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39T-07503
T. Grawey

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| TO: | CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE |
| FROM: | GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL |
| SUBJECT: | REQUEST FOR EXTENSION OF DRAFT APPROVAL APPLICATION BY: HIGHLAND RIDGE LAND CORPORATION 890 SOUTHDALE RD. WEST MEETING ON MONDAY MAY 7, 2012 |

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| RECOMMENDATION |
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That, on the recommendation of the Senior Planner, Development Services, the Ontario Municipal Board **BE ADVISED** that in response to the request for extension of Draft Approval from Highland Ridge Land Corporation relating to Draft Plan 39T-07503:

- (a) Municipal Council **SUPPORTS** a one (1) year extension of draft approval for plan 39T-07503 submitted by Highland Ridge Land Corporation, prepared by R.H. Kruys (Drawing No. 05.157, dated May 28, 2007), as red line revised, which showed 28 single detached lots, 7 future residential development blocks, 3 park blocks, and 2 open space blocks, served by 1 new secondary collector road and 2 street extensions; and
- (b) Municipal Council **SUPPORTS** revisions to the Conditions of Draft Approval, to clarify terminology and servicing standards for this draft plan of subdivision, as identified in the attached Appendix "39T-07503-1".

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| PREVIOUS REPORTS PERTINENT TO THIS MATTER |
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November 26, 2007 – Report to Planning Committee on proposed draft plan of subdivision and corresponding Official Plan and Zoning By-law amendments (39T-07503/OZ-7345/O7379).

January 28, 2008 – Report to Planning Committee on issues with the application relating to open space, road configuration, and claims/revenue information.

May 5, 2008 – Report to Planning Committee in response to appeal received from the landowner (Highland Ridge Land Corp.).

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| RATIONALE |
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1. The Ontario Municipal Board has requested input from Municipal Council in response to a request for extension to the current Draft Approval lapse date of June 4, 2012.
2. Significant progress has been made toward final approval and a one (1) year extension to the lapse date will allow sufficient time within which to secure final approval and registration of the plan.
3. Four new conditions are being recommended to complement and more clearly define the conditions previously approved by the Ontario Municipal Board in its' June 4, 2009 decision.



LOCATION MAP

Subdivision: **Crestwood - Phase 2**
 Applicant: **Highland Ridge Land Corp.**
 File Number: **39T-07503**
 Planner: **Terry Grawey**
 Date: **2011-07-11**
 Scale: **1:4200**

LEGEND

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



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BACKGROUND

On March 26, 2007, Highland Ridge Land Corporation submitted a draft plan of subdivision application for a 4.7 ha. (11.6 acre) parcel of land located north of Southdale Road W., east of Colonel Talbot Road. A revised plan was submitted for approval on May 29, 2007. The proposed residential plan includes 28 single detached dwelling lots, two open space blocks and three park blocks, served by an extension of Longworth Road and Cranbrook Road, and a secondary collector road.

A report was presented to a public participation meeting at Planning Committee on November 26, 2007. At the request of Council, a follow-up report was submitted to Planning Committee on January 28, 2008, to address issues relating to the open space configuration, adjacent road alignments and claims/revenue information for the subdivision. Council adopted the Official Plan and Zoning By-law amendments for the subdivision on February 5th, 2008.

On March 6th, 2008, the owner (Highland Ridge Land Corp. appealed the failure by the Approval Authority to draft approve the plan of subdivision within 180 days of submitting the application (the Approval Authority could not make a decision within the prescribed period as the Official Plan Amendment had not yet come into effect).

The Official Plan Amendment (OPA 432) and Zoning By-law Amendment were appealed to the OMB by an area resident, citing concerns with the impact of the proposed development on Provincially Significant Wetlands and woodlands in the area, an flooding in the area. This appeal was subsequently resolved and withdrawn prior to the hearing date. The Ministry of Municipal Affairs was added as a party to the hearing based on concerns that the proposed plan of subdivision could negatively impact the adjacent aggregate operations.

The OMB, in its' decision dated June 4, 2009, approved an amended Official Plan amendment, Zoning By-law amendment and draft plan of subdivision which excluded lots within 150 metres of the limits of aggregate extraction. Sixty (60) conditions of draft approval were approved by the Board for this subdivision. Draft approval expires on June 4, 2012 and the owner has recently submitted a request to the OMB for a three year extension.

Since the OMB decision in 2009, the plan of subdivision has been advanced through the subdivision approval process. Design studies were submitted to the City on August 13, 2010 and satisfied on December 13, 2010. Two submissions of servicing drawings were submitted in 2011 and some minor issues need to be addressed in the final submission, which is expected to be received in the near future. Highland Ridge has requested final plan approval and a report on Special Provision clauses for the subdivision agreement is being prepared.

Highland Ridge Land Corporation has recently submitted a request to the OMB for a three (3) year extension to the June 4th, 2012) lapse date. This request did not propose any changes to the draft approved plan (as red-line revised) or the conditions of draft approval.

ANALYSIS

The June 4th, 2009 OMB Decision granted the City of London the authority to clear the conditions of draft approval and to administer final approval of the plan of subdivision for the purposes of subsection 51(58) of the Planning Act. It also noted that the Board may be contacted in the event there are any difficulties implementing the conditions of draft approval, or any substantive changes required to be made to the draft plan. Any extension(s) to the lapse date must be granted by the OMB as the Approval Authority for this draft plan.

A three (3) year extension has been requested by the owner. Since the OMB decision was issued less than three (3) years ago the draft plan has been steadily progressing through the approvals process. The servicing drawings for this plan are under review and it is expected that the plan can be registered within the next 6 months. A one (1) year extension will provide

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sufficient time within which to satisfy the conditions of draft approval and complete the process through to final approval.




The request for extension to the lapse date was circulated internally for review and comment. Substantial modifications to the OMB approved conditions are not considered to be necessary at this time, particularly if final approval and registration proceed within the next year. Some minor wording changes are being proposed to reflect recent reorganizational changes and different position titles required to clear conditions; however, these are technical in nature and not substantive.

In addition to the minor wording modifications, Condition 19 relating to parkland dedication is being clarified and four new conditions are being recommended for consideration by the OMB. These proposed conditions are intended to complement and provide greater clarity to the existing conditions of draft approval. The proposed new conditions address requirements for the inspection of works by the owners' engineer; financial obligations of the owner; connection of external services to the plan of subdivision; and, revisions to the draft plan. These requirements are being implemented through the servicing drawings review that is currently underway, and provisions in the subdivision agreement

The recommended modifications to the OMB approved conditions, are identified in the attached Appendix "39T-07503-1" – shown as additions and deletions. No further written notice is required to be provided under Section 51(45) of the *Planning Act* since there are no changes to the draft approved plan, and the modified conditions are substantively consistent with the ones that are currently in effect.

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| CONCLUSION |
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Highland Ridge Land Corporation has requested an extension to the current draft approval for plan 39T-07503, which was draft approved by the Ontario Municipal Board and lapses on June 4th, 2012. The City of London has been requested to comment on this request and an extension to the lapse date is considered to be warranted for this plan. A one year extension is being recommended and while the existing conditions are generally considered to be appropriate, wording clarification is required to reflect recent reorganizational changes at the City. Four new conditions are being recommended for the purpose of more accurately defining the current conditions. These proposed changes should be considered by the Ontario Municipal Board together with the extension of the lapse date.

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| RECOMMENDED BY: | REVIEWED BY: |
|  |  |
| TERRY GRAWEY SENIOR PLANNER – DEVELOPMENT SERVICES | D. N. STANLAKE DIRECTOR – DEVELOPMENT PLANNING |
| SUBMITTED BY: | |
|  | |
| GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL | |

April 26, 2012
TG/tg

Y:\shared\sub&spec\subdiv\39T-07503\2012 Extension Request Report to PEC

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**“Appendix 39T-07503-1”
Conditions of Draft Approval**

*(as approved by the Ontario Municipal Board – June 4, 2009,
showing proposed revisions as additions and deletions)*

THE CORPORATION OF THE CITY OF LONDON’S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-07503 ARE AS FOLLOWS:

| NO. | CONDITIONS |
|------------|-------------------|
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STANDARD:

1. This draft approval applies to the redline amended draft plan of residential subdivision, submitted by Highland Ridge Land Corporation, File No. 39T-07503 prepared by R.H. Kruys (Drawing No. 05.157, dated May 28, 2007), which showed 28 single detached lots, 7 future residential development blocks, 3 park blocks, and 2 open space blocks, served by 1 new secondary collector road and 2 street extensions (Cranbrook Road and Longworth Road).
2. This approval of the draft plan 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 street(s) shall be named to the satisfaction of the Director of Building Controls Manager of Subdivision and Special Projects.
5. The municipal address shall be assigned to the satisfaction of the Director of Building Controls Manager of Subdivision and Special Projects.
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, the 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 including, but not limited to, surfacing of roads, installation and maintenance of services, drainage and grading, tree planting and tree preservation by entering into a subdivision agreement with the City.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. The Owner shall grant to the appropriate authorities such easements as may be required for road, utility or drainage purposes.
11. The subdivision agreement between the Owner and the City of London may contain phasing arrangements to the satisfaction of the Director of Building Controls General Manager of Planning and Development and the City Engineer.

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12. Prior to any work on the site, the Owner's consulting engineer shall have the requirements of the City of London concerning sedimentation and erosion control measures established and approved by the City Engineer, and the owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction.
13. The Owner shall not commence construction or install of any services (eg. Clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement and 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 Director of Building Controls General Manager of Planning and Development in writing; (eg. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc; etc.).
14. Prior to the submission of engineering drawings, 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, to the satisfaction of the City Engineer. If necessary, the report shall also address any contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer, included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works to the satisfaction of the City, at no cost to the City, as part of the servicing for this subdivision.
15. Prior to the submission of engineering drawings, the Owner shall have a hydrologist's report prepared by a qualified consultant which ascertains the shallow ground water levels at the perimeter of the development prior to any construction on the site. The subdivision agreement shall contain provisions which require the Owner to connect any abutting property owner to the City water supply, at no cost to the City or the property owner, should it be determined that construction of the subdivision had a negative impact on the domestic well water supply of the abutting property owner.
16. The Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment requirements and file the necessary reports with the Ministry of the Environment and the City of London.
17. Prior to the submission of engineering drawings, the Owner shall have its professional engineer to determine the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario's Environmental Assessment Act.
18. Prior to final approval, the Approval Authority shall be assured that sufficient sewage treatment and conveyance capacity is available to service the subdivision, to the satisfaction of the City Engineer.

PARKLAND / NATURAL HERITAGE SYSTEM

19. That the Owner shall dedicate Blocks 40, 44 and 45, as red-lined amended, towards the 5 percent parkland dedication for the subject draft plan pursuant to the *Planning Act*. In addition the Owner shall agree to dedicate the total outstanding amount deferred from Phase 1 (33M-531) and from the subject plan ~~or the City may accept a cash-in-lieu payment pursuant to the City of London By-law CP-9.~~ The total outstanding amount of

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0.234 hectares represents a cash-in-lieu value of \$92,804.40. The Owner shall provide payment for this total outstanding amount to the City at the time of final approval; or, apportioned equally among lots 1 through 29, and paid in the amount of \$3,200 per lot at the time of building permit applications.

20. Upon registration of the plan, the owner shall dedicate Open Space blocks (Blocks 36, 37, and 38), as red-line amended, at no cost to the City and receive no parkland credit for these blocks.
21. Within one year of the registration of the plan, the Owner shall construct a 1.5m high black chain link fencing without gates in accordance with current City park standards or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing Open Space Blocks, and along the rear lot line of Lots 18 to 21 red-line amended and west lot line of Lot 25 red-line amended. Fencing shall be completed to the satisfaction of the Director of Building Controls ~~General Manager of Planning and Development~~.
22. The Owner shall not grade into any Open Space zoned lands. In particular, the Owner shall not grade into the 4.0 m wide buffer OS5 zone adjoining the woodlot to the west of Lots 18 to 25 red-line amended. In instances where this is not practical or desirable, any grading into the Open Space lands shall be to the satisfaction of the Director of Building Controls ~~General Manager of Planning and Development~~.
23. Prior to any work on the site, the Owner shall protect the buffer areas of Blocks 37 and 38 and the 4.0 metre wide buffer OS5 zone, as red-line amended, of the Open Space zoned lands from encroachment and grading.
24. That the lot lines of Lots 18 to 25 red-line amended located on the north side of Street 'A' and abutting the open space (OS5) Zone shall be monumented to delineate between the Open space zoned portion and the residential zoned portion of the lot, to the satisfaction of the Director of Building Controls ~~General Manager of Planning and Development~~.
25. Within one year of registration of the plan, the Owner shall remove the berm on the 10 metre wide park block (Block 40) red-line amended and shall grade, service and seed the park blocks Block 40, (as red-line amended) to the satisfaction of the Director of Building Controls ~~General Manager of Planning and Development~~.
26. Prior to the submission of engineering drawings, 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 City's Landscape Planner ~~General Manager of Planning and Development~~.
27. Prior to the submission of engineering drawings, the Owner shall complete a tree preservation plan prepared for Lots 18 to 25, inclusive and located on the north side of Street 'A' within the red-lined draft plan of subdivision, to the satisfaction of the City's Landscape Planner ~~General Manager of Planning and Development~~, and the Owner shall implement the tree preservation plan in accordance with the approved grading plans. In the design of lot grading plans, responsible engineering practices and approvals will be exercised to retain as many of the trees as possible.
28. The owner shall implement the street tree planting requirements as per the standard cash-in-lieu subdivision conditions.

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29. The Owner shall prepare and implement a monitoring program for the City approved revisions to the design of the culvert at the Cranbrook Road crossing through all stages of development, to the satisfaction of the Director of Building Controls General Manager of Planning and Development.

ROADS

30. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan, to the satisfaction of the City Engineer. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer.
31. The Owner shall construct Longworth Road at the northerly limit of the plan of subdivision in alignment with Longworth Road to the north.
32. The Owner shall construct Cranbrook Road at the southerly limit of the plan of subdivision in alignment with Cranbrook Road to the south.
33. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets within a time-frame as directed by the City Engineer, upon determination by the City Engineer that these sidewalks are needed:
- i) Longworth Road
 - ii) Cranbrook Road
 - iii) Street 'A', extending from Cranbrook Road to the east limit of the bulb
34. The Owner shall install and maintain a barrier at the northerly limit of Longworth Road until directed by the City Engineer to remove this barrier. The Certificate of Conditional Approval shall not be issued until this barrier is installed.
35. The Owner shall design and construct the following traffic calming measures to the satisfaction of the City Engineer:
- i) curb extensions along the north side of Longworth Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
 - ii) curb extensions along the east side of Cranbrook Road 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 (5.0 metres) on the inbound approach to all roads intersecting Longworth Avenue and Cranbrook Road.
 - iv) other alternative traffic calming arrangements, acceptable to the City Engineer.
36. The Owner shall direct all construction traffic associated with this draft plan of subdivision to Southdale Road W or other routes as designated by the City Engineer from time to time.
37. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.

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- 38. The Owner shall construct, to the specifications of the City Engineer, a temporary turning facility for vehicles at the following location:
 - i) west limit of Street 'A'
 - ii) north limit of Longworth Road
- 39. The Owner shall construct Longworth Road, Cranbrook Road and Street 'A' to secondary collector standards.
- 40. The Owner shall remove the temporary turning circles at the south limit of Longworth Road in registered plan 33M-394, the north limit of Longworth Road in this plan 39T-07503, and the west limit of Cranbrook Road in plan 33M-531. If funding is available from the adjacent developers, the City shall reimburse the Owner for the removal of the temporary turning circle.
- 41. Cranbrook Drive north of the northerly limit of the Longworth Road road allowance shall have a minimum road allowance of 18 m (60') equally aligned from the centerline of Cranbrook Drive with the transition to the reduced road allowance tapered over a distance of 30 m from Longworth Road.

STORM AND STORMWATER MANAGEMENT

- 42. a) The Owner shall have its consulting professional engineer design prior to the submission of engineering drawings and subsequently supervise the construction of the proposed storm/drainage and SWM system, all to the specifications and satisfaction of the City Engineer and according to the requirements of the following:
 - i) The SWM targets and criteria for the Dingman Creek Subwatershed Study (Update 2005).
 - ii) The approved Crestwood West Subdivision storm drainage and SWM servicing Functional Design Report and Stormwater Management Plan.
 - iii) The accepted EIS.
 - iv) The approved functional SWM report(s) for the relevant SWM facility(s).
 - v) The City's Drainage and Waste Discharge By-laws, lot grading standards, policies, requirements and practices.
 - vi) The Ministry of the Environment's SWM Practices Planning and Design Manual (2003).
 - vii) All applicable Acts, Policies, Guidelines, standards and requirements of the applicable SWM agencies, including the City, the Ministry of the Environment and all other relevant agencies.
- b) The Owner shall construct the proposed storm/drainage and SWM system, entirely at its own expense, to the satisfaction of the City Engineer and the General Manager of Planning and Development, and according to the requirements in part (a) above.
- 43. The Owner shall implement SWM soft measure Best Management Practices (BMP's) within this 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.
- 44. Prior to the submission of engineering drawings, the Owner's professional engineer shall identify major and minor storm flow routes for the said catchment to the satisfaction of the City Engineer.

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45. The Owner shall ensure that there is no increased and accelerated stormwater runoff from this subdivision on adjoining and downstream properties.
46. Prior to any work on the site, the Owner shall develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands and that will be in accordance with City of London and Ministry of the Environment standards and requirements, all to the specification and satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. The accepted recommendations of the Tree Preservation Report shall be incorporated with the erosion/sediment control plan.

The Owner's professional engineer shall submit these measures as a component of the Functional Storm/Drainage Servicing Report for these lands and, prior to any work on the site, shall implement these measures satisfactory to the City Engineer prior to any work on the site.

SANITARY

47. The Owner shall submit drawings consistent with the needs of the sanitary servicing requirements for this site, to the satisfaction of the City Engineer.
48. The Owner shall agree to place a plug in the sanitary sewer on Cranbrook Road at the south limit of Phase 2 of this proposed development to prevent any flow from entering the City's sanitary sewer system during construction of the subdivision. The plug is to be removed at the time the first home is occupied.
49. The Owner shall agree not to connect any weeping tile connections into the sanitary sewers within this plan.

WATER

50. Prior to the submission of engineering drawings, the Owner shall have its professional engineer provide a water servicing report, which addresses the following:
 - i) identify external water servicing requirements;
 - ii) confirm capacity requirements are met;
 - iii) identify need for the construction of external works;
 - iv) identify the effect of development on existing water infrastructure/identify potential conflicts;
 - v) water system area plan(s);
 - vi) water network analysis/hydraulic calculations for subdivision report;
 - vii) phasing report;
 - viii) oversizing of water main/cost sharing agreements.

OTHER SERVICES

51. Prior to the submission of engineering drawings, 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 in favour of the City over the proposed sewer alignments as necessary, all to the specifications of the City Engineer.
52. Prior to any burning of materials on-site, the Owner shall obtain approval from the London Fire Department.

OTHER

53. Prior to the submission of engineering drawings and prior to any work on the site, the owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Southwestern Regional Archaeologist of the Ministry of Culture; and 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.

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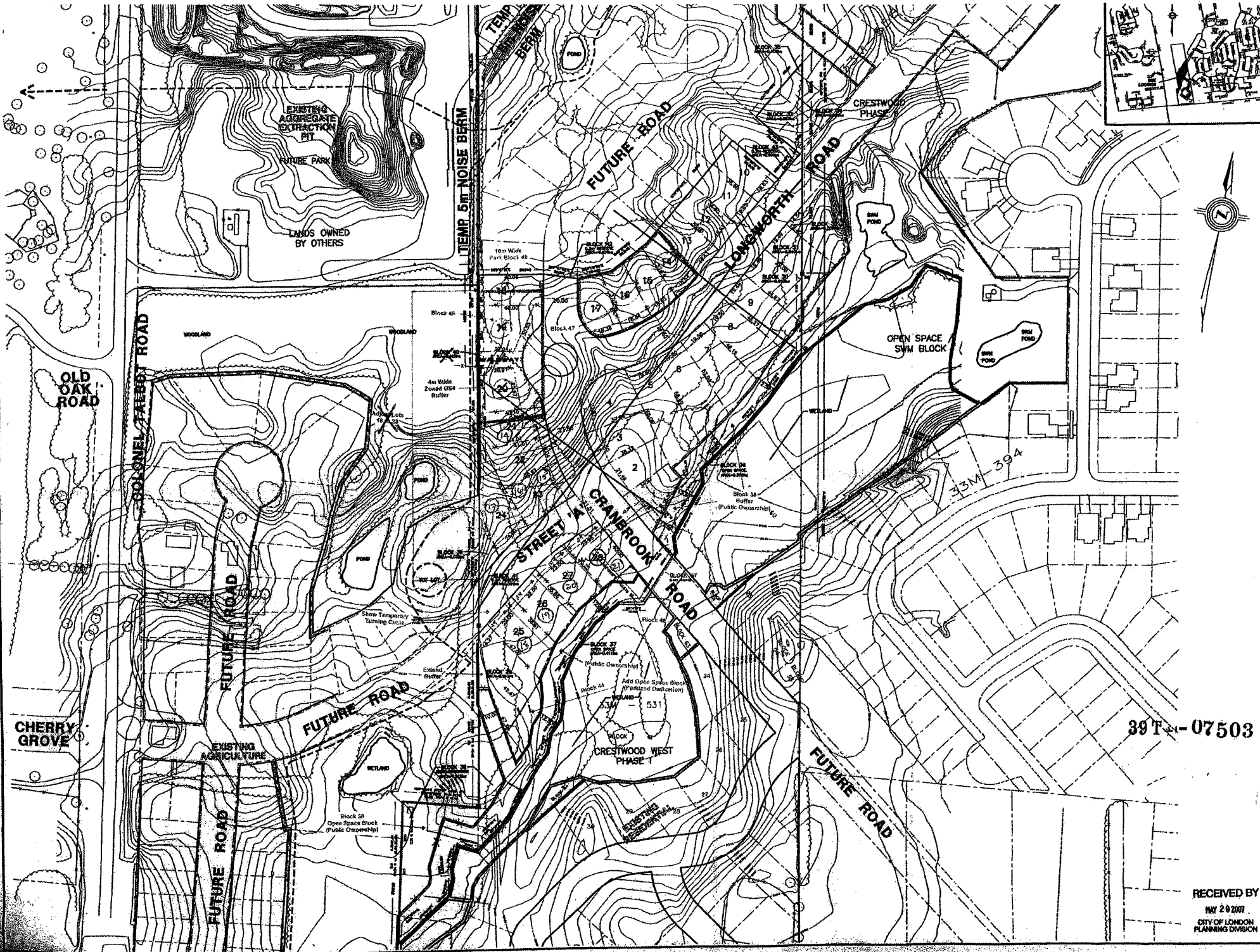
54. That prior to final approval of this plan and subject to the satisfaction of the London District Catholic School Board, the Owner shall agree to include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary facilities and/or based outside the neighbourhood for their education.
55. That prior to final approval of this plan and subject to the satisfaction of the Thames Valley District School Board, the Owner shall agree the Board may require the City to include in the subdivision agreement a suitable clause to advise future purchasers that this area has been designated a "Holding Zone" for school accommodation purposes and students will be accommodated at a "Holding School".
56. The Owner shall include a noise warning clause to be registered on title and included in all financial offers/agreements of purchase and sale or lease for all lots in the draft plan. The warning clause is provided as follows:

"Purchasers are advised that due to the proximity of the adjacent aggregate extraction operations, sound levels from the facility may at times be audible."
57. The Owner shall include a dust warning clause to be registered on title and included in all financial offers/agreements of purchase and sale or lease for all lots in the draft plan. The warning clause is provided as follows:

"Purchasers are advised that due to the proximity of the adjacent aggregate extraction operations, dust levels from the facility may at times be increased as extraction moves into the southernmost portion of the pit, and from the internal haul route."
58. The Owner shall install central air conditioning for dwellings on all lots in the draft plan.
59. Prior to the submission of engineering drawings the Owner shall, in consultation with the City's Parks Planning and Design Section and the UTRCA, prepare a plan consistent with the EIS addendum of November 7, 2007 to establish appropriate nesting areas for the Midland Painted Turtle, a detailed erosion barrier and exclusion fencing plan and a restoration plan for the False Hop Sedge, all to the satisfaction of the Approval Authority. The accepted plan recommendations shall form part of the subdivision agreement with the City.
60. That prior to final approval, the Owner shall advise the Approval Authority in writing how each of the conditions of draft approval has been met.

Proposed New Conditions

-) The Owner's professional engineer shall provide inspection services for all work during construction by its' professional engineer for all work to be assumed by the City, and have its' professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.
-) The Owner shall pay for all costs required to satisfy the conditions of draft approval for the plan of subdivision, unless specifically stated otherwise in this approval.
-) 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.
-) If the Owner proposes revisions to the draft plan, as red line amended, the Owner shall provide revised design studies and servicing drawings to the specifications and satisfaction of the City prior to final approval.



**CRESTWOOD WEST SUBDIVISION PHASE 1
LEGAL DESCRIPTION**

PART OF
LOT 42
CONCESSION 1
(GEOGRAPHIC TOWNSHIP OF WESTMINSTER)
NOW IN THE
CITY OF LONDON
COUNTY OF MIDDLESEX

OWNER'S AUTHORIZATION
I HAVE SIGNING AUTHORITY FROM
JOHANNES AND ANTONIO SCHALK BEING
THE REGISTERED OWNERS OF THE
SUBJECT LANDS. I HEREBY AUTHORIZE
THE SUBMISSION OF THIS DRAFT PLAN
OF SUBDIVISION.

[Signature]
THE METAL LAND DEVELOPMENT MANAGER
HIGHLAND ROAD LAND CORP

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LANDS
TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND
THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE
ACCURATELY AND CORRECTLY SHOWN.

[Signature] *May 24/07*
R.H. KRUYTS DATE
OUTLAND LAND SURVEYOR
RECREAS & REARDIN LTD.

SUBJECT TO THE CONDITIONS IF ANY SET
FORTH IN OUR LETTER DATED _____ DAY
OF _____ 2007, THIS DRAFT
PLAN IS APPROVED UNDER SECTION 91 OF
THE PLANNING ACT THIS _____ DAY OF
_____ 2007.

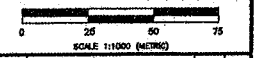
REQUIREMENTS OF SECTION 91(17) OF THE PLANNING ACT

(A) SEE PLAN (B) SEE PLAN (C) SEE PLAN
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SOIL TYPE - SILTY CLAY

SCHEDULE OF LAND USE (R.H. No.)

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| LOTS 1 TO 28 - LOW DENSITY SINGLE FAMILY RESIDENTIAL | 2.344 |
| BLOCKS 29 TO 36 - SINGLE FAMILY RESIDENTIAL (BLOCKS) | 0.382 |
| BLOCKS 35 TO 37 - OPEN SPACE | 0.511 |
| BLOCKS 38 TO 40 - PARK GENERATION | 0.271 |
| BLOCKS 41 TO 43 - 0.3m RESERVES | 0.003 |
| ROADS | 1.066 |
| TOTAL | 4.867 |



| | |
|---|------|
| 1. PREPARED BY | DATE |
| 2. AS PER CITY OF LONDON ORDINANCE (ORDINANCE 2004) | DATE |
| 3. APPROVED BY | DATE |

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ENG PLUS Engineers, Landscape Architects and Building Designers

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PLANFILE No.: CRESTWOOD WEST SUBDIVISION PHASE 1
DISK No.:
SCALE: 1:1000
DATE: NOVEMBER 2006 PROJECT No.: 05-117

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