction plans to the satisfaction of the City.
98. In conjunction with the Design Studies submission, the Owner shall provide a conceptual park plan delineating the alignment of the multi-use pathway through Block 22; a conceptual buffer planting plan for Block 25 consistent with the recommendations of the Riverbend South Secondary Plan Environmental Impact Study; and a conceptual design including cross sections illustrating the road/pathway crossing between Block 22 and Block 23, to the satisfaction of the Manager of Environmental and Parks Planning.
99. Within one (1) year of registration of this Plan, the Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. Fencing shall be completed to the satisfaction of the Manager of Environmental and Parks Planning.
100. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural areas, 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 Manager of Environmental and Parks Planning.
101. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the Manager of Environmental and Parks Planning.
102. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the woodlots.
103. In conjunction with the Design Studies submission, the Owner shall provide a detailed implementation plan for the created wetland, including a target wetland water balance and monitoring program over a five year period, to the satisfaction of the City.
104. Through the review and acceptance of detailed engineering drawings and the subdivision agreement, the Owner shall implement the recommendations of the Riverbend South Secondary Plan Environmental Impact Study prepared by AECOM Canada Ltd. dated February 9, 2015, as revised or amended by subsequent addendums, to the satisfaction of the City.
105. Prior to the construction of the park blocks, the owner shall demonstrate to the City a professional landscape architect is hired to coordinate all aspects of park and open space

work, including preparation of a work plan, preparation of tenders and contract documents, project scheduling and contract administration/site supervision.

106. During construction within all park and open space blocks, the Owner’s landscape architect shall coordinate site meetings with staff from the City’s Environmental & Parks Planning Section as needed. As a minimum, site meetings shall occur at the following critical stages of park development:
- At the completion of rough grading and prior to importing topsoil and fine grading.

• At the completion of fine grading and prior to seeding.

• At the completion of granular base prep for asphalt pathways and prior to paving.
107. For all park and open space blocks, the Owner's landscape architect shall provide a letter of certification confirming as built conditions match approved plans, specifications and contract documents. Any changes to park and open space plans must be approved by the City of London prior to work progressing on site.
108. Within 6-months of substantial completion for all park and open space blocks, the Owner’s landscape architect shall compile and submit as built drawings for all park and open space infrastructure/site amenities and landscape restoration.