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Draft Approval Extension 39T-02505  
A. MacLean

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>REQUEST FOR EXTENSION OF DRAFT APPROVAL</b>  <b>FOXFIELD SUBDIVISION</b> <b>DRAFT APPROVED PLAN 39T-02505</b>  <b>LAND LOCATED BETWEEN EAST OF DENVIEW AVENUE, SOUTH OF SUNNINGDALE ROAD WEST AND WEST OF WONDERLAND ROAD NORTH</b>  <b>AUBURN DEVELOPMENTS INC.</b>  <b>MEETING ON MAY 28, 2012</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, the following action be taken with respect to the request from Auburn Developments Inc. for the property located at Land located between east of Denview Avenue, south of Sunningdale Road West and west of Wonderland Road North;

- a) the Approval Authority **BE REQUESTED** to approve the request for a 3 year extension of the draft plan of subdivision approval for the plan submitted by Foxhollow Developments Inc., (file 39T-02505) prepared by Stantec Consulting Ltd., dated March 12, 2004 (Drawing No. DP-09), **as red-line amended**, which shows a total of three (3) single detached dwelling blocks, and several reserve blocks all served by one (1) secondary collector road, the two (2) local streets. **SUBJECT TO** the conditions contained in the attached Appendix "39T-02505";

**RELATED ESTIMATED COSTS AND REVENUES**

<b>Estimated Costs – This Agreement - Developer Built</b>	
Claims from Urban Works Reserve Fund – General	
- Sanitary Sewer – subsidy for oversizing	Nil
- Storm sewer – subsidy for oversizing	Nil
- Roadworks – channelization	Nil
- Roadworks – pavement widening (internal street)	
Urban Works Reserve Fund – Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
<b>Total</b>	<b>Nil</b>
<b>Estimated Revenues This Agreement</b>	
CSRF	\$ 838,950
UWRF	\$ 337,977
<b>Total</b>	<b>\$1,176,927</b>

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**NOTE:**

- i) Estimated Revenues are calculated using 2012 DC rates. The revenue estimate includes DC cost recovery for 'soft services' (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the Cost with the Revenue section.
- ii) Estimated claims are based on information provided by the applicant. Actual claims will be determined in conjunction with the subdivision agreement and the applicable by-law.
- iii) The Owner should take note that there are currently significant delays in payment of claims from the Urban Works Reserve Fund.
- iv) The Owner should take note that there are currently significant delays in payment of claims from the Urban Works Reserve Fund.

**PREVIOUS REPORTS PERTINENT TO THIS MATTER**

**May 2009– Report on DA extension**

**BACKGROUND**

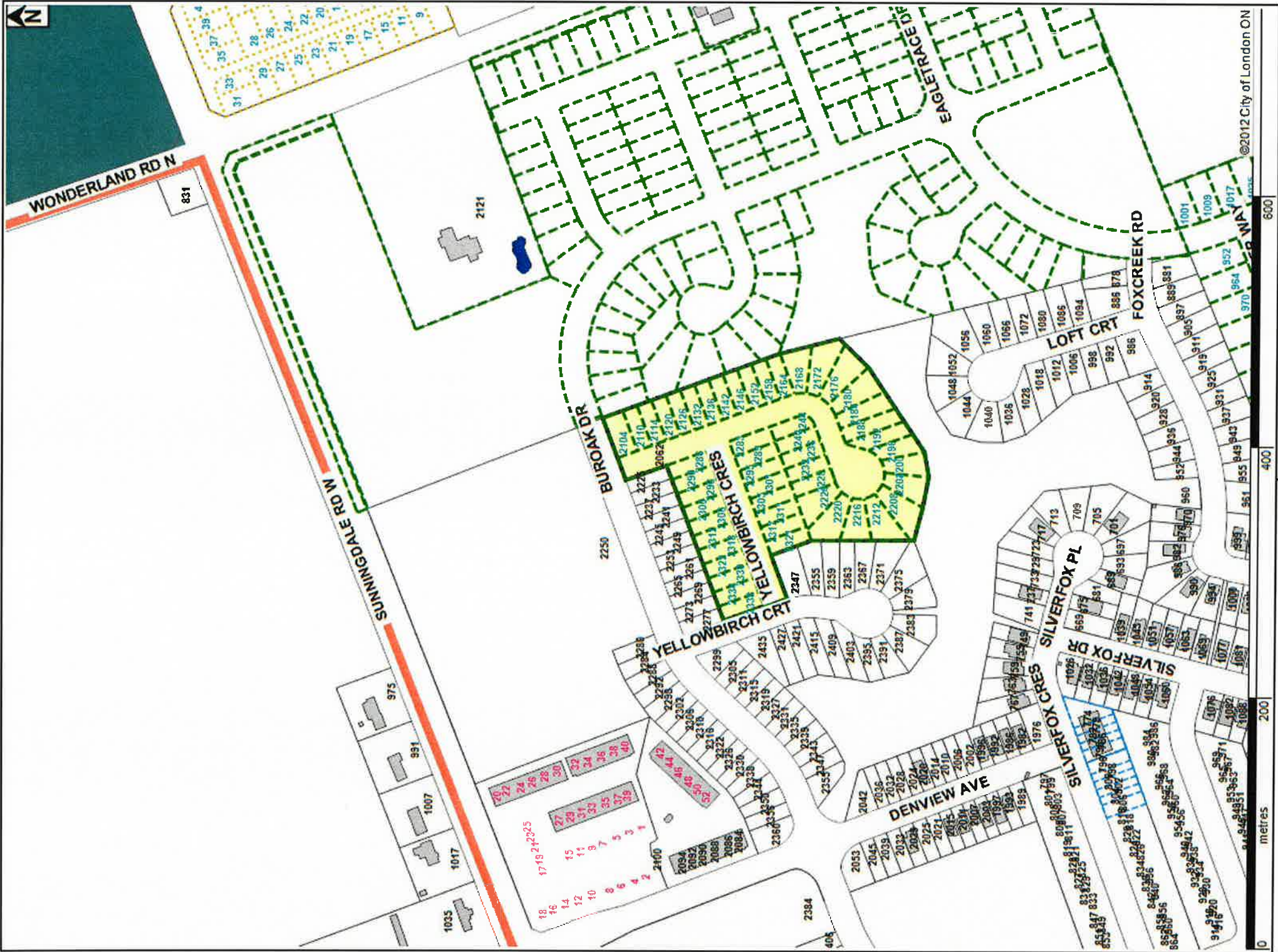
This extension of draft approval request for three years is being considered by Council, consistent with the Council's delegation By-law (CP-13) for plan of subdivision approval.

The original application for Draft Plan of Subdivision Approval was accepted on March 5, 2002. Draft Approval was granted by the Approval Authority on June 29, 2004. A modification to the draft approval to address the configuration of Multi-family Block 63, SWM/Open Space Block 74, and SWM facility Block 73, and to allow for the ability to develop a few smaller blocks in the vicinity of Snake Creek was granted by the Approval Authority on August 8, 2006. The first phase of the Foxfield subdivision (33M-564) was registered on February 21, 2007.

On February 5, 2008 an amendment to the draft plan to allow for the development of a portion of the future park block was approved by Municipal Council. In order to accommodate residential development within this area an amendment to the Official Plan and Zoning By-law were required. The Official Plan amendment relating to this application came into force on March 11, 2008. An additional amendment to consolidate the multi-family blocks at the south east corner of Denview Avenue and Sunningdale Road was also approved by Council.






In 2011 Phases III and IV were registered leaving one remaining phase of this development to be registered. The Owners have advised that due to the significant capital outlay to complete this project and the anticipated build-out, they are requesting a three year extension to the draft approval to allow sufficient time to complete the development.

Due to the time required to complete the remainder of this subdivision, the owners are requesting a further three (3) year extension to the draft approval.



**LOCATION MAP**  
 Subject Site: 895 Fanshawe Park Road West  
 Applicant: Foxhollow Developments Inc.  
 Roll Number: 090450198000000  
 File Number: 39T-02505  
 Planner: Allister MacLean  
 Created By: Allister MacLean  
 Date: 2012-05-15  
 Scale: 1:3700

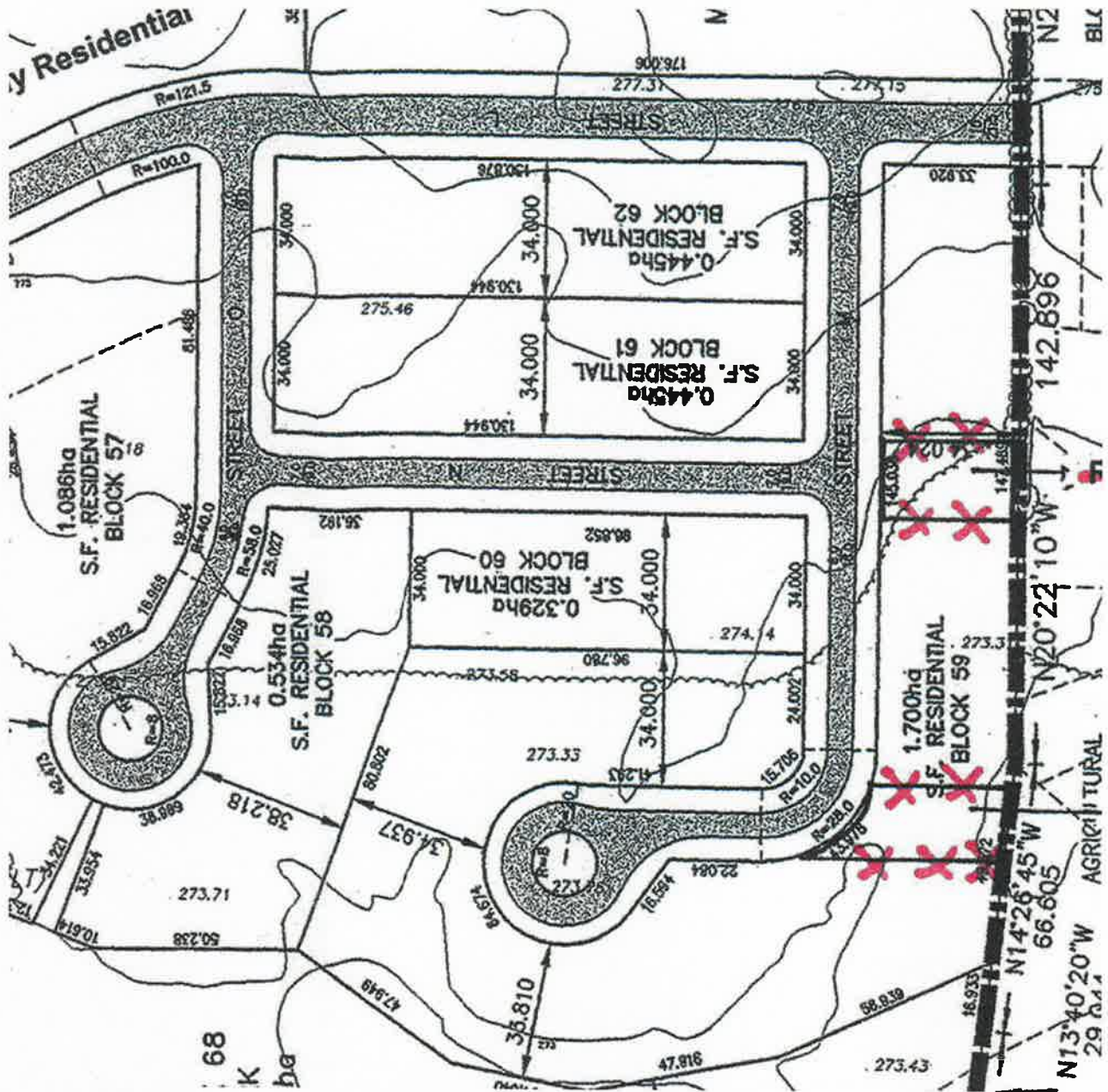


- LEGEND**
-  Subject Site
  -  Parks
  -  Assessment Parcels
  -  Buildings
  -  Address Numbers

Two empty rectangular boxes for agenda item and page numbers.

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Remaining Phase of the Draft Approved Plan



**ANALYSIS**

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The majority of changes to conditions are to provide clarity to engineering issues. The amendments to the conditions of draft approval are shown as strikeouts(deletions) and shaded areas(additions) on the attached Appendix. If granted, the new draft approval lapse date would be June 29, 2015.




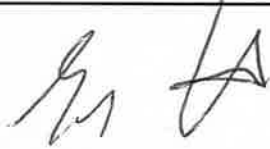
As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the Planning Act).

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<b>CONCLUSION</b>
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The attached revised conditions of draft approval are appropriate to ensure that this subdivision is developed under current standards.

<b>RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>ALLISTER MACLEAN SENIOR PLANNER DEVELOPMENT SERVICES</b>	<b>BRUCE HENRY MANAGER, DEVELOPMENT PLANNING</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>JENNIE A. RAMSAY MANAGER DEVELOPMENT SERVICES DEVELOPMENT AND COMPLIANCE DIVISION</b>	<b>GEORGE KOTSIFAS DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL DEVELOPMENT AND COMPLIANCE DIVISION</b>

May 15, 2012  
AM/am

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**Deletions/ Revised Conditions**

**APPENDIX "39T-02505"**

**(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-02505 ARE AS FOLLOWS:**

1. That this approval applies to the draft plan submitted by Foxhollow Developments Inc.(the "Owner"), (file 39T-02505) prepared by Stantec Consulting Ltd., dated March 12, 2004 (Drawing No. DP-09), **as red-line amended**, which shows a total of 17 single detached dwelling blocks, two (2) medium density residential blocks, three (3) park blocks, one (1) school block, one (1) walkway block, and several road widening and reserve blocks all served by four (4) secondary collector roads, the eight (8) local streets.
2. This approval of the draft plan supersedes the original draft approval (granted July 29, 2004) and the modified draft approval (granted August 8, 2006) for plan 39T-02505. The approval of this draft plan applies until June 29, 2012, 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 and dedicated as public highways.
4. ~~The street(s) shall be named to the satisfaction of the General Manager of Planning and Development.~~
5. Municipal addresses shall be assigned to the satisfaction of the City ~~General Manager of Planning and Development.~~
6. The Owner, prior to final approval, shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner agrees 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.
9. A subdivision agreement between the Owner and the City shall be registered against the lands to which it applies once the plan of subdivision has been registered.
10. ~~The Owner shall grant to the appropriate authorities such easements as may be required for utility, road or drainage purposes. 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.~~
11. ~~Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. This subdivision shall be registered~~

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in one (1) phase.

12. Prior to the submission of engineering drawings, the Owner shall submit a plan confirming the lotting pattern within Blocks 36, 44, 45, 49, 50, 53, 54, 55, 57-62, 64 and 88, which shall be consistent with the approved zoning for these blocks and acceptable to the General Manager of Planning and Development. Lots fronting designated collector roads shall have a minimum frontage of 11 metres. This lotting pattern shall be reflected on the final plan submitted for approval and registration.
13. The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction, including any enhanced erosion and sediment controls that might be identified as a result of the functional stormwater management plan. The Owner's consulting engineer shall have these requirements established and approved by the City Engineer, prior to any work on the site.
14. The Owner shall not commence construction or installations of *any* kind (e.g. Clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement (including the posting of any required security) 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 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.)
15. ~~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 is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report are to be reviewed and approved by the City Engineer, prior to any work on the site. Should any remedial works be recommended in the report, the owner agrees to complete these works to the satisfaction of the City, at no cost to the City.~~

~~Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.~~

16. ~~That 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 that 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.~~
17. ~~No sewers are to be constructed on easements or on lands designed for future use as a park or school without the necessary approvals from the Environmental Services Department; the general Manager of Planning and Development and the appropriate school board of education where a school block is involved.~~
18. 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

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

- i) The unassumed services must be completed and Conditionally Accepted by the City;
- ii) The subdivider must have a video inspection completed on all affected unassumed sewers;

19. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above noted proportional share of the cost shall be based on contributing flows based on design specifications 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 Owners service work connections to the existing unassumed services; and
- ii) continue until the time of assumption of the affected services by the City.

The Owner may make alternate arrangements to the satisfaction of the City Engineer.

20. The Owner shall permit the connection into and use of any services and/or facilities constructed in conjunction with this plan by outside owners whose lands are served by the said services and/or facilities, prior to these services and/or facilities being assumed by the City. The connection into and use of these services by an outside owner will be conditional upon the outside owner satisfying any requirements set out by the City, and which may include 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.

21. 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 shall be reported to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner/contractor 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/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/Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer/Chief Building Official and at the expense of the Owner/contractor, 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.



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- 22. The Owners 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 certificate of compliance upon completion in accordance with the plans approved by the City Engineer.
- ~~23. In conjunction with the Design Studies, the Owner shall develop 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 Engineer. This plan is to include measures to be used during all phases of construction. Prior to any work on this site, the Owner's professional engineer shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer.~~
- 24. 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.
- 25. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
- 26. 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 General Manager of Planning and Development and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the General Manager of Planning and Development and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
- ~~27. That prior to final approval the Owner shall pay in full all financial obligations/encumbrances on the said lands, including property taxes and local improvement charges. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.~~
- ~~28. Prior to the submission of engineering drawings, the Owner shall have its professional engineer certify that sufficient sewage treatment and conveyance capacity is available to service the subdivision, to the satisfaction of the City Engineer.~~

Planning

- 29. ~~The owner shall~~ Prior to the submission of engineering drawings ~~the Owner shall~~ submit for approval a on-street parking plan to the General Manager of Planning and Development and shall implement an on-street parking plan. A parking plan is required for each registered phase of development and it will form part of the subdivision

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agreement for the registered plan.

30. ~~The Owner shall~~ Prior to an application for site plan approval for Blocks 65 and 66 ~~the Owner shall~~ prepare a noise report to the satisfaction of the General Manager of Planning and Development, and incorporate the recommended noise attenuation measures into the approved site plan agreement between the Owner and the City.
31. ~~The Owner shall dedicate Blocks 68, 69 and 70 to the City of London at no cost for park purposes at the time of registration of this plan.~~
32. The Owner shall prepare, and deliver to the all homeowners adjacent Block 68 an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of General Manager of Planning and Development.
33. The Owner shall construct a 1.5 m fence (4.9 ft) without gates along the periphery of park Blocks ~~67, 68, 69 and 70~~ to City standard SPO 4.8 all to the satisfaction of the Manager of Parks Planning and Design ~~within one (1) year of final approval~~ at no cost to the City.
34. ~~The Owner shall set aside Block 67 for a District Park. The City will initiate negotiations with the Owner for the acquisition of this Block at the time owner submits their request for the preparation of the subdivision agreement for the phase containing Block 67. Should the City advise the owner that Block 67 is not needed as a district a park within two (2) years of registration of the phase containing Block 67, the City will initiate a rezoning application to zone the lands in conformity with the Official Plan.~~
35. ~~Block 71 shall be set aside as a school site.~~
36. The Owner shall demonstrate a need satisfactory to the Manager of Parks Planning and Design prior to removing any trees within this plan.
37. ~~Block 64 will be developed as Single Detached Dwellings in conformity with the Council adopted Small Lot Design Guidelines.~~
38. ~~The Owner shall include in their design of municipal services, those properties which could have connected to municipal services constructed along the original secondary collector road alignment on the Vista Woods Estates Ltd. lands. The Owner shall provide easements to allow connections to municipal services for these area properties.~~
39. Prior to any development activity within the floodplain of the Heard Drain, the Owner shall obtain a permit from the Upper Thames River Conservation Authority, pursuant to Section 28, of the Conservation Authorities Act.

Sanitary

40. ~~Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide 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~~

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~~forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision. Prior to registration of this Plan, the Owner shall obtain consent from the City to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City 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. 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.~~

~~41. The Owner shall in its servicing drawings make provisions for oversizing of the internal sanitary sewers in the Draft Plan (or any resulting phasing) to accommodate flows from the upstream lands external to the subdivision. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:~~

- ~~i) construct sanitary sewers to serve this Plan and connect them to the municipal sewer system, namely the 200 mm (8") diameter sanitary sewer located on Yellowbirch Crescent (east leg at the intersection with Yellowbirch Court). This sanitary outlet is to be constructed in conjunction with the development of 39T-02505 Phase 3. If the outlet is not constructed prior to development of this plan, a sanitary sewer will need to be constructed to the existing sanitary outlet, namely the 200 mm (8") diameter sanitary sewer located at the intersection of Buroak Drive and Denview Avenue.~~
- ~~ii) make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City Engineer. This sewer must be extended to the limits of this plan and/or property line to serve the upstream external lands.~~

~~42. The Owner shall not allow any weeping tile connections into the sanitary sewers within this plan.~~

~~43. The Owner shall 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 construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall:~~

- ~~i) Throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City; and~~
- ~~ii) Permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow~~

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and infiltration into the sanitary sewer. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.

- iii) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.

Stormwater Management

- 44. ~~The Owner shall at the time this plan is registered provide all required and adequate land dedications in relation to the proposed SWM Facility and all to the satisfaction of the City Engineer.~~
- 45. The Owner shall construct and connect the proposed storm sewers to serve this plan and connect them to the storm outlet, the Heard Drain, via the existing Stormwater Management (SWM) Facility # 4 that was confirmed by the Fox Hollow Development Area Municipal Class Environmental Assessment (EA) Study for Storm/Drainage and SWM Servicing Works.
- 46. ~~The Owner shall promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer.~~
- 47. Prior to the submission of engineering servicing drawings, the Owner shall have its Professional Engineer identify the major storm flow routes for the subject catchment area to the satisfaction of the City Engineer.
- 48. ~~Prior to the issuance of a Certificate of Conditional Approval, the Owner shall complete and have operational all storm/drainage services for the site and modifications to SWMF #4, if any, all to the satisfaction of the City Engineer. Prior to the issuance of a Certificate of Conditional Approval for lots in this plan and all applicable external lands, or as otherwise approved by the City Engineer, all storm servicing and drainage works and modifications to SWMF # 4, if any, including major and minor storm flow routes, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.~~
- 49. Prior to the issuance of a Certificate of Conditional Approval, the Permanent SWM Facility, all related storm/drainage services and the ultimate Heard Drain remediation works required within the limits of this plan shall be constructed and operational in accordance with the accepted EA study, and all to the specifications and satisfaction of the City Engineer.
- 50. The Owner shall provide a deed for transfer all required easements to the City over the required storm sewer(s) and ultimate Heard Drain remediation works required within the limits of this plan, at no cost to the City, at the time this plan is registered.
- 51. ~~The Owner shall ensure that increased and accelerated stormwater runoff from this subdivision does not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the City Engineer, 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.~~
- 52. Prior to the submission of servicing drawings, the Owner shall ensure that any affected services and facilities to be constructed in conjunction with this plan will be in

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compliance with the following:

- i) The SWM Criteria and Environmental Targets for the Medway Creek Subwatershed Study.
- ii) The preferred option of the Fox Hollow Development Area Municipal Class EA study for Storm/Drainage and Stormwater Management Servicing Works.
- iii) The approved Functional Storm/Drainage and SWM design for storm/drainage SWM Facility No. 4, including portion of the Heard Drain that is located within the subject lands.
- iv) The City's drainage and lot grading standards, City of London Design Specifications and Requirements and the approved Drainage and Lot Grading Plans for this plan.
- v) The Ministry of the Environment's SWM Practices Planning and Design Manual.
- vi) The Drainage and Waste Disposal Discharge By-laws; and
- vii) All applicable Acts, Policies, Guidelines, standards and requirements of the applicable SWM agencies, including the Ministry of Environment, the Upper Thames River Conservation Authority and all to the satisfaction of the City Engineer.

Water Mains

53. Prior to Final Approval, the Owner shall provide "looping" of the watermain system is constructed to the satisfaction of the City Engineer.

~~54. The Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or make suitable arrangements with Water Operations for the maintenance of the system in the interim. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have its professional engineer address water quality requirements for this Subdivision by implementing any accepted recommendations of the accepted water servicing report, by the use of the following:~~

- ~~i) design calculations which demonstrate there is adequate water turnover to maintain water quality; and/or~~
- ~~ii) the use of valving to shut off future connections which will not be used in the near term; and/or~~
- ~~iii) the use of automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner. Please note that where automatic flushing devices will be used, calculations of the turnover required to maintain chlorine residual are to be provided in order to initialize the settings for the automatic flushing device.~~

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

55. The Owner shall service all lands with an elevation of 275 metres or greater from the City's high level water system supplied by the Hyde Park Water Pump Station pressure, which is located on Fanshawe Park Road West at Aldersbrook Gate.

56. Prior to the submission of engineering drawings, the Owner's professional engineer shall provide a water servicing report which addresses the following:

- i) identify external water servicing requirements;

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- 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 watermain/cost sharing agreements.

Transportation

- 57. ~~The Owner will be required to dedicate sufficient land to widen Fanshawe Park Road West and Sunningdale Road West to 18.0 metres (60') from the centerline of the original right-of-way.~~
- 58. ~~The Owner shall provide the following traffic calming measures to the satisfaction of the City Engineer:~~
  - a) ~~roundabout at the intersection of Medway Park at Street "A"/Street "D"~~
  - b) ~~roundabout at the intersection of Street "K" and Street "L";~~
  - e) ~~curb extensions along the south side of Medway Park from the western boundary of the plan of subdivision to the eastern boundary of the plan of subdivision with the parking bay removed for utilities (eg. fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
  - d) ~~curb extensions along the west side of Street "A" from Fanshawe Park Road West to Medway Park with the parking bay removed for utilities (eg. fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
  - e) ~~curb extensions along the west side of Street "K" for Sunningdale Road to Street "L" with the parking bay removed for utilities (eg. fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
  - f) ~~curb extensions along the north side of Street "L" from Street "K" to the eastern boundary of the plan of subdivision with the parking bay removed for utilities (eg. fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
  - g) ~~curb extensions along the south side of Street "L" from Street "K" to the western boundary of the plan of subdivision with the parking bay removed for utilities (eg. fire hydrants) and for transit stop locations as defined by the London Transit Commission.~~
  - h) ~~reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting the secondary collector road network.~~
- 59. ~~The Owner shall direct all construction traffic to access the site via Fanshawe Park Road West and/or Sunningdale Road.~~
- 60. ~~The Owner agrees that, in the event that an emergency access is required by the General Manager of Planning and Development for this subdivision, this requirement will be subject to satisfying the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.~~
- 61. ~~The Owner shall install street lighting along south side of Sunningdale Road West along the frontage of this plan of subdivision as determined to be warranted by and to the specifications of the City Engineer.~~

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62. ~~The Owner shall construct a temporary turning facility for vehicles at the following locations to the specifications and satisfaction of the City Engineer:~~
- ~~i) west limit of Street "G"~~
  - ~~ii) west limit of Street "L"~~

63. ~~The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets to the satisfaction of the City Engineer:~~
- ~~i) Medway Park;~~
  - ~~ii) Street "L".~~

~~The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:~~

- ~~ii) Street "E" south and west boulevard;~~
- ~~iii) Street "G" south boulevard;~~
- ~~i) Street "H" south side of south leg, west side of west leg and north side of north leg to Street "G";~~
- ~~v) Street "M" east and south boulevard to bulb~~

~~The subdivider agrees to construct a sidewalk along the Sunningdale Road West frontage on the south side.~~

~~The subdivider agrees Owner shall to construct any of the sidewalks required as outlined in these conditions within a time frame as directed by the City Engineer, upon determination by the City Engineer that these sidewalks are needed.~~

64. ~~Any dead ends and open sides of road allowances created by this draft plan, or by phasing of this plan, shall be terminated in 0.3 metre reserves to be conveyed to, and held in trust, by the City of London until required for the future production of such road allowance.~~
65. ~~The Owner shall provide a walkway from Street "H" to School Block 71 to the satisfaction of the City of London.~~
66. ~~The Owner shall construct a left turn auxiliary lane on Sunningdale Road West at Dengate Avenue, when determined to be warranted by the City Engineer, with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Fox Hollow Community.~~
67. ~~The Owner shall install traffic signals at the intersection of Fanshawe Park Road West and Foxwood Avenue when determined to be warranted by the City Engineer.~~
68. ~~The Owner shall install traffic signals at the intersection of Sunningdale Road West and Dengate Avenue when determined to be warranted by the City Engineer.~~
69. ~~The Owner shall have the common property line of Fanshawe Park Rd W. and Sunningdale Rd. graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City, except as permitted otherwise by the Urban Works Reserve Fund By-law.~~
70. ~~The subdivision agreement shall include a clause to ensure that at the Site Plan Approval stage, the location and number of accesses to Block 65 (as redline amended) and any restriction to access serving this block will be subject to the provision of adequate turn lane storage and taper to serve the site and the intersection of Dengate Avenue and Sunningdale Road West.~~
71. ~~The Owner agrees that no permanent access to Fanshawe Park Road West will be~~

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~~permitted and that the subdivision agreement shall include a clause to ensure that at the Site Plan Approval stage, the access to Fanshawe Park Road West serving Block 63 is to be temporary until access can be provided through the lands to the west as intended by the Fox Hollow Community Plan.~~

- 72. The Owner shall ensure ~~provide~~ a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs.
- 73. ~~In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.~~

General

- 74. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.
- 75. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services situated on private lands outside this plan, and shall provide satisfactory easements over the sewers as necessary, all to the specifications and satisfaction of the City Engineer.
- 76. 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 Engineer.
- 77. 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.
- 78. ~~In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.~~
- 79. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
- 80. ~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide any recommended Environmental Assessment under the Class EA requirements for the provision of any services related to this plan or a written recommendation that an Environmental Assessment is not required, acceptable to the City Engineer. No construction involving installation of services requiring an EA shall be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario's Environmental Assessment Act.~~



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81. ~~Prior to any work on site, the Owner shall determine if there are any abandoned wells in this plan and shall decommission and permanently cap any abandoned wells located in this plan, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the Owner to determine if any abandoned wells exist in this plan.~~
- ~~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.~~
82. ~~Should this plan be developed in phases and any temporary measures be required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.~~
83. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
84. ~~In the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan, all to the specifications and satisfaction of the City of London.~~
85. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.