

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P.ENG
Managing Director, Development & Compliance Services and
Chief Building Official

Subject: Applicant/Appellant: Sunningdale Golf & Country Ltd. OMB
Final Decision Draft Plan of Subdivision, Official Plan and
Zoning By-law Amendment

Meeting on: APRIL 16, 2018

Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following report on the Ontario Municipal Board decision of the appeal by Corlon Properties on behalf of Sunningdale Golf and Country Ltd., relating to draft plan of subdivision, Official Plan and Zoning By-law Amendment for the lands located at 379 Sunningdale Road West **BE RECEIVED** for information.

Executive Summary

On June 3, 2016 the applicant submitted an application for Draft Plan of Subdivision approval, an Official Plan Amendment and a Zoning By-law Amendment including all required reports/studies identified during pre-consultation. Staff reviewed and accepted the applications as complete on June 6, 2016.

On May 24, 2017, the City Clerk's Office received appeals to the Ontario Municipal Board (OMB), from the Applicant on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application; and a non-decision by Municipal Council within 120 days relating to a Zoning By-law and Official Plan Amendment applications concerning lands located at 379 Sunningdale Road.

On October 30, 2017, Council resolved:

That, on the recommendation of the Senior Planner, Development Services in response to appeals to the Ontario Municipal Board, dated May 24, 2017 submitted by Corlon Properties – Dave Schmidt on behalf of Sunningdale Golf & Country Ltd. (attached Appendix "D") on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application; and a non-decision by Municipal Council within 120 days relating to an Official Plan Amendment and Zoning By-law Amendment applications concerning a portion of lands located at 379 Sunningdale Road:

- a) *the Ontario Municipal Board **BE ADVISED** that Municipal Council **RECOMMENDS** that the request to amend the Official Plan from Multi-Family Medium Density Residential to Multi-Family, High Density Residential **BE REFUSED** as the requested change for Multi-Family, High Density designation over the entire site is unwarranted and generally not consistent with the policies within the Plan;*
- b) *the Ontario Municipal Board **BE ADVISED** that Municipal Council supports draft approval (as red-lined amended) of the proposed plan of subdivision and the draft conditions attached as Appendix "A", submitted by Sunningdale Golf & Country Ltd. (File No. 39T-16504), which shows four residential blocks (Blocks 1, 2, 3 and 4), an open space block (Block 5), and office/residential block (Block 6) with local public streets (including the extensions of Callaway Road to the west and Meadowlands Way to the north);*
- c) *the Ontario Municipal Board **BE ADVISED** that Municipal Council **RECOMMENDS** that the proposed by-law attached hereto as Appendix "B" for the Official Plan **BE***

AMENDED to add a Specific Area Policy(Chapter 10) to permit a maximum density of 35 units per hectare on Blocks 1,2 and 6; a maximum density of 150 units per hectare and maximum height of ten(10) stories on blocks 3 and 4; street oriented development to be encouraged to provide for a strong street edge and to eliminate the need for noise walls; a graduated “step down” of the building height for Block 3; surface parking discouraged along Sunningdale Road with street frontages to establish a strong building/street interface; and holding provisions to guide the layout and form of future development;

d) the Ontario Municipal Board **BE ADVISED** that Municipal Council **RECOMMENDS** that the proposed by-law attached hereto as Appendix “C” of Zoning By-law No. Z-1 **BE AMENDED** in conformity with the Official Plan as amended in part (c) above **FROM** an Open Space (OS1) Zone, a holding Open Space (h-4.OS1) Zone and an Urban Reserve (UR4) Zone **TO**:

- a Holding Residential R9 Special Provision (h.h-100.h-53.R9-7(_)) Zone to permit apartment buildings with ten (10) storeys at a maximum density of 150 units per hectare;
- a Holding Residential R5/R6 Special Provision (h.h-100.h-53.R5-3(_)/R6-5(_)) Zone to facilitate vacant land condominiums and to support medium density residential uses such as cluster single detached dwellings, semi-detached dwellings, stacked townhouses, apartment buildings and senior citizen apartment buildings at a maximum density of 35 units per hectare, and a maximum building height of 13 metres (42.6 feet);
- a Holding Office/Residential Special Provision (h.h-100.h-53.R5-3(_)/R6-5(_)/OF1) Zone to permit an office building and or medium density residential uses at a maximum density of 35 units per hectare, and a maximum building height of 13 metres (42.6 feet);
- an Open Space OS1 Special Provision (OS1()) Zone to permit a block for access to the golf course to the north with a reduced lot frontage and lot area; and
- an Open Space (OS4) Zone for the Medway Valley lands being dedicated to the City.

The holding provisions will address the following:

- (h) - holding provision is implemented to address servicing, including sanitary, stormwater and water, to the satisfaction of the City Engineer, and the entering of a subdivision agreement.
- (h-100) - holding provision is implemented with respect to water services and appropriate access that no more than 80 units may be developed until a looped watermain system is constructed and there is a second public access is available, to the satisfaction of the City Engineer.
- (h-53) - to encourage street oriented development and discourage noise attenuation walls along arterial roads; and,

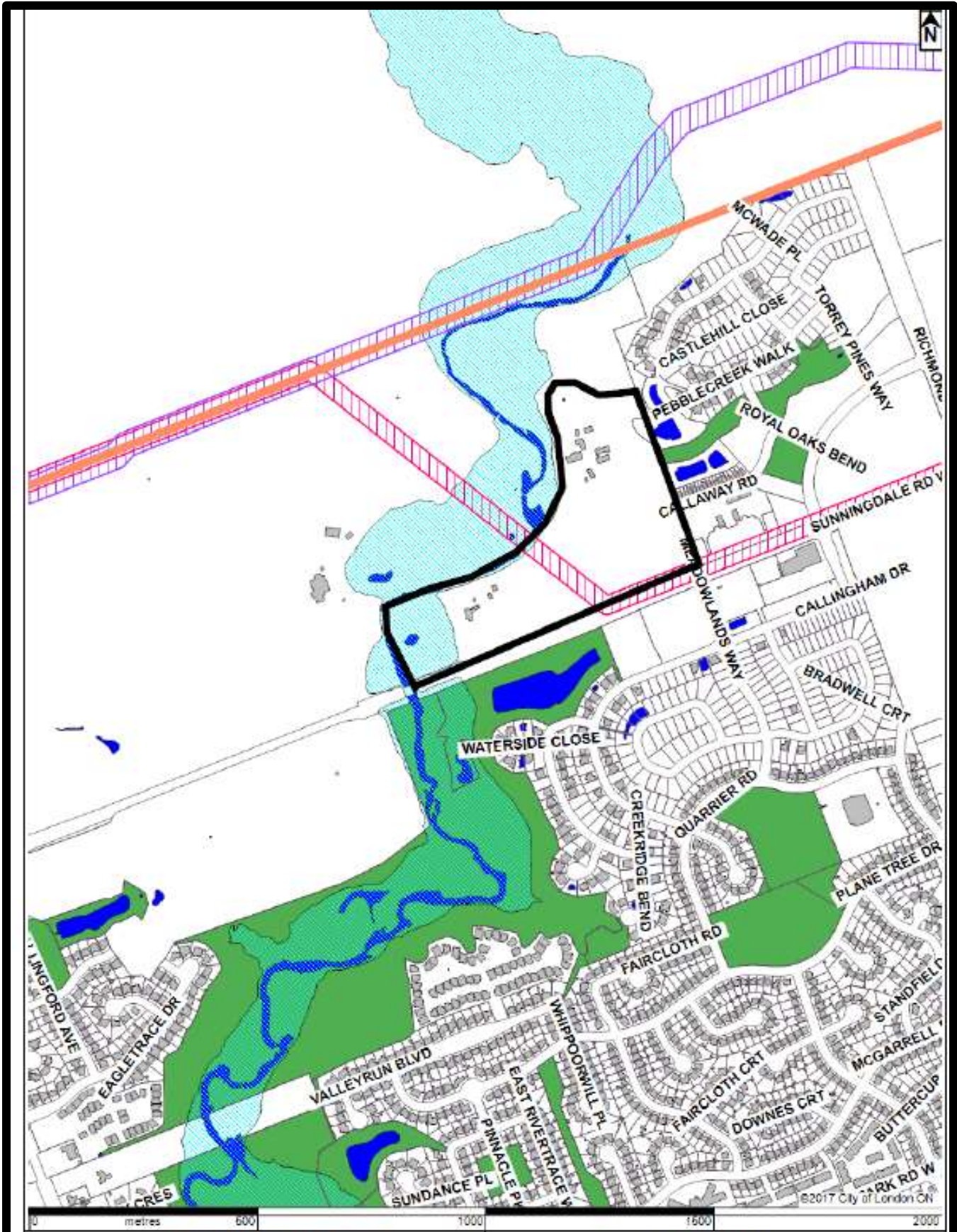
e) that the City Solicitor **BE DIRECTED** to provide legal and planning or expert witness representation at the Ontario Municipal Board hearing in support of Municipal Council’s position.

The OMB hearing was held on November 8, 2017. On November 15, 2017 the OMB issued its decision to approve the Official Plan, Zoning, and Subdivision Draft Plan Approval that allows the lands to be developed with ten storey apartment buildings, six storey apartment buildings, cluster residential in a vacant land condominium form, offices and park uses subject to the completion of conditions as directed by the Board (Attached Appendix A).

As per Section 51 (34) of the Planning Act, the draft approval lapse date is November 15, 2020

The full OMB decision is available in Appendix A of this report.






Location Map



LOCATION MAP

Subject Site: 379 Sunningdale Road W
 Applicant: Sunningdale Golf Club Ltd.
 File Number: 39T-16504
 Planner: Alanna Riley
 Created By: Alanna Riley
 Date: 2017-10-16
 Scale: 1:10100

LEGEND

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

Prepared and Recommended by:	C. Smith MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompili, MCIP, RPP Manager, Development Planning
Reviewed by:	Matt Feldberg Manager Development Services (Subdivisions)
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official

April 9, 2018
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(AR)\OMB\PECombDecisionReport.docx

Appendix "A" - Ontario Municipal Board Decision

Ontario Municipal Board
Commission des affaires municipales
de l'Ontario



ISSUE DATE: November 15, 2017

CASE NO(S):

PL170629

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Corlon Properties Inc.
Subject:	Request to amend the Official Plan - Failure of City of London to adopt the requested amendment
Existing Designation:	Multi-family Medium Residential
Proposed Designated:	Multi-Family High Density Residential
Purpose:	To permit four (4) ten storey apartment buildings and two (2) six storey apartment buildings
Property Address/Description:	379 Sunningdale Road W
Municipality:	City of London
Approval Authority File No.:	OZ-8639
OMB Case No.:	PL170629
OMB File No.:	PL170629
OMB Case Name:	Corlon Properties Inc. v. London (City)

PROCEEDING COMMENCED UNDER subsection 51(34) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Corlon Properties Inc.
Subject:	Proposed Plan of Subdivision - Failure of City of London to make a decision
Purpose:	To permit four (4) ten storey apartment buildings and two (2) six storey apartment buildings
Property Address/Description:	379 Sunningdale Rd W
Municipality:	City of London
Municipality File No.:	39T-16504
OMB Case No.:	PL170629
OMB File No.:	PL170631

PROCEEDING COMMENCED UNDER subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Applicant and Appellant:	Corlon Properties Inc.
Subject:	Application to amend Zoning By-law No. (Z.-1) - Neglect of City of London to make a decision
Existing Zoning:	Open Space (OS1) & Holding Open Space (h-4.OS1)
Proposed Zoning:	Residential R9 (R9-7.H10), Residential R5/R6 (R5-3/R6-5), Office OF1 (R5-3/R6-5/OF1) and OS1 Special Provision
Purpose:	To permit four (4) ten storey apartment buildings and two (2) six storey apartment buildings
Property Address/Description:	379 Sunningdale Rd W
Municipality:	City of London
Municipality File No.:	OZ-8639
OMB Case No.:	PL170629
OMB File No.:	PL170630

Heard: November 8, 2017 in London, Ontario

APPEARANCES:

Parties

Counsel

Sunningdale Golf and Country Ltd. and Corlon Properties Inc.
("Applicant / Appellant")

Alan Patton

City of London
("City")

Nicole Hall

MEMORANDUM OF ORAL DECISION DELIVERED BY S. TOUSAW ON NOVEMBER 8, 2017 AND ORDER OF THE BOARD

[1] This hearing was scheduled as a Pre-hearing Conference but became a Settlement Hearing upon the Board being advised that agreement had been reached by the parties. The Board approved the applications as set out below.

[2] The Applicant had appealed its applications to this Board for the City's failure to

make a decision within the timeframes set out in the *Planning Act* (the "Act"). With substantial effort from both parties, the development plans were revised and City Council supported the amended instruments now before the Board.

DISPOSITION

[3] The Applicant proposes a plan of subdivision on 9.2 hectares of land at 379 Sunningdale Road West (the "site"). The site is located west of the intersection of Richmond Street at Sunningdale Road in the northwest quadrant of the City. The site is bounded by Sunningdale Road, an arterial road, to the south, the Medway Creek and existing golf course to the north and west, and residential development underway to the east. To the south of Sunningdale Road across from the site are recent and ongoing residential developments and associated storm water management facilities with landscaping and walking paths.

[4] Public input had been solicited and received by the City earlier in the review process, and one member of the public attended the hearing to express concerns. Sherry Collier resides on Callingham Drive in the subdivision to the south of the site. Her property backs onto a storm water management facility. Ms. Collier expressed concerns over the number of apartment buildings permitted in the area, potential overlook from those apartments into yards and houses, pedestrians trespassing over her property between the public pathway and the street, and vehicle lights reaching her property when exiting the site onto Sunningdale Road.

[5] Alanna Riley is a Registered Professional Planner and a Senior Planner with the City who was qualified to give opinion evidence in the area of land use planning. Ms. Riley explained that the Official Plan Amendment ("OPA") sets density and height limits for the various blocks in the subdivision and urban design policies to effect graduated building height and streetscape considerations. Ms. Riley explained that these policies augment the medium density residential policies in the London Official Plan ("LOP") for this site and the proposed overall density of the site conforms with the existing land use

designation in the LOP. Ms. Riley further explained that the Zoning By-law Amendment ("ZBA") establishes zones and provisions for density and height pertaining to the proposed residential and local office uses. Apartments would be permitted to the north and west of the internal street, and lower forms of housing from detached dwellings to townhouses would be permitted on the east portions of the site. Local office uses would be permitted along with residential uses in the centre of the site along Sunningdale Road with access from the internal street. Open Space zones are provided along the Medway Valley to protect this natural heritage feature and to provide for public pathways.

[6] Ms. Riley testified that the OPA, ZBA and draft plan of subdivision with conditions are consistent with the Provincial Policy Statement, conform with the LOP, satisfy the requirements of s. 51(24) of the Act, and represent good planning.

[7] To Ms. Collier's concerns, Ms. Riley testified that building heights, densities and separations are similar to surrounding subdivisions, and that Ms. Collier's property is located approximately 200 metres south of the site with intervening uses being the arterial road and a storm water management facility. Ms. Riley considered the issue of overlook to be a normal urban condition and concluded that there would be no unacceptable impacts to surrounding properties resulting from the proposed development. She further advised that no transportation concerns had been identified by the City's transportation department and that trees, although currently small, have been established between Sunningdale Road and Ms. Collier's property around the storm water management facility. Ms. Riley also explained how each of the issues raised during previous public input had been addressed in the proposed amendments and subdivision design.

[8] The Board accepted the uncontradicted evidence of Ms. Riley and found the OPA, ZBA and draft plan of subdivision with conditions to be suitable for approval. The documents and draft plan satisfy the requisite tests in the Act and have taken into account public input. Further, the Board has had regard to London Council's approval

of the documents and its request of the Board to approve same. Ms. Collier stated that she was considering erecting a fence around her rear yard which would address some of her concerns. Based on the evidence, the Board did not find an undue effect on neighbouring properties resulting from this development.

ORDER

[9] The Board Orders that the appeal is allowed and the Official Plan Amendment is approved as submitted in Exhibit 2B and contained in Attachment 1 hereto.

[10] The Board Orders that the appeal is allowed and the Zoning By-law Amendment is approved as submitted in Exhibit 2C and contained in Attachment 1 hereto.

[11] The Board Orders that the appeal is allowed and the draft plan submitted in Exhibit 4 is approved subject to the fulfillment of the conditions submitted in Exhibit 2A and contained in Attachment 1 hereto.

[12] The Board Orders that pursuant to s. 51(56.1) of the Act, the City of London shall have the authority to clear the conditions of draft plan approval and to administer final approval of the plan of subdivision for the purposes of s. 51(58) of the Act. Pursuant to s. 51(56.2) of the Act, the Board may be spoken to if any changes are required to conditions of draft plan approval or if changes are required to the draft plan.

"S. Tousaw"

S. TOUSAW
MEMBER

If there is an attachment referred to in this document
please visit www.elfo.gov.on.ca to view the attachment in PDF format.

Ontario Municipal Board

A constituent tribunal of Environment and Land Tribunals Ontario
Website: www.elfo.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

ATTACHMENT 1

Agenda Item # Page #

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File: OMB-39T-16504/ OZ-8639
Planner: Alanna Riley

Appendix "B"

Bill No. ~~000000~~ (to be inserted by Clerk's Office)
2017

By-law No. C.P.-1284-_____

A by-law to amend the Official Plan for the City of London, 1989 relating to a portion of 379 ~~Sunningdale~~ Road West

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to the Official Plan for the City of London Planning Area – 1989, as contained in the text attached hereto and forming part of this by-law, is adopted.
2. This by-law shall come into effect in accordance with subsection 17(38) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on

Matt Brown
Mayor

Catharine Saunders
City Clerk

First Reading –
Second Reading -
Third Reading -

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File: OMB-39T-16504/ OZ-8639
Planner: Alanna Riley

AMENDMENT NO.
to the
OFFICIAL PLAN FOR THE CITY OF LONDON

A. PURPOSE OF THIS AMENDMENT

The purpose of this Amendment is to include a Special Policy in Chapter 10 (Policies for Specific Areas) of the Official Plan.

B. LOCATION OF THIS AMENDMENT

This Amendment applies to portion of lands located at 379 ~~Sunningdale~~ Road West in the City of London.

C. BASIS OF THE AMENDMENT

The recommended amendments are consistent with the policies of the Provincial Policy Statement, 2014.

The recommended amendments are consistent with the Natural Heritage policies of the City of London Official Plan. The recommended amendments will protect the existing identified Natural Heritage Features (Medway Valley)

The recommended Chapter 10, Policies for Specific Area provide the necessary guidance for future developers and Staff, and would direct the tallest and more intense residential uses to the north and west limits of the property adjacent to the golf course with a transition to less intensive forms of uses adjacent to the existing low density residential and medium density residential neighbourhoods to the south and east. The overall density of this parcel would be in keeping with the Multi-Family, Medium Density Residential density targets for a parcel of this size.

The recommended amendments encourage the development of a plan of subdivision that includes densities and built form regulations that are compatible and provide a good transition with surrounding land uses. This represents good planning.

D. THE AMENDMENT

The Official Plan for the City of London is hereby amended as follows:

In addition to the Multi-Family Medium Density ~~Residential~~ policies of Section 3.3 of this Plan, the following policies apply to the lands at 379 ~~Sunningdale~~ Road West, Blocks 1-6 which form part of the ~~Sunningdale~~ Subdivision (39T-16504).

- I. Blocks 1, 2, and 6 may be permitted to develop at a maximum density of 35 units per hectare;*
- II. Blocks 3 and 4 may be permitted to develop at a maximum density of 150 units per hectare and a maximum height of ten (10) stories;*
- III. Street oriented development will be encouraged in order to provide a strong street edge and to eliminate the need for continuous noise walls in this area;*
- IV. A graduated "step down" of building height will be encouraged between any proposed buildings on Block 3 that implement the maximum height provision of ii) above and the interface of ~~Sunningdale~~ Road;*
- V. Surface parking will be discouraged along the ~~Sunningdale~~ Road street frontages in order to establish a strong building/street interface in this area. Should surface parking be considered necessary, the parking area must be appropriately screened from the street; and,*
- VI. Holding provisions will be applied to all zones in this area to guide site layout and building form.*

ATTACHMENT 2

Agenda Item # Page #

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File: OMB-39T-16504/ OZ-8639
Planner: Alanna Riley

APPENDIX "C"

Bill No. (number to be inserted by Clerk's Office)
2017

By-law No. Z.-1-_____

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 379 ~~Sunningdale~~ Road West.

WHEREAS ~~Sunningdale~~ Golf & Country Ltd as applied to rezone an area of land located at 379 ~~Sunningdale~~ Road West, as shown on the map attached to this by-law, as set out below;

AND WHEREAS upon approval of Official Plan Amendment Number (number to be inserted by Clerk's Office) this rezoning will conform to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at , as shown on the attached map, from an Open Space (OS1) Zone and a holding Open Space (h-4.OS1) to a Holding Residential R9 Special Provision (h.h-100.h-53.R9-7()) Zone; a Holding Residential R5/R6 Special Provision (h.h-100.h-53.R5-3()/R6-5()) Zone; a Holding Office/Residential (h.h-100.h-53.R5-3/R6-5/OF1) Zone; an Open Space OS1 Special Provision (OS1()) Zone; and an Open Space (OS4) Zone for the Medway Valley lands being dedicated to the City.
- 2) Section 13.4 of the Residential R9 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
13.4 g) ___ R9-7(**)
(a) Regulations
 - i) Density (Maximum): 150 units per hectare
 - ii) Height (Maximum): 10 storeys
- 3) Section 9.4 of the Residential R5 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
9.4 c) ___ R5-3(*)
(a) Regulations
 - i) Density (Maximum): 35 units per hectare
 - ii) Height (Maximum): 13 metres (42.6 feet)
- 4) Section 10.4 of the Residential R6 Zone to By-law No. Z.-1 is amended by adding the following Special Provision:
10.4 e) ___ R6-5(*)
(a) Regulations
 - i) Density (Maximum): 35 units per hectare



File: OMB-38T-16504/ OZ-8639
Planner: Alanna Riley

ii) Height (Maximum): 13 metres (42.6 feet)

5) Section 36.4 of the Open Space OS Zone to By-law No. Z-1 is amended by adding the following Special Provision:

36.4 a) OS1(*)

(a) Regulations

i) Lot Frontage (Minimum): 9 metres (29.53 feet)

ii) Lot Area (minimum): 0.080 hectares (0.20 acres)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with section 34 of the *Planning Act, R.S.O. 1990, c. P.13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

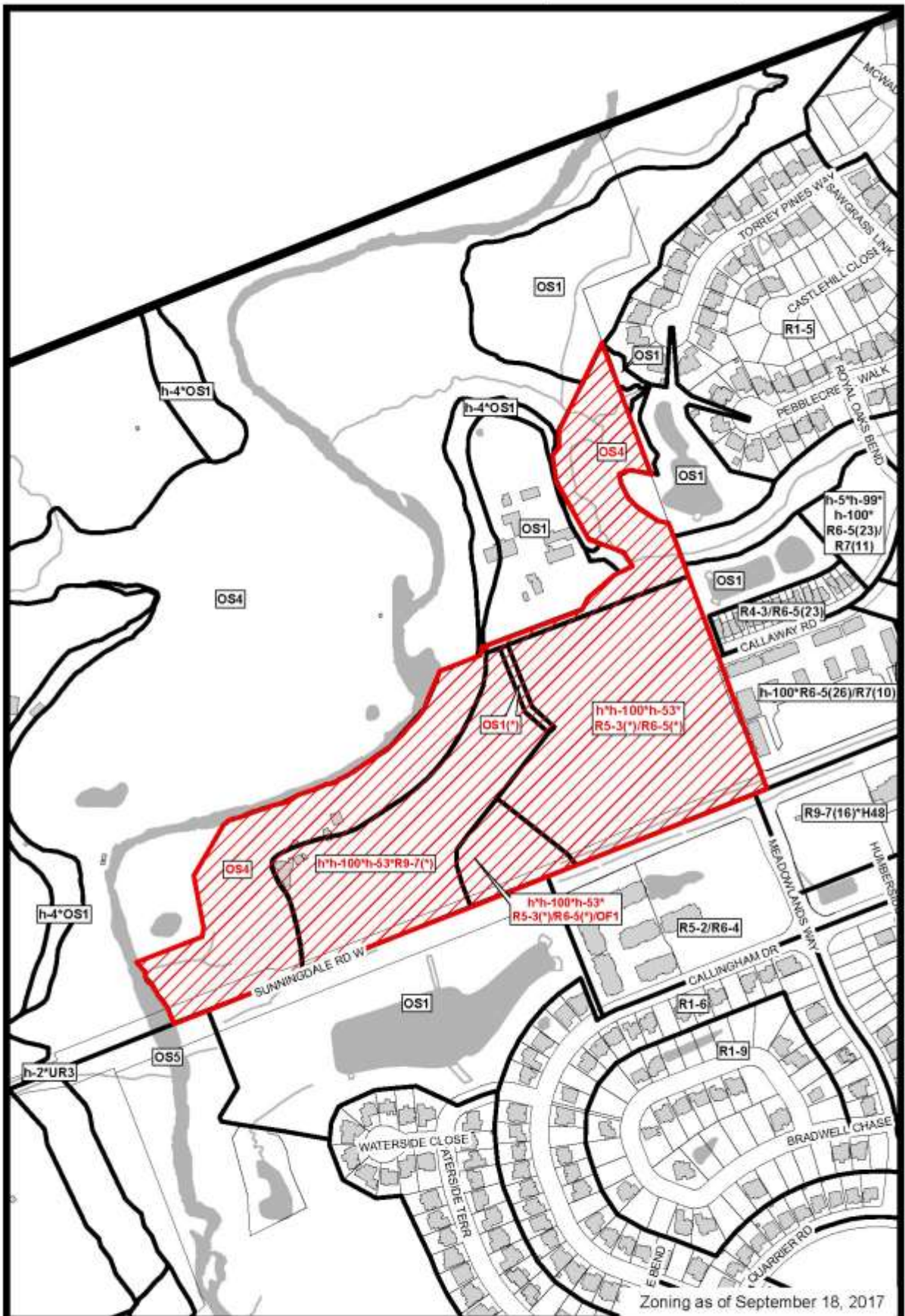
PASSED in Open Council on

Matt Brown
Mayor

Catharine Saunders
City Clerk


First Reading -
Second Reading -
Third Reading -

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z-1)



Zoning as of September 18, 2017

File Number: 39T-16504
Planner: AR
Date Prepared: 2017/10/12
Technician: WR
By-Law No: Z-1-

SUBJECT SITE 

1:5,000

0 25 50 100 150 200 Meters





DRAFT PLAN OF SUBDIVISION
LOT 12,
REGISTRAR'S COMPILLED PLAN 1028
 IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 5(1) OF THE CONTOURACT

1. DATE OF THE PLAN: 2017
2. NAME OF THE SURVEYOR: [Redacted]
3. DATE OF THE SURVEY: [Redacted]
4. DATE OF THE PLAN: [Redacted]
5. DATE OF THE PLAN: [Redacted]
6. DATE OF THE PLAN: [Redacted]
7. DATE OF THE PLAN: [Redacted]
8. DATE OF THE PLAN: [Redacted]
9. DATE OF THE PLAN: [Redacted]
10. DATE OF THE PLAN: [Redacted]
11. DATE OF THE PLAN: [Redacted]

CLASSIFICATION OF LAND USE	AREA (SQ. M)	PERCENTAGE
RESIDENTIAL	1,100	100%
COMMERCIAL	0	0%
INDUSTRIAL	0	0%
AGRICULTURAL	0	0%
UNDEVELOPED	0	0%
TOTAL	1,100	100%

CONTOUR ACT AUTHORIZATION
 IN THE CITY OF LONDON
 COUNTY OF MIDDLESEX

SUBDIVISION CERTIFICATE
 IN THE CITY OF LONDON
 COUNTY OF MIDDLESEX

CLIENT INFORMATION
 SUNNINGDALE GOLF & COUNTRY CLUB LTD.

DATE OF THIS PLAN
 JULY 27, 2017

PROJECT NO.
 10-1-0302

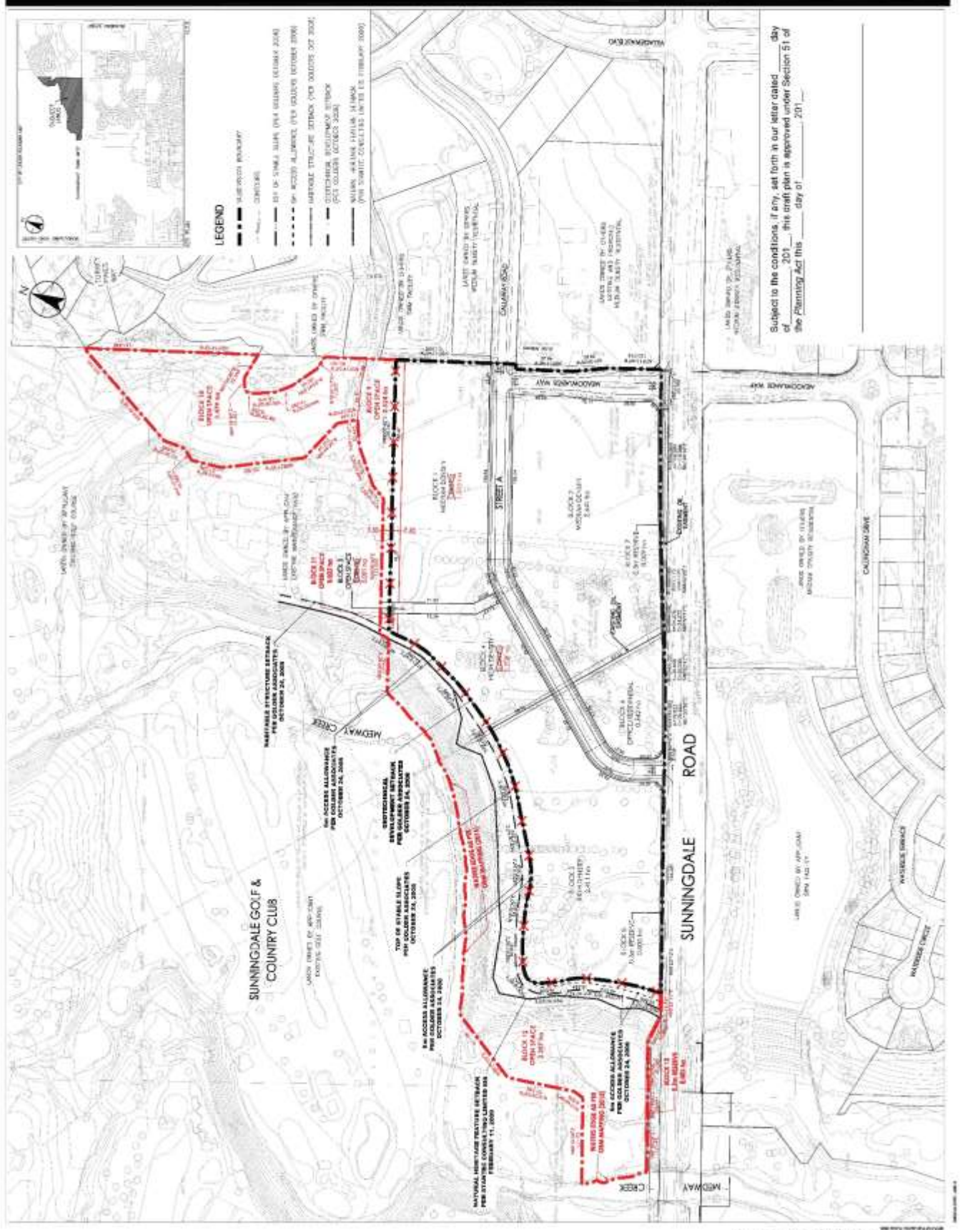
DRAWING NO.
 1 of 1

SCALE
 1:100

DATE
 2017

DRAWN BY
 [Redacted]

CHECKED BY
 [Redacted]



Subject to the conditions, if any, set forth in our letter called of _____ day of _____, 2017, this draft plan is approved under Section 5(1) of the Planning Act this _____ day of _____, 2017.

ATTACHMENT 4

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-16504 ARE AS FOLLOWS:

NO. CONDITIONS

1. This draft approval applies to the draft plan as submitted by Sunningdale Golf & Country Ltd. (File No. 39T-16504), prepared by Stantec and certified by Jeremy Matthews (Project No. 161403302, dated April 20, 2016, as red-lined, which shows four residential blocks (Blocks 1, 2, 3 & 4), five (5) open space blocks (Block 5 and 9-12), and office/residential block (Block 6) with local public streets (including the extensions of Callaway Road to the west and Meadowlands Way to the north).
2. This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The Owner shall request that street(s) shall be named to the satisfaction of the City.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
6. Prior to final approval, the Owner shall submit to the City a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAO83UTM 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 shall enter into a subdivision agreement and shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies once the plan of subdivision has been registered.
10. In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements 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. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
12. Prior to final approval for the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

Planning

13. 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.

14. In conjunction with the Design Studies submission, the Owner shall submit a Noise Impact Study which recommends noise mitigation measures in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines that excludes the requirement for a continuous berm/barrier along the Sunningdale Road frontage, all to the satisfaction of the City.

Upper Thames River Conservation Authority (UTRCA) and Parks Planning

15. In conjunction with the Design Studies submission the Owner shall submit a final consolidated hydrogeological report /slope assessment to the satisfaction of the UTRCA.
16. In accordance with Ontario Regulation 157/06 made pursuant to Section 28 of the Conservation Authorities Act, the proponent shall obtain the necessary permit/approvals from the UTRCA.
17. In conjunction with the Design Studies submission, the Owner shall submit a slope assessment report to address all slope issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment, all to the satisfaction of the City Engineer and the UTRCA. The Owner shall provide written acceptance from the UTRCA for the final setback.

Environmental & Parks Planning

18. The Owner shall dedicate Blocks 9, 10, 11 and 12 as redlined to cover a portion of the required parkland dedication. The remaining parkland dedication will be taken as cash-in-lieu as per By-law CP-9.
19. The owner shall provide an 8 metre wide easement in favour of the City along the west and northern limits of Blocks 3 and 4, adjacent to the Medway Creek natural heritage system and outside of the approved 6 meter UTRCA access allowance as a multi-use pathway easement. Lands within the easement may be considered towards parkland dedication and calculated once the easement is provided. In the event that the UTRCA grants a Section 28 permit for a multi-use pathway within the access allowance block, the above noted easement will not be required.
20. As part of Design Studies submission, the owner shall prepare and submit a conceptual plan delineating a pathway alignment and tree planting to the satisfaction of the City Planner.
21. In the event that the multi-use pathway system is to be incorporated within a portion of Street A, then a revised road standard, for that portion of Street A will be required as a part of the design studies submission.
22. As part of Design Studies, the owner shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City Planner. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
23. As part of Design Studies, the owner shall prepare and submit an Implantation plan identifying the timing of implantation of the recommendations within the EIS prepared by Stanec (2016).
24. Within one (1) year of registration of this plan of subdivision, all lots/blocks abutting park blocks shall be fenced with 1.5 meter high chain link fence without gates in accordance with current City park standards (SPO 4.8) or approved alternate.
25. All park blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park block limits to the satisfaction of Development Services and the City Planner.
26. No grading shall occur within proposed parkland blocks except where determined to be

appropriate by the City Planner.

27. As part of Design Studies submission, the Owner shall prepare 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 education package shall be provided to all units owners/tenants.
28. The owner shall provide an 8 metre wide easement in favour of the City with the Union Gas easement from Sunningdale Road to the Medway Creek natural heritage system for the purposes of a multi-use pathway easement.

Engineering - Sanitary

29. In conjunction with the Engineering Drawing submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i. Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii. Propose a suitable routing for the sanitary sewer to be constructed through this plan.
 - iii. Identify the proposed servicing of the existing golf maintenance facility to the north of this plan;
 - iv. To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide a hydrogeological report that includes an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken; and
30. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i. Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 525 mm diameter sanitary sewer located on the south side of Sunningdale Road West via the Maintenance Hole S24 as per the ultimate alignment of the Medway Trunk Sanitary Sewer Phase 2 (Project No. 1614-03109, Stanec 2011);
 - ii. Construct a sanitary private drain connection to Block 5 to service the existing golf maintenance facility to the north of this plan, external to the plan, as per the accepted Design Studies and in accordance with approved engineering drawings.
 - iii. Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iv. 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 satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - v. Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
31. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
 - i. Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii. Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer.
 - iii. Install Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan or subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer.
 - iv. Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407: and

- v. Implementing any additional measures recommended through the Design Studies stage.
32. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

33. In conjunction with the Engineering Drawing submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i. Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii. Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii. Identifying all overland flow routes and provide modelling of the conveyance capacities of both internal and external overland flow routes to the existing Sunningdale SWM Facility # 4. The overland flow route modelling shall include analysis to demonstrate overland flow route conveyance up to and include the 250 year event traversing Sunningdale Road to Sunningdale SWM Facility# 4;
 - iv. Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
 - v. Identifying any modifications within the existing Sunningdale SWM Facility # 4 which may be required due to the proposed major and minor storm drainage servicing outlets design for this plan;
 - vi. Identify the proposed servicing of the existing golf maintenance facility to the north of this plan and provide details of servicing;
 - vii. Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;
 - viii. Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and
 - ix. Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence or adequate geotechnical conditions within this Plan and the approval of the City Engineer.
34. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i. The SWM criteria and environmental targets for the Medway Creek Subwatershed Study and any addendums/amendments;
 - ii. The Schedule 'B' Municipal Class Environmental Assessment Report entitled Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands (AECOM April 2009) and any addendums/amendments;
 - iii. The approved Functional Design Report for the Sunningdale SWM Facility # 4 and Compensation Area (Delcan April 2011) or any updated Functional Stormwater Management Plan;
 - iv. The City's Design Requirements for Permanent Private Stormwater Systems

approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;

- v. The Stormwater and Storm Drainage Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the File Manage process;
 - vi. The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vii. The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - viii. The Ministry of the Environment and Climate Change (MOE CC) SWM Practices Planning and Design Manual, as revised; and
 - ix. Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
35. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i. Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system namely, the 1500 mm diameter storm sewer stub located on the south side of Sunningdale Road ultimately outletting the major and minor storm drainage flows for this plan to the existing Sunningdale SWM Facility# 4 located on the south side of Sunningdale Road at 330 Sunningdale Road West.
 - ii. Construct a storm private drain connection to Block 5 to service the existing golf maintenance facility to the north of this plan, external to the plan, as per the accepted Design Studies and in accordance with approved engineering drawings.
 - iii. Modify the existing Sunningdale SWM Facility # 4, if necessary, due to the proposed major and minor storm drainage servicing outlets design for this plan. The revised SWM Facility shall be constructed/reconfigured in accordance with the approved functional design and all applicable prior approvals for this development;
 - iv. Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan:
 - v. Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith: and
 - vi. Address forthwith any deficiencies of the stormwater works and/or monitoring program.
36. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i. For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii. Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii. Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
 - iv. If necessary, the modified SWM Facility and related works must be constructed and operational in accordance with approved design criteria and accepted engineering drawings, to the specifications of the City Engineer, at no cost to the City. If applicable, a technical amendment will be required for any ECA for the MOECC. The Owner shall have its professional engineer certify to the City Engineer that the said facility was reconstructed and shall operate in accordance with the approved design criteria.
37. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
38. In conjunction with the Engineering Drawing submission, the Owner shall have a report

prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine, including but not limited to, the following:

- i. the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area
 - ii. identify any abandoned wells In this plan
 - iii. assess the impact on water balance in the plan
 - iv. any fill required in the plan
 - v. provide recommendations for foundation design should high groundwater be encountered
 - vi. identify all required mitigation measures including Low Impact Development (LIDs) solutions
 - vii. address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - viii. provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site, all to the satisfaction of the City.
39. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
40. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
41. The Owner acknowledges that any modifications within the existing Sunningdale SWM Facility # 4 Block (330 Sunningdale Road West) which may be required due to the proposed major and minor storm drainage servicing outlet(s) design for this plan of subdivision, shall be co-ordinated and reviewed in accordance with current City of London policies. All associated costs are to be borne entirely by the Owner and may include but not be limited to; design, construction, as well as maintenance, cleaning and repairing for a one (1) year period post construction. The Owner is responsible to facilitate any permittint and alterations thereto, by the relevant authorities, all to the specifications and satisfaction of the City Engineer.

Watermains

42. In conjunction with the Engineering Drawing submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design Information, all to the satisfaction of the City Engineer:
- i. A water servicing report which addresses the following:
 - a) Identify external water servicing requirements;
 - b) Identify fireflows available from each hydrant proposed to be constructed and identify appropriate hydrant colour code markers;
 - c) Confirm capacity requirements are met;
 - d) Identify need to the construction of external works;
 - e) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - f) Water system area plan(s)
 - g) Water network analysis/hydraulic calculations for subdivision report;
 - h) Phasing report and identify how water quality will be maintained until full builtout;
 - i) Oversizing of watermain, if necessary and any cost sharing agreements.
 - j) Water quality
 - k) Identify location of valves and hydrants
 - l) Identify location of automatic flushing devices as necessary
 - m) Looping strategy
 - n) Adherence to the North London Water Servicing Strategy
 - ii. an engineering analysis to determine the extent of external watermains required to serve Blocks within this plan, at no cost to the City.
 - iii. Identify the proposed servicing of the existing golf maintenance facility to the north of this plan and provide details of servicing;

43. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City. The requirements or measure which are necessary to meet water quality requirements shall also be shown clearly on the engineering drawings.
44. Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i. Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 200 mm diameter watermain on Callaway Road, the 200 mm diameter watermain on Meadowlands Way and the 300 mm diameter watermain on Sunningdale Road West;
 - ii. Construct a water stub, appropriately sized adjacent to Block 5 in this plan to service the existing golf maintenance facility to the north of this plan, external to the plan, as per the accepted Design Studies and in accordance with approved engineering drawings and allowing for the abandonment of the well currently servicing the external lands;
 - iii. Extend the existing 300 mm watermain on Sunningdale Road West at Meadowlands Way across the frontage of this Plan to the proposed Street 'A' in this plan;
 - iv. 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; and
 - v. The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings; The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval;
45. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall install and commission temporary automatic flushing devices and meters at all dead ends and/or other locations as deemed necessary by the hydraulic modelling results to ensure that water quality is maintained during build out of the subdivision. These devices are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until assumption. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.
46. With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.
- If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements
47. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

48. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer, all to the specifications of the City, as follows:
- i. align Meadowlands Way in this plan with Meadowlands Way to the south, external to this plan
 - ii. align Callaway Road in this plan with Callaway Road in Plan 33M-633, external to this plan

49. In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should be noted tapers are not to be within an intersection.
50. In conjunction with the Engineering Drawing submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, pavement marking plan, including all turn lanes, etc., and include any associated adjustments to the abutting lots.
51. The Owner shall construct Meadowlands Way to secondary collector standards on a right of way width of 21.5 metres, to the satisfaction of the City.
52. In conjunction with the Engineering Drawing submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"
53. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i. Meadowlands Way has a minimum road pavement with (excluding gutters) of 9.5 metres with a minimum road allowance of 21.5 metres.
 - ii. Street 'A' has a minimum road pavement width (excluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
 - iii. The Owner shall construct a gateway feature on Meadowlands Way at the intersection of Sunningdale Road West with a right of way width of 28.0 metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City. .
54. The Owner shall ensure access to lots and blocks adjacent to gateway feature will be restricted to rights-in and rights-out only.

Sidewalks/Bikeways

55. The Owner shall construct a 1.5 metre sidewalk on both sides of the following streets:
 - i. Meadowlands Way
 - ii. Street 'A'

Street Lights

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

Boundary Road Works

57. In conjunction with the Engineering Drawing submission, the Owner shall update the decision sight distance in accordance with the City's Design Specifications and Requirements Manual, to the satisfaction of the City Engineer.
58. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall complete any required road works to address the sight line requirements, to the satisfaction of the City Engineer, at no cost to the City.
59. The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
60. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install

temporary street lighting at the intersection of Street 'A' with Sunningdale Road West. To the specifications of the City, at no cost to the City.

61. In conjunction with the Engineering Drawing submission, the Owner shall have its professional consulting engineer submit design criteria for the left turn and right turn lanes on Sunningdale Road West at Meadowlands Way for review and acceptance by the City.
62. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct left and right turn lanes on Sunningdale Road West at Meadowlands Way, to the satisfaction of the City Engineer, at no cost to the City.
63. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct Street 'A' as a rights-in/rights-out only access, in accordance with the City's Access Management Guidelines (AMG), to the satisfaction of the City Engineer, at no cost to the City.
64. The Owner shall reconstruct or relocate any surface or subsurface works (e.g. hydro poles, catchbasins, etc.) or vegetation necessary to connect Street 'A' and Meadowlands Way to Sunningdale Road West, to the satisfaction of the City and at no cost to the City.

Road Widening

65. The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West as per the Sunningdale Road Environmental Assessment.
66. The Owner shall be required to dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Meadowlands Way with Sunningdale Road West and Street 'A' with Sunningdale Road West in accordance with the Z-1 Zoning By-law.

Vehicular Access

67. The Owner shall ensure that no vehicular access will be permitted to any blocks fronting Sunningdale Road West. All vehicular access is to be via the internal subdivision streets
68. The Owner shall provide and construct an access to external lands to the north through Block 5, all to the satisfaction of the City.

Construction Access/Temporary/Second Access Roads

69. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West via Meadowlands Way or other routes as designated by the City.
70. 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 its 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.
 -
71. The Owner shall remove the temporary turning circle on Callaway Road and adjacent lands, in Plan 33M-633 to the east of this Plan, including restoration of adjacent lands, and removal of the temporary sanitary maintenance access to Sunningdale Road West, to the specifications of the City.

If funds have been provided to the City by the Owner of Plan 33M-633 for the removal of the temporary turning circle and the construction of this section of Callaway Road and all associated works, including the removal of the temporary sanitary maintenance access to Sunningdale Road West, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work. In the event that Callaway Road in Plan 33M-633 is constructed as a fully serviced road by the Owner of Plan 33M-633, then the Owner shall be relieved of this obligation.

GENERAL CONDITIONS

72. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be

satisfactory to the City.

73. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
74. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
75. In conjunction with the Engineering Drawing submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
 - i. servicing, grading and drainage of this subdivision
 - ii. road pavement structure
 - iii. dewatering
 - iv. foundation design
 - v. removal of existing fill (including but not limited to organic and deleterious materials)
 - vi. the placement of new engineering fill
 - vii. any necessary setbacks related to slope stability for lands within this plan
 - viii. identifying all required mitigation measures including Low Impact Development (LIDs) solutions,and any other requirements as needed by the City, all to the satisfaction of the City.
76. 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.
77. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the City of London Standard "subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Sunningdale Road West are the future ultimate centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

78. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

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

- i. In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City;
- ii. The Owner must provide a video inspection on all affected unassumed sewers;

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

79. 79. 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.
80. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by

outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

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

81. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.

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

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

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

83. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
84. In conjunction with the Engineering Drawing submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
85. The Owner shall have its professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
86. The Owner shall not commence construction or installations of any services (e.g. Clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits,

approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (e.g. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, and approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)

87. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
88. In conjunction with the Engineering Drawing submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
89. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
90. 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.
91. 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.
92. The Owner shall decommission any abandoned infrastructure at no cost to the City, all to the specifications and satisfaction of the City.
93. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
94. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
95. The Owner shall submit confirmation that they have complied with any requirements of Imperial Oil Pipeline with regards to the 20 metre buffer within this plan of subdivision and for the crossing of Street 'A' over the pipeline in this plan, to the satisfaction of the City.
96. Where the proposed development calls for the construction of works, and where the Owner is of the opinion that such works are eligible to be funded in whole or in part from development charges as defined in the DC By-law, and further, where such works are not oversized pipe works (sanitary, storm or water - the reimbursement of which is provided for in subsidy tables in the DC By-law), then the Owner shall submit through their consulting engineer an engineering work plan for the proposed works satisfactory to the City Engineer (or designate) and City Treasurer (or designate). The Owner acknowledges that:
 - i. no work subject to a work plan shall be reimbursable until both the City Engineer (or designate) and City Treasurer (or designate) have reviewed and approved the proposed work plan; and
 - ii. in light of the funding source and the City's responsibility to administer development charge funds collected, the City retains the right to request proposals for the work from an alternative consulting engineer.
97. The following works required by this subdivision shall be subject to a work plan:
 - iii. internal road widening
 - iv. channelization
98. Where the proposed development calls for the construction of a stormwater management facility or works, and where the Owner is of the opinion that such works are eligible to be

funded in whole or in part from development charges as defined in the DC by-law, then the Owner shall submit through their consulting engineer an engineering work plan including works completed to date and future works to be undertaken for the proposed works, satisfactory to the City Engineer (or designate) and City Treasurer (or designate). In light of the funding course and the City's responsibility to administer development charge funds collected, the City retains the right to request proposed for the work from an alternative consulting engineer.

99. Where Sunningdale Road West requires restoration due to the installation of services (sewers, water), the Owner shall construct Sunningdale Road West to the satisfaction of the City Engineer, at no cost to the city.