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**File No:39T-99515
Planner: N. McKee**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	GEORGE KOTSIFAS, P.ENG. CHIEF BUILDING OFFICIAL & DIRECTOR, DEVELOPMENT & COMPLIANCE DIVISION
SUBJECT:	SIFTON PROPERTIES LIMITED FOREST HILL SUBDIVISION PART OF SOUTH HALF OF LOT 11 CONCESSION 6 GEOGRAPHIC TOWNSHIP OF LONDON MEETING ON JULY 16, 2012 NOT BEFORE 4:00 PM

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, regarding the application of Sifton Properties Limited relating to the property located on the north side of North Wenige Drive, legally described as Part of South Half of Lot 11, Concession 6, Geographic Township of London (in the City of London):

- a) the Ontario Municipal Board **BE ADVISED** that the City of London has no objection to the request by Sifton Properties Limited for a three year extension to draft approved plan 39T-99515 **SUBJECT TO** the conditions shown in Appendix "39T-99515 - B"; and,
- b) the Applicant & Council **BE ADVISED** of the claims and revenues information as shown on Appendix "39T-99515 - A".

PREVIOUS REPORTS PERTINENT TO THIS MATTER
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February 7, 2000 - Report to Planning Committee regarding the City's position on the plan of subdivision and zoning by-law amendment appealed to the OMB because the City's refusal or neglect to make a Decision; and directing the City Solicitor to attend the hearing.

December 10, 2001 - Report to Planning Committee regarding revision to the draft approved plan of subdivision and a zoning by-law amendment.

January 13, 2003 - Report to Planning Committee regarding revision to the draft approved plan of subdivision and a zoning by-law amendment.

January 31, 2005 - Report to Planning Committee regarding revision to the draft approved plan of subdivision and a zoning by-law amendment.

October 27, 2008 – Report to Planning Committee regarding extension of draft approval to Ontario Municipal Board.

December 13, 2010 – Report to Planning Committee regarding extension of draft approval to Ontario Municipal Board.








Windsorshire Golf & Country Club



LOCATION MAP

Subject Site: **Sifton Properties Limited - Residential Plan of Subdivision - Phase 4-B**
Applicant: **Sifton Properties Limited**
File Number: **39T-99515**
Planner: **Nancy McKee**
Created By: **Ryan Nemis**
Date: **2012-06-27**
Scale: **1:5000**

LEGEND

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



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BACKGROUND

The application for this plan of subdivision approval was received on April 1, 1999. During the liaison process, the application was put on hold at the request of the applicant to permit time to address concerns raised with the content of the application. Subsequently, the applicant appealed to the Ontario Municipal Board due to the Approval Authority not reaching a decision within the 90 day time period permitted by the Planning Act. Draft plan of subdivision approval with conditions was granted by the Ontario Municipal Board on March 7, 2000. As such, the Ontario Municipal Board is the Approval Authority for this plan, and they retain jurisdiction to amend/modify the plan and amend/modify conditions of draft approval. The City of London has been granted the authority to clear conditions and issue final approval.

Since the OMB granted approval in 2000, the plan has been extended and revised several times. The most recent extension was granted by the Ontario Municipal Board on October 8, 2010. Four phases have been registered to date. The unregistered balance of the draft approved plan has 121 single detached dwelling lots, 1 future development/possible road block, 1 walkway block, 1 park block, and several 0.3 m reserve blocks all served by the extension of Gough Avenue, and Springridge Drive. It is expected the remainder of the plan will be registered in two phases not including the portion of the park block and school block, which has been granted draft approval through application 39T-10501 for 55 single detached dwelling lots and one park/open space block.

Sifton Properties Limited has requested the Subdivision Agreement be prepared for the next phase of this draft plan – phase 4B. The Special Provision report is expected to be submitted in the near future.

ANALYSIS

In May of this year, Sifton Properties Limited requested the City advise the OMB it's desire to obtain a further extension to the draft approved plan. Development Services circulated this extension request internally and received comments from internal liaison groups. The requested extension was not circulated externally because no changes to the plan or conditions were requested by the applicant. Revisions to the conditions are recommended to reflect acceptance of the Stoney Creek Undeveloped Lands Environmental Assessment, the City's File Manager Subdivision Approval Process and connections to nearby sewers. The recommended modifications also include the deletion of several conditions that have been addressed in previous phases and are no longer applicable. Also, a number of technical modifications are proposed which will change staff titles to be consistent with the new Development Services organizational structure. Overall there were no objections to the extension of draft approval.


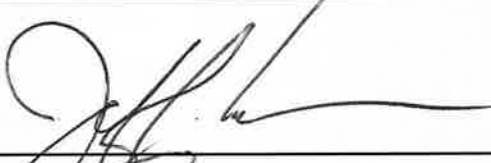


CONCLUSION

The City has reviewed the request by Sifton Properties Limited for an extension to the draft approved plan and after an internal circulation, it is recommended the City advise the Ontario Municipal Board it has no objection to the extension provided the conditions are revised to reflect the City's current practices.

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PREPARED AND RECOMMENDED BY:	REVIEWED BY:
	
NANCY MCKEE, MCIP, RPP SENIOR PLANNER, DEVELOPMENT PLANNING	JEFF LEUNISSEN, MCIP, RPP MANAGER, DEVELOPMENT PLANNING
CONCURRED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES DEVELOPMENT & COMPLIANCE DIVISION	GEORGE KOTSIFAS, P.ENG. DIRECTOR OF BUILDING CONTROLS AND CHIEF BUILDING OFFICIAL DEVELOPMENT & COMPLIANCE DIVISION

July 5, 2012

NM/

"Attach"

Y:\Shared\Sub&Spec\SUBDIV\1999\T99515 - Monarch Construction, north side Sunningdale Rd E east of Adelaide St NIDA Ext
2012\FINAL EXTENSION REPORT FOREST HILL 04JUL12.docx

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Appendix "39T-99515 - A"

Related Estimated Costs and Revenues

Estimated Costs – This Agreement	
Claims from Urban Works Reserve Fund – General	Nil
Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	Nil
Estimated Revenues - This Agreement (2012 rates)	
CSRF	\$2,615,550
UWRF	\$1,053,693
Total	\$3,669,243

1. There are no new expenditures triggered by this subdivision that have implications for funds administered by the City.
2. Estimated Revenues are calculated using 2012 DC rates and may take many years to recover. The revenue estimates includes DC cost recovery for "soft services" (fire, police, parks and recreation facilities, library, growth studies). There is no comparative cost allocation in the Estimated Cost section of the report, so the reader should use caution in comparing the cost with the Revenue section.
3. This subdivision, like others in the area, also relies on the recently constructed roadwork (Sunningdale Road East east of Adelaide Street) and SWM facilities (Stoney Creek 1N), the cost of which is not reported above. Other growth related costs (like wastewater treatment plant and road capacity expansion) incurred to serve this subdivision and surrounding areas are not reported above, though the revenue for those service components is included in the "Estimated Revenues – This Agreement" section above. As a result, the revenues and costs reported above are not directly comparable. The City employs a "citywide" approach to recovery of costs of growth – any conclusions based on the summary of Estimated Costs and Revenues (above table) should be used cautiously.

Reviewed By:



Peter Christiaans
Director, Development Finance

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APPENDIX "39T-99515 - B"

THE CORPORATION OF THE CITY OF LONDON'S RECOMMENDED CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-99515 ARE AS FOLLOWS:

NO. CONDITIONS

1. This approval applies to the draft plan submitted by Monarch Construction Limited, prepared by Green Scheels Pidgeon Planning Consultants, certified by Bruce S. Baker, Ontario Land Surveyor, File No. 39T-99515, drawing no. 9628.40, dated March 26, 1999, **RED LINE REVISION** dated November 2, 2004) **as further Redlined**, which shows 121 single detached dwelling lots, 1 future development/possible road block, 1 walkway block, 1 park block, and several 0.3 m reserve blocks all served by the extension of Gough Avenue, and Springridge Drive .
2. This approval replaces the previous draft approval granted by the Ontario Municipal Board on October 8, 2010 in its entirety.
3. This approval of the draft plan applies for a period of three (3) years from the draft approval date, and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
4. Road allowances included in this draft plan shall be shown and dedicated as public highways.
5. The street names as indicated in this draft plan include Springridge Drive, Gough Avenue, Gough Road, Rollingacres Drive, and North Wenige Drive are to be used for this subdivision development.
6. Municipal addresses shall be assigned to the satisfaction of the City.
7. Block 55 of Plan 39T-10501 shall be conveyed to the City of London as parkland dedication. This conveyance satisfies the parkland dedication requirements for draft plan of subdivision 39T-99515.
8. The Owner agrees, that in addition to the 5 per cent park land dedication noted in condition 7 above, a block of land containing the area of the Sun-Canadian Pipe Line easement along the northerly perimeter of the site, shown as Block 254 on the plan, shall be dedicated to the City of London, at no expense to the City, for open space corridor linkage and trail purposes.
9. Prior to final approval, a digital file be submitted to the City with the plan submitted for registration purposes be referenced to NAD 83 UTM horizontal control network for the City of London mapping program.
10. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
11. 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.
12. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.

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13. No construction or installations of any kind (eg. Clearing or servicing of land) involved with this plan shall be undertaken 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. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc; etc.).
14. Any dead ends and open sides of road allowance created by this draft plan shall be terminated in 0.3 metre reserves to be conveyed to the City of London until required for the future production of such road allowance.
15. The subdivision agreement between the Owner and the City of London be registered against the lands to which it applies once the plan of subdivision has been registered.
16. 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. Prior to registration of this plan, the Owner shall obtain consent from the City to reserve capacity at the 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.
18. The Owner shall submit a revised draft plan for this subdivision to the City showing any amendments or revisions made to this plan as a result of any requirements and/or conditions covering the plan, or otherwise (ie. owner initiated), prior to final approval.
19. The Owner shall ensure that all parties responsible for construction activity, installation of facilities, or maintenance of encroachments around the Sun-Canadian Pipe Line or the right-of-way must obtain the written consent of Sun-Canadian and adhere to the conditions set out in the consent.
20. Prior to the issuance of final building permits, the Owner agrees to construct a 1.8 metre high chain link fence without gates (SPO 4.8) along the rear yards of the lots abutting the Sun-Canadian Pipe Line easement (Lots 98 to 115 inclusive) and a 1.5 metre high chain link fence without gates (SPO 4.8) along the rear yards of the lots abutting the open space and park blocks (Lots 117 to 120 inclusive), to the satisfaction of the City of London and Sun-Canadian Pipe Line Company Limited.
21. Prior to the issuance of final building permits, the Owner agrees to construct a 1.8 metre high chain link fence without gates (SPO 4.8) along the entire north limit of the Sun-Canadian Pipe Line easement, to the satisfaction of the City and the Sun-Canadian Pipe Line Company Limited.
22. The Owner shall construct as a capital cost a pathway in Block 254 across the length of the plan as shown on the accepted servicing drawing at a cost not to exceed \$25,000.
23. Prior to final approval, the Owner shall prepare a tree preservation plan for lots 60, 61, 62, 97 and 98, to focus on in situ preservation of the trees where possible or relocation to

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areas contiguous with the locally significant environmental features where not possible, to the satisfaction of the City.

24. The Owner shall prepare, and deliver to the first homeowners of the new homes located adjacent to the wetland-woodland open space block, 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, to the satisfaction of the City.
25. That prior to final approval, the Approval Authority is to be advised in writing by the Sun-Canadian Pipeline Company Limited, how conditions nos. 27, 28 and 29 have been satisfied. Let it be noted that the 20m setback requirement from the Sun-Canadian Pipe Line is being addressed through Zoning By-laws.
26. Prior to final approval of this plan and subject to the satisfaction of the London District Catholic School Board, the Owner shall agree in the subdivision agreement to include a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary facilities and/or bused outside the neighbourhood for their education.
27. Prior to final approval of this plan and subject to the satisfaction of the Thames Valley District School Board, the Board may require the Owner to agree in the subdivision agreement to include 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".
28. The Owner agrees Block 251 shall be held in reserve for a possible future walkway connection with the lands to the east. Determination of whether a public street is required at this location will be made in conjunction with a future draft plan of subdivision application. If no public street connection is required at this location, the applicant can develop the reserve block for uses permitted by the zoning by-law.
29. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall undertake the following:
 - i) Throughout the duration of construction within this draft plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City;
 - ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and
 - iii) Permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
 - iv) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.
30. The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's existing water supply system, being the 250 mm (10 inch) diameter water main on Gough Avenue and the 200 mm (8 inch) diameter watermain stub on Springridge Drive, to the specifications of the City.
31. 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. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.

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32. The Owner shall construct the proposed sanitary sewers to serve this plan and connect to the existing municipal sewers, namely, the 200 mm (8") diameter sanitary sewer on Springridge Drive and the 200 mm (8") diameter sanitary sewer on Gough Avenue.
33. The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Stoney Creek Subwatershed Study Area and ultimately outlet to the Stoney Creek SWM Facility 1N, and connect them to the City's existing storm sewer system being the 375 mm (15 inch) diameter storm sewer on Gough Avenue and the 600 mm (24 inch) diameter storm sewer on Springridge Drive, both located within Plan 33M-610.
34. The Owner shall have its consulting professional engineer design and supervise the construction of the stormwater servicing works, including any temporary works to the satisfaction of the City and according to the recommendations and requirements of the following:
 - (i) The SWM criteria and environmental targets for the Stoney Creek Subwatershed Study;
 - (ii) The approved Stormwater Management Functional Design Report – SWM Facility 1N – Stoney Creek Community (September 18, 2008);
 - (iii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - (iv) The accepted Municipal Class EA Study for Storm Drainage and Stormwater Management Servicing Works for the Stoney Creek Undeveloped Lands (2008);
 - (v) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - (vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements as revised;
 - (vii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - (viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
35. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan and all applicable external lands, or as otherwise approved by the City, all storm servicing and drainage works, 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.
36. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have its professional engineer implement all required mitigating measures as identified in Golder's Report 901-3281, Section 5.2.1 Water Balance and any addendums, including any possible impact to the existing woodlot, all to the satisfaction of the City.
37. Prior to the issuance of a Certificate of Conditional Approval, the Owner's professional engineer shall identify major and minor storm flow routes for the subject lands and those flow routes shall be constructed and be operational, all to the satisfaction of the City.
38. The Owner shall construct the storm drainage system to accommodate external lands, particularly along the north border of the plan accommodating the open space area, to the satisfaction of the City, at no cost to the City.
39. Prior to the issuance of a Certificate of Conditional Approval, 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 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. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or

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Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

40. Prior to final approval, the Owner's consulting engineer shall certify 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.
41. 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. 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.
42. The Owner shall have its professional engineer deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development is proposed to proceed beyond 80 units.
43. 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.
44. 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.
45. 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.
46. 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.
47. 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.
48. 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.
49. 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.

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50. 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.
51. 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.
52. 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 and Chief Building Official immediately, and if required by the City 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 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 and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City 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 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, 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.
53. 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 Certificate of Completion of Works upon completion in accordance with the plans accepted by the City.
54. 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".
55. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
56. 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 of the City.
57. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.

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58. 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 and 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.
59. 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.
60. Prior to final approval, the Owner shall have his consulting engineer prepare and submit design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
- valving to shut off future connections which will not be used in the near term; and/or
 - automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
 - make suitable arrangements with Water Operations for the maintenance of the system in the interim.
- Prior to final approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City, at no cost to the City.
61. The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.
62. 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 and/or around the cul-de-sacs in this plan.
63. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
- i) Gough Road – south boulevard
 - ii) Gough Avenue – north and east boulevard
 - iii) Springridge Drive – north and west boulevard
64. In the event the Owner wishes to phase this plan of subdivision, the Owner shall, prior to final approval, complete the following:
- i) Submit a phasing plan, all to the specifications and satisfaction of the City.
 - ii) If any temporary measures are required in conjunction with the phasing, these temporary measures shall be constructed to the specifications and satisfaction of the City, at no cost to the City.
 - iii) Identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, to the satisfaction of the City.

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65. Should the Owner submit a revised development proposal for these lands, the Owner may be required to complete design studies and engineering drawing submissions in this regard as per the File Manager process as directed by the City.
66. Prior to final approval, the Owner shall have a qualified consultant provide confirmation that the existing hydro-geological investigation is adequate to determine the effects of the construction associated with this plan on existing ground water elevations, private wells in the area, and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures to the satisfaction of the City. The Owner shall implement all hydrogeological measures outlined in the accepted report to the satisfaction of the City.
67. Prior to final approval, the Owner's professional geotechnical engineer shall provide confirmation that the existing geotechnical report is adequate to address all geotechnical issues including erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability to the satisfaction of the City and the UTRCA.