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London
CANADA

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September 27, 2018

**NOTICE OF REQUEST FOR EXTENSION OF
PLAN OF SUBDIVISION DRAFT APPROVAL**

The City of London has received a request from Sifton Properties Limited for a two (2) year Extension of Draft Approval for their Victoria on the River draft plan of subdivision (39T-09502), which lapses on January 19, 2019. The approved draft plan of subdivision is described below.

APPLICANT: Sifton Properties Limited

LOCATION: Lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East; legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and Part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster) in the City of London (**see location map attached**).

Planning District: Jackson / Old Victoria

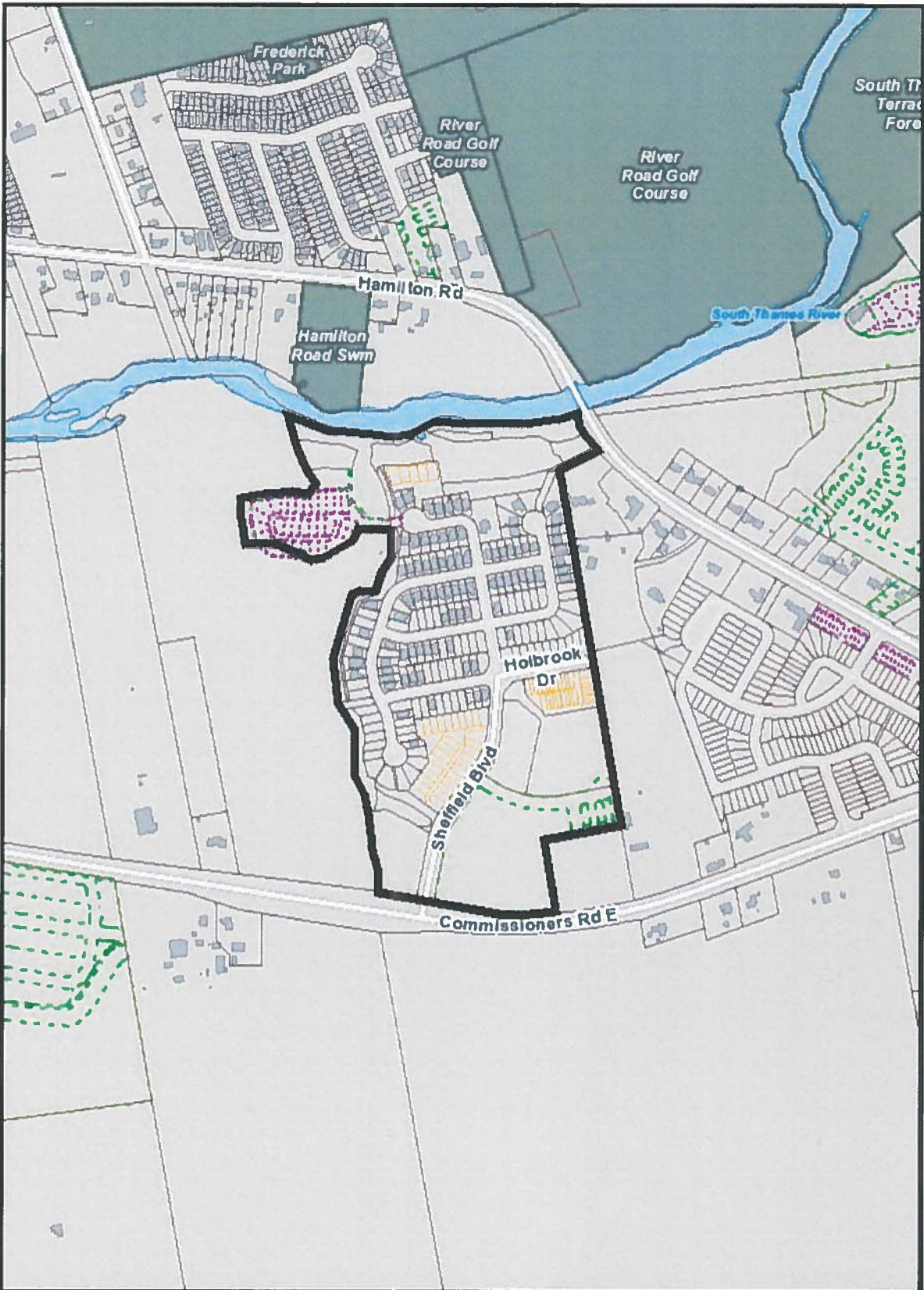
PROPOSAL: Consideration of an extension to Draft Approval for a residential plan of subdivision containing 172 single family lots, 1 multi-family, high density residential block, 3 multi-family, medium density residential blocks, 2 multi-family, low density residential blocks, 1 commercial/office/mixed use block, 7 park blocks, 9 buffer/ open space/ restoration blocks, 2 stormwater pond blocks, and 7 reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and 5 internal local streets.

[The lands at 2835 Sheffield Place (Block 153 within this Draft Plan) are also the subject of a separate application for Red-line Revisions and Zoning By-law Amendment - File No. 39T-09502 / Z-8793; and an application for Site Plan Approval for 30 single detached cluster housing units – File No.SPA17-062]

HOW TO COMMENT: Please review the attached location map, reduced copy of the Draft Approved plan, and conditions of draft approval and forward any issues, comments or revisions to conditions of draft approval to this department no later than **October 26, 2018**. Should you require an extension for reply, please advise this department, in writing, as soon as possible. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. If you would like to view the full scale version of the Draft Approved plan, please contact the File Manager at the contact number listed below.

For more information, please contact Larry Mottram at 519 661-2489 ext. 4866, referring to "39T-09502", or inquire at the Development Services, 6th Floor, City Hall, 300 Dufferin Avenue, between 8:30 a.m. and 4:30 p.m. weekdays.






LM/lm



Location Map

Subject Property: **Victoria on the River**
 Applicant: **SIFTON PROPERTIES LIMITED**
 File Number: **39T-09502**
 Created By: **Larry Mottram**
 Date: **9/25/2018**
 Scale: **1:8000**

Legend

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

Corporation of the City of London





THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-09502 ARE AS FOLLOWS:

* Denotes Deleted, Revised, or New Condition

NO.	CONDITIONS
<u>Standard</u>	
1. *	This draft approval applies to the draft plan, as red line amended , submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by Bruce Baker, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated September 3, 2015), <u>Jason Wilband, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated March 13, 2018)</u> File No. 39T-09502 which shows 172 single family lots, one (1) multi-family, high density residential block, three (3) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office/mixed use block, seven (7) park blocks, nine (9) buffer/ open space/ restoration blocks, two (2) stormwater pond blocks, and seven (7) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and four (4) <u>five (5)</u> internal local streets.
2.	This draft approval and these conditions replace the conditions of draft approval granted on December 10, 2013 for plan 39T-09502 as it applies to lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East; legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and Part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster) in the City of London, and as described in Condition No. 1.
3.	This draft plan approval applies until January 19, 2019, 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.
4.	The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
5.	The Owner shall request that streets be named to the satisfaction of the City.
6.	The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
7.	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.
8.	Prior to final approval, the Owner shall take all necessary steps to ensure that the zoning is in effect for this proposed subdivision.
9.	The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
10.	Phasing of this subdivision (if any) shall be to the satisfaction of the City.
11.	Prior to the submission of engineering drawings, the City shall be satisfied that sufficient sewage treatment and conveyance capacity is available to service the subdivision.
12.	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 to advise 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.

13. 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.

SEWERS & WATERMAINS

Sanitary:

14. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, including the 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. 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;
 - iii) Provide a hydrogeological report which includes an analysis of the water table of the lands within the subdivision with respect to the depth of the local 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.
15. 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 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan and the 200 mm diameter sanitary sewer on Sevens Oaks Ridge;
 - 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 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
 - iv) Where 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.
16. 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) Having its consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - iv) Implementing any additional measures recommended through the Design Studies stage.
17. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg 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):

18. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional 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 and ensuring that all existing upstream flows traversing this plan are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and to the satisfaction of the City;
 - iii) Ensuring retained lands outside of this plan of subdivision are included in any Design Studies with respect to drainage areas and servicing;
 - iv) 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, to the satisfaction of City Engineer;
 - v) 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 of adequate geotechnical conditions within this Plan and the approval of the City Engineer; and
 - vi) 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 associated with open watercourses that services an upstream catchment are adequately addressed 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, if necessary.
19. 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 South Thames Subwatershed Study and any addendums/amendments;
 - ii) The Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009) and with the agreed 25% reduction of the SWM block.
 - iii) The approved Functional STM Servicing and SWM plans for the subject lands 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 City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
20. 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 South Thames Subwatershed, and connect them to the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan, the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan and the existing 600 mm diameter storm sewer on Seven Oaks Ridge;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) 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
 - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
21. 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) The Old Victoria SWM Facility # 2, to be built by the City, to serve this plan must be constructed and operational;
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
 - iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
22. 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.
23. If deemed necessary by the City, in conjunction with an updated 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 is to also 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, the Owner's professional engineer shall certify that any remedial or other works as recommended in the above accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

24. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide on-site SWM controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
25. The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater management Facility "Just in Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.

Watermains

26. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional 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) Confirm capacity requirements are met;
 - c) Identify need to the construction of external works;
 - d) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - e) Water system area plan(s)
 - f) Water network analysis/hydraulic calculations for subdivision report;
 - g) Phasing report;
 - h) Oversizing of watermain, if necessary and any cost sharing agreements.
 - i) Water quality
 - j) Identify location of valves and hydrants
 - ii) Have its professional consulting engineer identify which areas of the plan are to be serviced by the southeast hydraulic grade line zone and which areas are to be served by the low level zone.
27. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.
28. 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 250 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Holbrook Drive in this plan, the 200 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Leeds Crossing in this plan and the 200 mm diameter watermain on Seven Oaks Ridge;
 - ii) 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.
29. The Owner shall install temporary automatic flushing devices at all dead ends 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 the engineering drawings. The auto flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the auto flushing devices is/are the responsibility of the Owner.

30. Should any blocks in this plan develop as Vacant Land Condominiums, the Owner shall advise the purchasers that if the private watermains serving a vacant land condominium is deemed a "regulated drinking water system" under the Safe Drinking Water Act and O.Reg. 170/03, the City of London could be ordered to operate this system in which case the system shall be required to be constructed to applicable City standards, to the satisfaction of the City Engineer.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

31. * The Owner shall construct cul-de-sacs on Seven Oaks Ridge, Holbrook Drive and Kettering Street in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25 m) within the cul-de-sacs or as otherwise directed by the City Engineer.
32. In conjunction with the engineering drawings submission, the Owner shall ensure the layout of the roads and rights-of-way in this plan are in accordance with City standards, unless otherwise accepted by the City 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.
33. 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.
34. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Seven Oaks Ridge.
35. In conjunction with the engineering drawings 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:"
36. * The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Holbrook Drive (from Sheffield Boulevard to east limit of plan) are to have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
 - ii) Kettering Street and New Street (south of Kettering Drive) are to have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - iii) Seven Oaks Ridge and Leeds Crossing are to have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
37. The Owner shall construct Holbrook Drive to secondary collector road standards.
38. 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 centres with each other, unless otherwise approved by the City Engineer.

Sidewalks/Bikeways

39. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- i) Holbrook Drive– east of Sheffield Boulevard to east limit of plan
40. * The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
- i) Kettering Street (from Sheffield Boulevard to New Street) - south boulevard
 - ii) Seven Oaks Ridge – west boulevard
 - iii) Leeds Crossing – south and east boulevard from Sheffield Boulevard to cul-de-sac bulb
 - iv) New Street – west boulevard
41. The Owner shall construct a walkway between Lots 64 and 65 in accordance with City standards, to the satisfaction of the City, at no cost to the City.
42. Should the Owner direct any servicing within the walkway between Lots 64 and 65 or if the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.

Street Lights

43. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City. Within one year of registration, 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 lighting already existing or approved along the developed portion of the street, to the satisfaction of London Hydro for the City of London.

Boundary Road Works

44. The Owner shall be required to make minor boulevard improvements on Commissioners Road East 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.

Road Widening

45. The Owner shall be required to dedicate sufficient land to widen Commissioners Road East to 18.0 metres (59.06') from the centreline of the original road allowance.

Vehicular Access

46. The Owner shall ensure that no vehicular access will be permitted to Block 160 from Commissioners Road East unless a Transportation Impact Study is completed and accepted by the City at site plan submission stage. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

47. In conjunction with the engineering drawings submission, the Owner shall have it's professional engineer design the proposed traffic calming measures along Holbrook Drive and at the intersection of Sheffield Boulevard and Holbrook Drive, including traffic calming circle, parking bays, curb extensions and other measures, to the satisfaction of the City.
48. The Owner shall install curb extensions along Holbrook Drive from Sheffield Boulevard

to the easterly limit of the plan of subdivision, to the satisfaction of the City with the parking bay removed for utilities (fire hydrants), for transit stop locations as defined by the London Transit Commission and for future development block accesses.

Construction Access/Temporary/Emergency/Maintenance Access Roads

49. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Commissioners Road East or other routes as designated by the City.
50. 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.
51. * ~~The Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:~~
- i) ~~Holbrook Drive east limit~~
 - ii) ~~Kettering Street east limit~~

~~Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.~~

52. The Owner shall reconstruct Sheffield Boulevard in Plan 33M-672 to remove the temporary emergency access and pavement marking and restore, including but not limited to, the boulevard, pathway, trees, street lights, parking bay, associated roadworks, etc., to the satisfaction of the City, when a second public access is provided to the subdivision at the direction and satisfaction of the City Engineer, at no cost to the City.

GENERAL CONDITIONS

53. 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.
54. 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.
55. 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.
56. In the event that replotting of the Plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.
57. 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.
58. 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.

59. The Owner shall have the common property line of Commissioners Road East 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 Commissioners Road East are the existing centreline of road elevations 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 existing road grades, all to the satisfaction of the City.

60. 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.

61. 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.

62. 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.

63. Should any deposits of organic materials or refuse be 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.

64. 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. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.
65. 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.
66. If deemed necessary by the City, in conjunction with an updated 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.
67. 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".
68. The Owner shall not commence construction or installations of any services (eg. 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 (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 the Environment, City, etc.)
69. 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.
70. If deemed necessary by the City, in conjunction with an updated Design Studies 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.
71. 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.
72. 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.
73. 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.
74. 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.

75. 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.
76. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
77. The Owner shall submit confirmation that they have complied with any requirements of Hydro One Networks Inc.
78. The Owner shall make all necessary arrangements with the abutting property owners to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan to City standards, to the satisfaction of the City.
79. The Owner shall hold Block 153 out of development until such time as the completion of an Environmental Impact Study, to the satisfaction of the City and the Upper Thames River Conservation Authority.
80. The Owner shall hold Block 182 out of development for future access and servicing of lands to the south, to the satisfaction of the City, at no cost to the City.
81. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall provide to the City for review and acceptance, a geotechnical report or update the existing 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, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.
82. The Owner shall remove any temporary works, including easements, associated with this plan, when no longer required and restore all affected areas, at no cost to the City, to the specifications and satisfaction of the City.

PLANNING

83. In conjunction with any Design Studies submission which includes Block 160, the Owner shall submit a conceptual design of a future public square together with pedestrian linkages to get access to the public square to the satisfaction of the City. The accepted conceptual plan will be incorporated into any site plan application for Block 160.
84. In conjunction with the Design Studies submission, the Owner shall provide a tree preservation report for the entire subdivision. The tree preservation report will focus on the preservation of specimen trees of good quality and will be completed to the satisfaction of City as part of the Design Study Review process. The recommendations of the approved tree preservation report shall be included in the engineering drawings submission and conditions in the subdivision agreement.
85. Within one year of registration of the plan, the Owner shall construct 1.5 metre high chain link fencing without gates in accordance with current City park standards (SPO 4.8), or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and Open Space Blocks, and SWM Facilities, to the satisfaction of the City.
86. The Owner shall make a cash-in-lieu payment to the City to provide for the planting of street trees.
87. Within one year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.

88. In conjunction with the Design Studies submission, the Owner shall prepare and submit calculations to establish a compensation rate acceptable to the City for the restoration of open space lands in exchange for developable lands within Block 153. The final delineation of Block 153 shall be confirmed prior to preparation of the Subdivision Agreement based on the approved compensation rate, and any adjustments made as a result shall require a change to the draft plan. If the compensation area is substantially different than anticipated, the City will initiate a Zoning By-law Amendment to reflect the revised compensation plan.
89. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas'. The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
90. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from the Upper Thames River Conservation Authority.
91. In conjunction with the Design Studies submission, the Owner shall provide detailed design information for the site works and alterations for the proposed crossing/laneway between the cul-de-sac (at the end of Street 'A') and Block 153. Once the details of the proposed works have been identified, an Environmental Impact Study (EIS) to address the potential impacts of the laneway will be required to the satisfaction of the City and the UTRCA.
92. The Owner shall implement all recommendations of the Victoria Ridge Plan of Subdivision Environmental Impact Study dated June 24, 2009 as amended by subsequent addendums, to the satisfaction of the City.
93. The Owner shall identify on the accepted Engineering Drawings the fencing proposed along the rear of Lots 1 – 11 inclusive.
94. * The Owner shall red-line the draft plan of subdivision to include the entire cul-de-sac on Holbrook Drive, to the specifications and satisfaction of the City.
95. * In conjunction with the engineering drawings submission, the Owner shall red-line the draft plan of subdivision to include a 6.0 metre straight tangent between the two horizontal curves on New Street (south of Kettering Street), internal and external to this plan, to the specifications and satisfaction of the City Engineer.
96. * Prior to the issuance of any Certificate of Conditional Approval, Blocks 189 to 193 in this plan shall be combined with lands to the south to create developable lots and/or blocks, to the satisfaction of the City. The above-noted blocks shall be held out of development until they can be combined with adjacent lands to create developable lots and/or blocks.