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**Draft Approval Extension 39T-05511
A. MacLean**

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE
FROM:	G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL
SUBJECT:	REQUEST FOR EXTENSION OF DRAFT APPROVAL CLARKE SUBDIVISION 1196 SUNNINGDALE ROAD WEST DRAFT APPROVED PLAN 39T-05511 CLARKE FAMILY HOLDINGS INC. MEETING ON SEPTEMBER 24, 2012

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Clarke Family Holdings Inc. c/o Landea Developments Inc., for the property located at 1196 Sunningdale Road West:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a 3 year extension of the draft plan of subdivision, submitted by Clarke Family Holdings c/o Landea Developments Inc., prepared by Whitney Engineering, certified by Bruce Baker, File No. 39T-05511, drawing no. 3, as red-line amended, which shows a total of 25 low density residential blocks, three (3) park blocks, one (1) stormwater management block and various reserve blocks served by two (2) new collector roads and four (4) new local streets, **SUBJECT TO** the revised conditions contained in the attached Appendix "39T-05511"; and,
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Appendix "A".

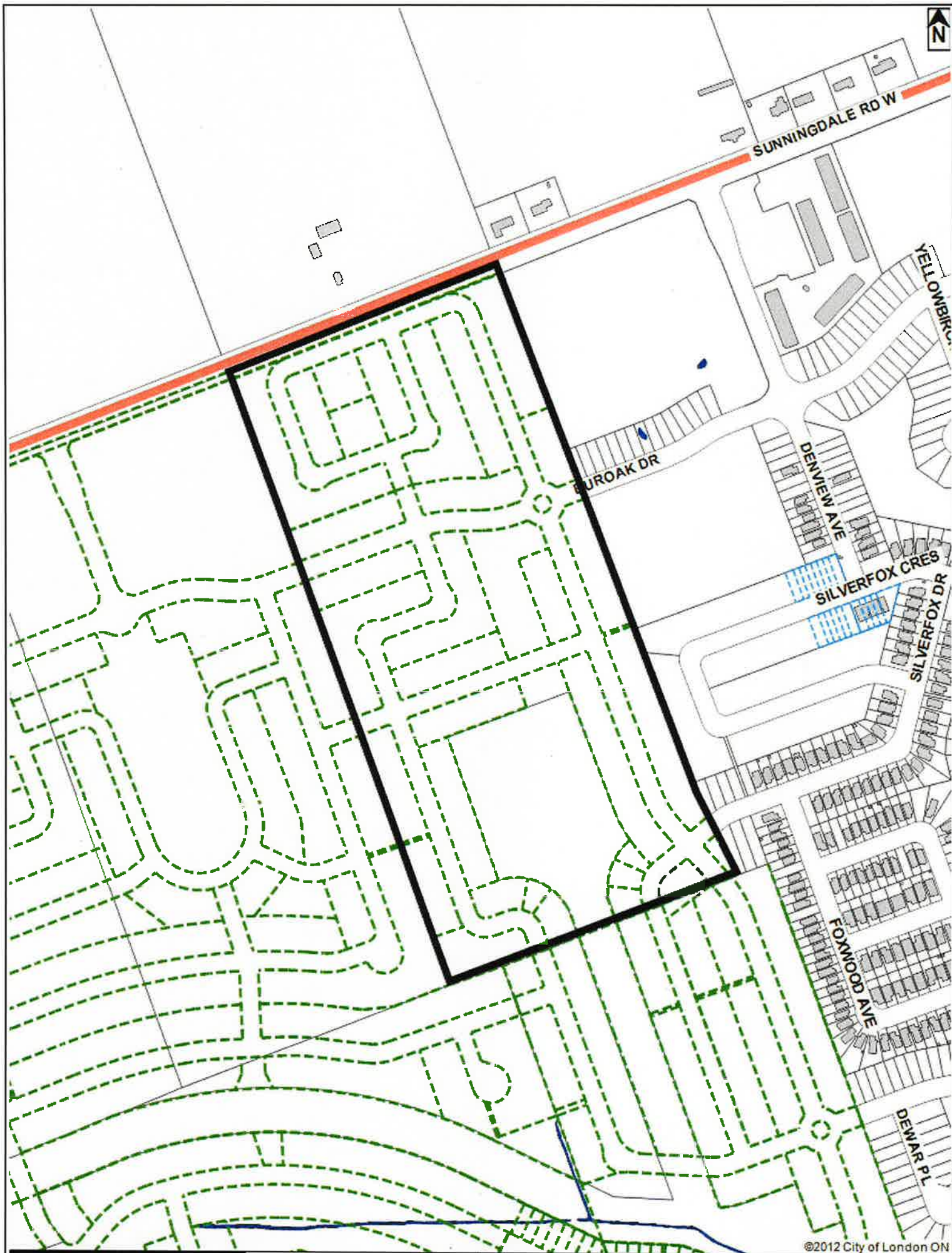
PREVIOUS REPORTS PERTINENT TO THIS MATTER
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July 2009 - 39T-05511/OZ-6977 - Report to Planning Committee on Draft Plan and Associated Official Plan and Zoning By-law amendments

BACKGROUND

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

The Clarke subdivision is comprised of a 21.4 hectare (52.9 acre.) property located at 1196 Sunningdale Road West, east of Hyde Park Road. The application for Draft Plan of Subdivision Approval was originally accepted on August 10, 2005. After a number of modified versions of the plan, it was approved by the Approval Authority on October 14, 2009. There were no








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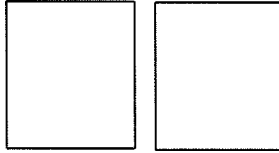
LOCATION MAP

Subject Site: 1196 Sunningdale Rd W
 Applicant: **Clarke Family Holdings Inc.**
 File Number: 39T-05511
 Planner: **Allister MacLean**
 Created By: **Allister MacLean**
 Date: **2012-08-20**
 Scale: **1:5000**

LEGEND

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





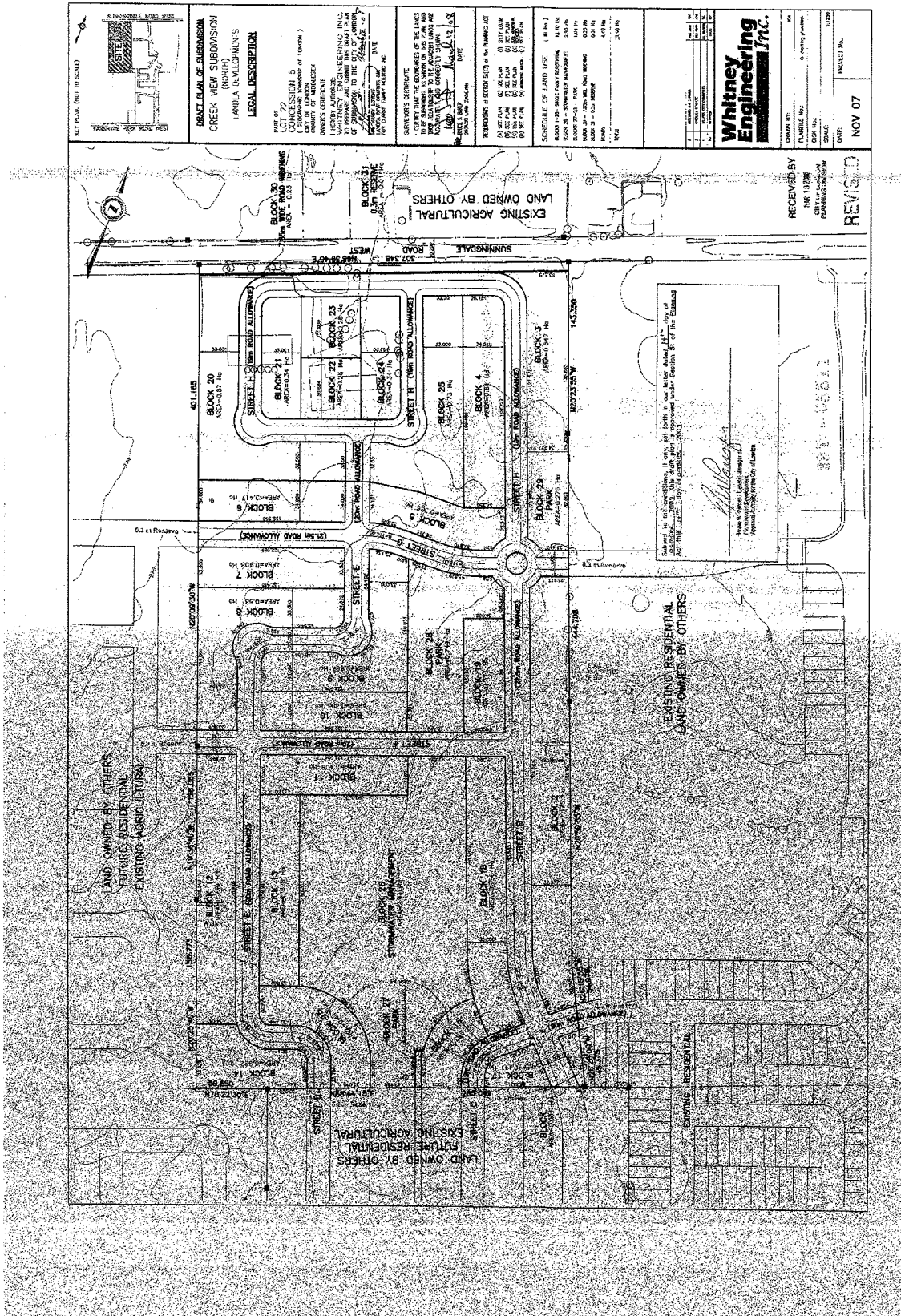
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appeals to the draft plan.

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

Date Request Accepted: April 16, 2012	Agent: Bob Morrison, South Side Group
REQUESTED ACTION: Request for a 3 year extension to draft approval.	

Draft Approved Plan



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ANALYSIS

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions are to address engineering issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and shaded areas (additions) on the attached Appendix. If granted, the new draft approval lapse date would be October 14, 2015.

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

CONCLUSION

The attached revised conditions of draft approval are appropriate to ensure that this subdivision is developed under current City standards.

PREPARED and RECOMMENDED BY:	REVIEWED BY:
	
ALLISTER MACLEAN SENIOR PLANNER	BRUCE HENRY MANAGER – DEVELOPMENT PLANNING
REVIEWED BY:	SUBMITTED BY:
	
JENNIE A. RAMSAY, P. ENG MANAGER-DEVELOPMENT SERVICES	G. KOTSIFAS, P.ENG MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES & CHIEF BUILDING OFFICIAL

September 12, 2012

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Appendix "A"

Related Estimated Costs and Revenues

Estimated Costs – This Agreement	
Claims from Urban Works Reserve Fund – General	
-sanitary sewer oversizing	\$179,550
-storm sewer oversizing	\$1,206,325
Stormwater Management	Nil
Capital Expense	Nil
Other	Nil
Total	\$1,385,875
Estimated Revenues - This Agreement (2012 rates)	
CSRF	\$4,573,100
UWRF	\$1,842,306
Total	\$6,415,406

1. Estimated Costs are based on approximations provided by the applicant. Final claims will be determined based on actual costs in conjunction with the terms of the subdivision agreement and the applicable By-law.
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. The revenues and costs in the table above are not directly comparable. This subdivision, like others in the area, also relies on the recently constructed roadwork and SWM facilities, 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.
4. The Owner should take note that there are currently significant delays in payment of claims from the Urban Works Reserve Fund.

Reviewed By:



**Peter Christiaans
Director, Development Finance**

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Additions/Deletions

APPENDIX 39T- 05511

(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-05511 ARE AS FOLLOWS:

NO. CONDITIONS

Standard

1. This draft approval applies to the draft plan submitted by Clarke Family Holdings c/o Landea Developments Inc., prepared by Whitney Engineering, certified by Bruce Baker, File No. 39T-05511, drawing no. 3, as red-line amended, which shows a total of 25 low density residential blocks, three (3) park blocks, one (1) stormwater management block and various reserve blocks served by two (2) new collector roads and four (4) new local streets.
2. This approval of the draft plan applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. Street G from the east limit of the draft plan to the west limit of the draft plan shall be named Buroak Drive. ~~All other street(s) shall be named to the satisfaction of the Director, Development Approvals.~~ The Owner shall within 90 days of draft approval submit proposed street names for all other streets within this subdivision to the City.
5. ~~The municipal addresses shall be assigned to the satisfaction of the Director, Development Approvals.~~ The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London 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.
10. ~~The Owner shall grant to the appropriate authorities such easements as may be required for utility, road or drainage purposes.~~ In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications, within the plan and external to the plan, as needed, (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the

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development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.

11. Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
12. ~~In conjunction with the Design Studies submission, 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 Engineer. 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 Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. In conjunction with the Design Studies submission, the Owner shall develop an erosion/sediment control plan (ESCP) that will identify all erosion and sediment control measures for the subject lands in accordance with the Functional SWM and/or Drainage Servicing Report for these lands, the City of London and Ministry of the Environment standards and requirements, for review and acceptance by the City (SWM unit). This Plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~
13. ~~In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer and included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.~~ In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report shall address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site. Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
14. ~~Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment requirements and file the necessary reports with the Ministry of the Environment and the City of London. 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~~

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13. ~~In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer and included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval, to the satisfaction of the City, at no cost to the City.~~ In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report shall address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site. Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
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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.

15. ~~Prior to the submission of engineering drawings, the Approval Authority shall be satisfied that sufficient sewage treatment and conveyance capacity is available to service the subdivision.~~
16. ~~The Owners professional engineer shall provide inspection services for all work during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved by the City Engineer. The Owner's professional engineer shall provide inspection services for all work during construction by it's professional engineer for all work to be assumed by the City, and have it's professional engineer supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City.~~
17. ~~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. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and General Manager of Planning and Development. 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.~~
18. 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.
19. 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 Director, Development and Compliance Division~~ General Manager of Planning and Development and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by ~~the Director, Development and Compliance Division~~ General Manager of Planning and Development and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
20. ~~Prior to final approval the Approval Authority shall be advised for the registration of the subdivision, is to be advised in writing by the Finance Department, City of London that all financial obligations/encumbrances owed to the City on the said lands have been paid in full, including property taxes and local improvement charges. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.~~
21. Prior to any work on the site the Owner shall obtain and submit to ~~the Director, Development and Compliance Division~~ General Manager of Planning and Development a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

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~~22. Prior to the construction of the new Heard Drain sanitary sewer and related SWM facilities (hereafter called the works) all to be completed by the City as a City Services project and prior to entering into a subdivision agreement with the land owner, the Owner(s) will collaborate with the City in the following but not limited to:~~

- ~~● Finalize the design of the Heard Drain sanitary sewer and SWM facilities;~~
- ~~● Finalize the width of the new Heard Drain corridor, size of other SWM ponds and associated corridors identified in the Foxhollow Stormwater Management Environmental Assessment (Foxhollow EA) and any addendum;~~
- ~~● Establish acceptable timing for the dedication of any lands and easements to the City for the construction of the works and disposition of extracted material;~~
- ~~● Work on the assumption the City will responsible for costs of the construction of the works and the Owner(s) agree to take the excavated material in place but not engineered;~~
- ~~● Establish conditions/make arrangements for the disposition of material associated with the construction of the works — the primary objective will be to place an estimated minimum of 100,000 cubic metres of the material excavated by the City on the lands owned or under the control by the same parties as is excavated from their lands (ie plans 39T-04503; 39T04510; 39T-05511; and 39T-05512);~~
- ~~● Provide for any temporary storage or stockpiling of excavated material;~~
- ~~● Possibly retaining of joint contractors/consultants;~~
- ~~● Working with other property owners directly impacted by the construction of the works on their lands and/or who receive benefits from the construction of the works;~~
- ~~● Entering into one or more subdivision agreements as may be necessary to formalize any conditions associated with the working agreements between the parties to provide for the staging and construction of the works and the disposition of the excavated material;~~

~~all of which has the objective to provide for the construction of the works by the City beginning in 2010 and which has a tender price for the construction of the works which is within a reasonable limit of the projected estimates for the construction of the works as identified in the proposed Development Charges By law. (Currently estimated to be approximately \$18 m).~~

Sanitary

~~23. Prior to the commencement of the construction of the sanitary trunk sewer and the SWM facilities, the Owner agrees that there will be no cost to the City for any temporary stockpiling of material, grading or access easements, and the arrangements for the disposition of material beyond placement related to the construction of the works. The Owner shall also enter into an agreement with the City for the transfer of land for the works satisfactory to the City Engineer.~~

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24. ~~In conjunction with the submission of the design studies reports, the Owner shall have his consulting engineer prepare and submit report(s) describing the functional designs of the sanitary and stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed satisfactory to the City Engineer. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. EESD will consider any comments received from third parties up to the time of acceptance of the design studies. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit report(s) describing the functional designs of the stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed, satisfactory to the City. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. PEESD will consider any comments received from third parties up to the time of acceptance of the design studies.~~
25. ~~a) The Owner shall provide within 30 days, of a written request from the City Engineer, the City with documentation confirming their consent to allow City staff (or their consultants) to enter the subject lands for the purposes of completing the necessary studies to assist in the design of the Heard Drain channel reconstruction /remediation works with its related up stream SWM facilities and conveyance channels and for the construction of the trunk sanitary sewer as identified in the Foxhollow Stormwater Management Environmental Assessment (Foxhollow EA) and any addendum, the works.~~
- ~~b) Upon notice from the City of its acceptance of the engineering drawings for this Sanitary/SWM project, the Owner shall, within 30 days after the issuance of the tender call, dedicate the necessary lands free and clear of any encumbrances to the City for these works including any necessary working easements. This shall include lands along the future road right of way from Medway Park Drive in the adjacent Foxhollow Development 39T-02505 Subdivision to the Heard Drain Corridor.~~
26. ~~The Owner shall provide access (if required) to the City of London for maintenance, operation and reconstruction of the trunk sanitary sewer to the satisfaction of the City of London.~~
27. ~~The Owner shall not request a Certificate of Conditional Approval for any works in this draft plan until the trunk sanitary sewer works are constructed and commissioned as identified in the Foxhollow EA or Foxhollow EA Addendum.~~
28. ~~The Owner shall construct the sanitary sewers within this plan to serve this plan and external drainage areas and connect to the extension of the trunk sanitary sewer within the Foxhollow Area through the adjacent property (Landea Foxhollow Developments 39T-05512), in accordance with the approved Fox Hollow SWM Environmental Assessment or Foxhollow EA Addendum. 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 600 mm (24") diameter sanitary sewer located on Medway Park Drive at Tokala Trail;~~
 - ~~ii) 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;~~
 - ~~iii) make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and~~

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- iv) where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
29. ~~The Owner shall construct local sanitary sewers where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, to provide servicing outlets for private drain connections. These local sanitary sewers will be at the sole cost of the Owner. Any exception for private drain connections to the trunk sewers greater than 8 metres in depth will require the approval of the City Engineer.~~
30. ~~The Owner shall install municipal sanitary servicing to the limits of their property, to the satisfaction of the City Engineer, in order to provide for the servicing of external parcels of land within the sanitary drainage area.~~
31. ~~As part of the Design Studies submission, the Owner shall provide an analysis to indicate the water table level of lands within the subdivision and an evaluation of additional measures, if an, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OSS 407. This is to be provided prior to design drawings submissions. Additional measured identified shall be incorporated into the design drawings for the subdivision.~~ ~~In conjunction with the Design Studies 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 trunk sanitary sewers to be constructed over external lands and through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer; and~~
 - iii) ~~provide an analysis of the water table levels of the lands within the subdivision with respect to the depth of the sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.~~
32. ~~Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.~~
- ~~Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.~~ ~~Prior to registration of this Plan, the Owner shall obtain consent from the City 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.~~

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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 reserve sewage treatment capacity reassigned to the subdivision.

- 33. ~~The Owner shall not allow any weeping tile connections into the sanitary sewers within this plan.~~
- 34. ~~Through design and throughout the duration of construction within this draft plan of subdivision, the Owner shall control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system, all at the Owner's cost. Quality control measures and submission of reports of these quality control measures to the City to confirm that the constructed works meet acceptable inflow and infiltration works will be required. The owner will also be required to take measures to prevent inflow and infiltration from entering the sanitary sewer system after construction of the sanitary sewer works, all satisfactory to the City Engineer and all at no cost to the City.~~

In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall 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,~~
- 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 sewers; and~~
- iv) ~~have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.~~

- 35. ~~The Owner shall oversize sanitary sewers for the subdivision plan in order to serve lands from upstream external to this plan and tributary to sanitary sewers within this draft plan, if necessary, to the satisfaction of the City Engineer.~~
- 36. ~~A Certificate of Conditional Approval will not be issued for any works in this draft plan until such time as the trunk sanitary sewer works which are to be constructed by the City of London are constructed and commissioned as identified in the Foxhollow EA and any addendum except for certain lots and/or blocks that may be released at the discretion of the City Engineer.~~

Storm and Stormwater Management

- 37. The Owner shall construct the proposed storm/drainage servicing works for the subject lands and connect to the relevant SWM Facility(s) and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the accepted preferred servicing option of the Fox Hollow Municipal Class EA Study and any addendum, including the major storm overflow/conveyance system, all to the specifications and satisfaction of the City Engineer.
- 38. Prior to the issuance of a Certificate of Conditional Approval, the Owner shall, with exception of SWM Facility #3 have his professional engineer design and oversee the construction for the proposed storm/drainage to service the total catchment area

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including the major storm overflow/conveyance system with the, all to the satisfaction of the City Engineer and according to the requirements of the following:

- i) The City's SWM criteria and the environmental targets for the Medway Creek Subwatershed Study.
 - ii) The preferred storm/drainage and SWM servicing option of the Municipal Class EA and any addendum for the Fox Hollow lands as accepted by all applicable agencies.
 - iii) The accepted Functional Report for the proposed SWM Facility # 3
 - iv) The Ministry of Environment's SWM Practices Planning and Design Manual (2003) and the City of London's Design Specifications and Requirements Manual (Environmental and Engineering Services Department – October 2003).
 - v) The City's Waste Discharge and Drainage By-laws and lot grading standards, policies, requirements and practices; and
 - vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the relevant SWM agencies, including the City, the Ministry of the Environment and the Upper Thames River Conservation Authority.
39. A Certificate of Conditional Approval shall not be issued for the subject lands until the Heard Drain Channel Reconstruction/Remediation and Servicing and the relevant SWM Facility(s) works are constructed and operational and the proposed storm/drainage servicing works for the subject site can be connected, all to the specifications and satisfaction of the City Engineer.
40. Prior to the submission of engineering drawings, the Owner shall have it's professional geotechnical engineer address all geotechnical issues and all required setbacks related to slope stability and the adequacy of outlet systems conveyance capacities during post development conditions, all to the satisfaction of the City Engineer and the Upper Thames River Conservation Authority.
- ~~41. The Owner shall provide all appropriate land dedication areas, working and access easements adequate for the construction of the Heard Drain Corridor and the trunk sanitary sewer within and/or adjacent to this corridor as identified in the Fox Hollow Municipal Class EA Study Stormwater Management EA and any addendum and subsequently, the relocation of a portion of the Heard Drain and the proposed utility corridor recommended by Stantec in "Realignment Class EA Implications Report" and will be confirmed by the accepted Fox Hollow Functional and Detailed Design and all to the specifications and to the satisfaction of the City Engineer. The easements shall be in accordance with Figure/Appendix " " attached.~~
- ~~42. Prior to or in conjunction with the servicing design for this site, the Owner shall have its professional engineer identify the major and minor storm flow routes for the entire catchment area(s) to the satisfaction of the City Engineer.~~
- ~~43. The Owner shall ensure that increased and accelerated stormwater runoff from this subdivision does not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the City Engineer, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.~~

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Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development 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 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.

- 44. ~~In conjunction with the design studies, the Owner shall submit an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City Engineer. This plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the City Engineer.~~
- 45. The Owner shall provide the design and construction of the proposed storm/drainage servicing works for the subject lands (excluding the channel works) and connect to the relevant SWM Facility(s) and the Heard Drain Channel Remediation/Reconstruction Servicing works with the approved Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, **including the major storm overflow/conveyance system** all to the specifications and to the satisfaction of the City Engineer.
- 46. The Owner shall provide the land dedications for the City construction of the Fox Hollow functional and detailed design for proposed storm/drainage and SWM servicing works for the subject lands, all to the specifications and to the satisfaction of the City Engineer for proposed storm/drainage servicing works for the subject lands and connect to the relevant SWM Facility and the Heard Drain Channel Remediation/Reconstruction Servicing works, in accordance with the accepted preferred servicing option of the Fox Hollow Municipal Class EA Study and any addendum or its the accepted Fox Hollow Functional Design all to the specifications and to the satisfaction of the City Engineer.
- 47. The Owner shall promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.

Water Mains

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

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information:

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- i) A water servicing report which addresses the following:
 - Identify external water servicing requirements;
 - Confirm capacity requirements are met;
 - Identify need to the construction of external works;
 - Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - Water system area plan(s)
 - Water network analysis/hydraulic calculations for subdivision report;
 - Phasing report;
 - Oversizing of watermain, if necessary and any cost sharing agreements.
- ii) 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 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.

- 49. The Owner shall construct the proposed watermains to serve this plan and connect them to the future municipal watermains to the east and south identified in the accepted water servicing report, satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pump Station.
- 50. ~~The Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

Streets, Transportation and Surveys

- 51. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
- 52. The Owner shall not request a Certificate of Conditional Approval until public street access is provided through extension of streets on lands to the east, west and/or south.
- 53. The Owner shall ensure a minimum of 5.5 metres (18') will be required along the curb line between the projected property lines of irregular shaped lots around the bends on Street 'E' and Street 'H'.
- 54. The Owner shall eliminate/limit the bulge in the curb lines on Street 'E' and Street 'H' to only a maximum offset from the standard radius required to achieve the minimum curb

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distance for lands, as approved by the City Engineer. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.

55. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets:
 - i. Street 'B'
 - ii. Street 'G'

56. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
 - i) Street 'C' – south and east boulevard
 - ii) Street 'E' – north, south and east boulevards
 - iii) Street 'F' – south boulevard
 - iv) Street 'H' – inside boulevard
 - v) Street 'H' – abutting Blocks 21, 22, 23 and 24
 - vi) ~~Sunningdale Road West – south boulevard, along entire frontage of plan~~

57. The Owner shall provide sidewalk links from Street 'H' to the proposed sidewalk on Sunningdale Road West. Breaks in the 0.3 mere reserve are to be identified on the survey plan when submitted to the City of London in accordance with the City of London Window Street Guidelines.

58. The Owner shall ensure that the pedestrian walkways are constructed to the "City Standard for Pedestrian Walkways", including lighting if necessary, in accordance with City requirements and standards.

59. As part of the Design Studies submission, the Owner shall submit a transportation study in accordance with the Transportation Impact Study Guideline to determine the impact of this development on the abutting arterial roads to the satisfaction of the City Engineer. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study as required by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.

60. Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.

61. ~~The Owner shall install street lighting along Sunningdale Road West from the east limit to the west limit of the plan of subdivision to the satisfaction of the City Engineer.~~

62. The Owner shall dedicate sufficient land to widen Sunningdale Road West to 18.0 metres (59.06') from the centerline of the original road allowance.

63. The Owner shall ensure that no vehicular access is permitted to Blocks 3 and 20 directly from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.

64. The Owner shall install the following traffic calming measures along the secondary collector road network:

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a) curb extensions along the east side of Street 'B' with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.

b) Curb extensions along the north side of Street 'G' with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.

c) Reduced curb radii (5.0 m) on the inbound approach to all local road intersecting Street 'B' and Street 'G'

The traffic calming measures selected for these locations are subject to the approval of the Transportation Planning & Design Division and are to be designed and constructed to the satisfaction of the City Engineer.

- 65. The Owner shall provide sufficient land for and construct a roundabout at the intersection of Street 'B', Street 'G' and Street 'H' in accordance with City standards. The Owner shall ensure that driveways for lots that abut the roundabout are located in accordance with the EESD Design Specifications and Requirements Manual. The Owner shall install street lighting at this intersection to the satisfaction of the City Engineer.
- 66. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
- 67. The Owner shall ensure any emergency access is satisfactory to the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc.
- 68. If an emergency access is required to accommodate development, the Owner shall locate, construct, maintain and close the access to the satisfaction of the City Engineer. If it is necessary to locate this access onto Sunningdale Road West, the Owner shall ensure that it will be restricted to emergency vehicle use only.
- 69. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
- 70. The Owner shall construct a temporary turning facility for vehicles, if directed by the City Engineer, at the following locations:
 - i) Street 'C' – south limit
 - ii) Street 'E' – south limit
 - iii) Street 'G' – west limit

to the specifications of the City Engineer.

71. The Owner shall have its professional engineer design the roadworks in accordance with the following road widths:

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- i) Street 'H' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres (22.9') with a minimum road allowance of 15.5 metres (50.8')
 - 72. All through intersection 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.
 - 73. In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
 - 74. 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. The roads shall be tapered equally aligned based on the alignment of the road centrelines.
 - 75. In conjunction with the Design Studies 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."
 - 76. The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:
- | Road Allowance | S/L Radius |
|----------------|------------|
| 20.0 m | 9.0 m |
| 19.0 m | 9.5 m |
| 18.0 m | 10.0 m |
- 77. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.
 - 78. 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.

Planning

- 79. The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
- 80. All lots/blocks abutting park blocks shall be fenced with 1.5meter high chain link fence as per current City standards in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the Manager of Parks Planning and Design within one (1) year of registration of the plan of subdivision.
- 81. All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the City Engineer. Further, the subdivision agreement shall include a

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clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be limited to black 1.5meter high chain link fencing in accordance with current City park standards (SPO 4.8) or approved alternate.

82. All park blocks 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 EESD and Parks Planning and Design.
83. No grading shall occur within proposed park blocks except where determined to be appropriate by the Manager of Parks Planning and Design.
84. The Owner shall convey the redline amended access blocks, Block 28 and Block 29 as indicated on the attached draft plan for park purposes to satisfy the parkland dedication for this draft plan. An overdedication of 0.07 +/- ha. must shall be purchased by the City at a rate of \$370,500 per hectare.
85. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the Director, Development and Compliance Division General Manager of Planning and Development.
86. Prior to any work on the site and as part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the Director, Development and Compliance Division General Manager of Planning and Development. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
87. Prior to the submission of Engineering Drawings As part of the Design Studies submission, the Owner shall submit for approval an on-street parking plan (if necessary), whereby one on street parking space for each two dwelling units is to be used as the basis for the design, to the satisfaction of the Director, Development and Compliance Division General Manager of Planning and Development. The approved parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.
88. As part of the Design Studies submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the Director, Development and Compliance Division General Manager of Planning and Development. The lotting plan shall also provide for lots which front Sunningdale Road for Blocks 4, 21, 23, 24, and 25. The accepted lotting pattern shall be reflected on the final registered plan.
89. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the Director, Development and Compliance Division General Manager of Planning and Development.

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90. ~~Prior to submission of engineering drawings~~ **As part of the Design Studies submission,** the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise between Blocks abutting Sunningdale Road which considers noise abatement measures that preclude the use of a continuous noise wall. The approved noise abatement measures are to be applied in accordance with the requirements of the M.O.E. and the City Official Plan policy to be reviewed and accepted by ~~the Director, Development and Compliance Division~~ **General Manager of Planning and Development.** The final accepted recommendations shall be constructed or installed by the Owner or may be incorporated into the subdivision agreement.
91. As part of the Design Studies submission, the Owner shall have its geotechnical engineer provide, in accordance with the latest "Guidelines for Use at Contaminated Sites in Ontario" established by the Ministry of Environment, a report containing "Schedule A – Record of Site Condition" including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site up to the property line. The City may require a copy of the report should there be City property adjacent to the subdivision. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
92. The Owner agrees to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on corner lots abutting the collector road in this Plan, are required to have a side entry garage, with driveway access from Street "A", a main entry of the home which fronts the collector road and limited chain link or decorative fencing along no more than 50% of the exterior sideyard abutting the collector road. Further, the owner shall obtain approval of their proposed design from ~~the Director, Development and Compliance Division~~ **General Manager of Planning and Development** prior to any submission of an application for a building permit for corner lots with an exterior sideyard abutting the collector road in this Plan.

General Conditions

93. 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 of the City Engineer.
94. In the event that relotting of the plan is undertaken after the City's acceptance of engineering drawings, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.
95. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
96. ~~Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.~~ **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 Engineer.**
97. 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

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Roads” at no cost to the City, except as permitted otherwise by the Urban Works Reserve Fund By-law.

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

- 98. 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.

- 99. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on contributing flows 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.

- 100. 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.

- 101. 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

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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.

102. In conjunction with the Design Studies 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.
103. 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".
104. The Owner shall not commence construction or installations of any services including clearing or servicing of land within this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)
105. If this plan is developed in phases and any temporary measures are required, these temporary measures shall be constructed to the specifications and satisfaction of the City Engineer, at no cost to the City.
106. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
107. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
108. 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.
109. In conjunction with the Design Studies submission, the Owner shall identify the storm/drainage and SWM servicing works, including the major and minor storm flow routes, for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City.
110. Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
111. Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road, including sidewalks, to the satisfaction of the City, at no cost to the City.

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112. 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.
113. 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.
114. In conjunction with the Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall 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.
115. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
116. 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.
117. The Owner shall not develop this plan of subdivision until the plan of subdivision, Plan 39T-05512, to the south develops with adequate municipal services, grading, drainages and accesses over the external lands, to the satisfaction of the City. Alternatively, make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.
118. Prior to the issuance of any Certificate of Conditional Approval, Blocks 1 and 17 in this plan shall be combined with abutting lands to create developable lots and/or blocks, to the satisfaction of the City.
119. Prior to the issuance of a Certificate of Conditional Approval for any part lots/blocks that cannot be developed independently within the plan, these part lots/blocks shall be combined with abutting external lands to create developable lots/blocks (eg. 3, 6, 9, 11 and 13), to the satisfaction of the City.
120. In conjunction with the Design Studies submission, the proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, driveways and lots abutting roundabouts, etc., to the satisfaction of the City.