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39T-08507  
T. Grawey

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>REQUEST FOR EXTENSION OF DRAFT APPROVAL  APPLICANT: MIKE MEDDAOUI (911578 ONTARIO LIMITED) LOCATION: 2332 WICKERSON ROAD FILE: 39T-08507  MEETING ON MONDAY OCTOBER 15, 2012</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Manager, Development Services and Planning Liaison, the following actions **BE TAKEN** with respect to the Draft Plan of Subdivision application of Mike Meddaoui (for 911578 Ontario Limited) relating to the property located at 2332 Wickerson Road:

- a) the Approval Authority **BE ADVISED** that Municipal Council supports a three (3) year extension of draft approval for plan 39T-08507 submitted by Mike Meddaoui, prepared by Archibald, Gray and McKay Ltd. and certified by Bruce S. Baker (Drawing No. 06.174, dated November 18, 2008), which shows 173 single detached lots, 3 future residential development blocks, 1 walkway block and 1 park block, served by 3 local roads, 2 secondary collector roads and Wickerson Road, **SUBJECT TO** the Council endorsement of proposed changes to the Growth Management Implementation Strategy (GMIS) and Development Charges Background Study for stormwater management facilities SWMF SA-2 & SWMF-SB, and the revised conditions contained in attached Appendix "39T-08507-1"; and
- b) The applicant **BE ADVISED** that the Director of Development Finance has summarized claims and revenues information in the attached Appendix "A".

<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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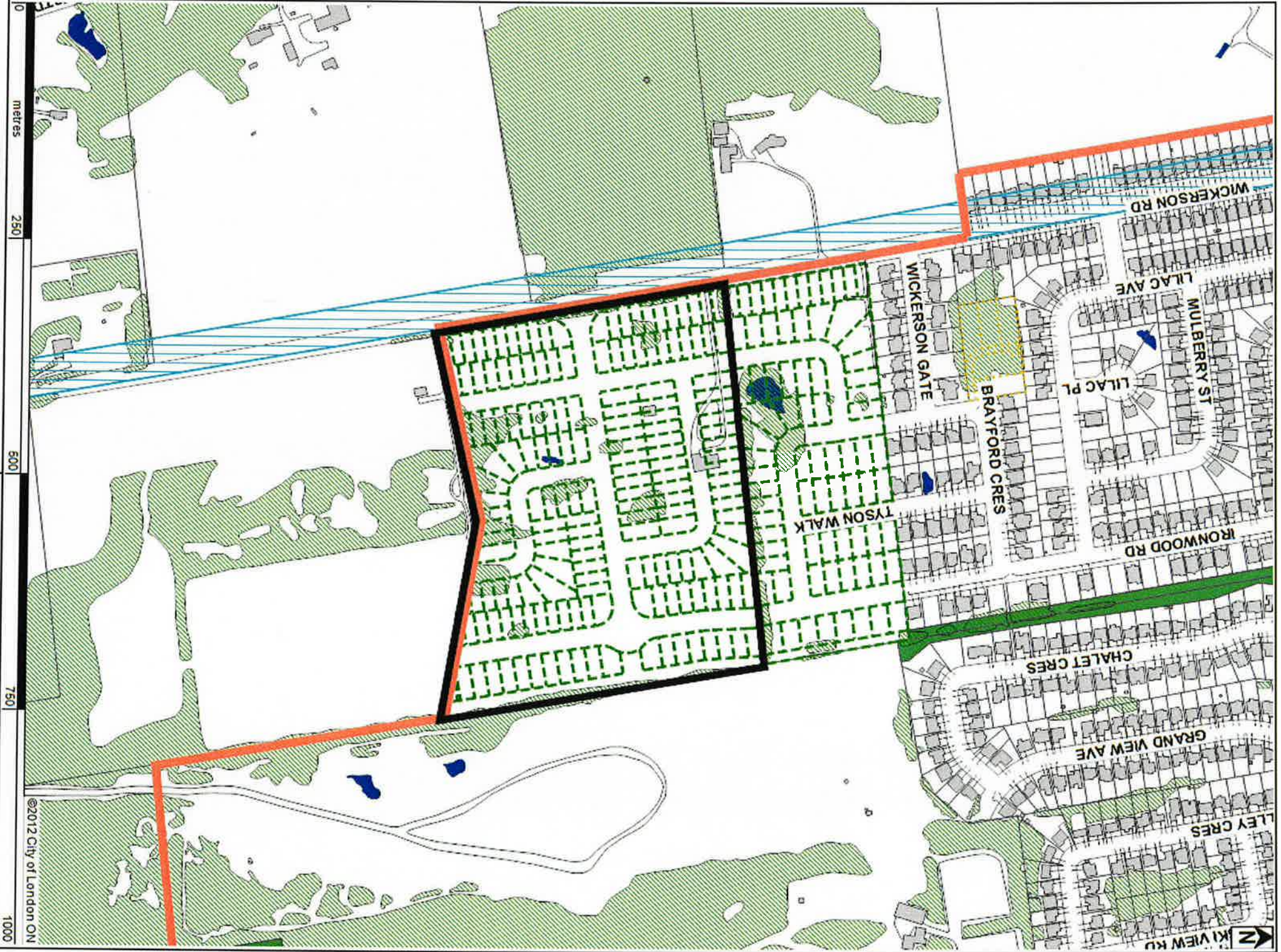
**March 29, 2004** – Report to Planning Committee to consider the original draft plan of residential subdivision at 2332 Wickerson Road.

**November 12, 2007** – Report to Planning Committee to consider a revision to the original Draft Approved residential plan of subdivision.

**June 1, 2009** – Report to a Public Participation Meeting at Planning Committee on revised draft plan of subdivision at 2332 Wickerson Road recommending Draft Approval and Zoning By-law amendments.

**November 28, 2011** – Report to the Built & Natural Environment Committee, providing information on land development and economic initiatives in the vicinity of Boler Mountain.





**LOCATION MAP**

**LEGEND**

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

Subject Site: 2332 Wickerson Road  
 Applicant: 911578 Ontario Ltd. (Mike Meddaoui)  
 File No: 39T-08507  
 Planner: Terry Grawey  
 Date: 2012-10-04  
 Scale: 1:5000





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<b>BACKGROUND</b>
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On June 6, 2003, the Planning Division accepted the original application for this property (File: 39T-03511) from Mike Meddaoui (York Property Management) for a residential plan of subdivision showing 13 single detached residential blocks, 2 multi-family-medium density residential blocks, and an open space/park block. The application for draft approval included associated applications to amend the Official Plan and Zoning By-law.

Draft approval was granted on June 4, 2004. The application was appealed to the Ontario Municipal Board (OMB) and on January 27, 2005 the OMB issued its decision in favour of the development, subject to revised conditions of draft approval.

The owner submitted an application for revision to draft approval in December, 2006. On November 20, 2007, City Council recommended approval of the revised plan, as red-line amended, to the Ontario Municipal Board. Draft approval of the subdivision lapsed during the time the revised draft plan was being considered by the Board.

The owner submitted a revised application for draft plan approval (File: 39T-08507), which was accepted by the City on November 26, 2008. The Public Meeting was held on June 1, 2009 and draft approval was granted on July 8<sup>th</sup>, 2009. There were no appeals to the issuance of draft approval.

An administrative extension was recently granted to both the Meddaoui subdivision and the adjacent Kape subdivision located at 2280 Wickerson Road (39T-00519), to allow sufficient time for a comprehensive review of both plans within the context of updated municipal servicing standards, including changes to the requirements for permanent and temporary stormwater management infrastructure in the Wickerson Road area. Both plans are currently scheduled to lapse on November 8<sup>th</sup>, 2012.

Lands within the Meddaoui subdivision are designated Low Density Residential and Multi-Family, Medium Density Residential; and currently zoned Residential (R1-3(7) and R1-4) with holding provisions addressing minimum distance separation from agricultural uses, provision for municipal water services and consolidation of part lots. Block 174, which abuts the London Ski Club property on the east side of the property, is zoned Open Space (OS1).

**Current Extension Request:**

A three year extension to the current draft approval lapse date was requested by the Meddaoui. The stated reason for the request was to compensate for time lost while the adjacent developer negotiated for a sanitary sewer easement through the Boler Mountain property; and conducting negotiations for land acquisition to facilitate construction of a regional stormwater management facility (SWMF-SB) on the "Stanley" lands to the south. These negotiations were considered to be critical in satisfying conditions of draft approval for the municipal servicing requirements.

The extension request also noted that additional time is also required to accommodate extended timelines required for archaeological clearances by the Ministry of Culture as well as for the City of London to complete the design of stormwater management facility "SWMF-SB" for construction of the facility in 2014.

A similar extension request was received from the owner of the adjacent Kape subdivision to the north (File: 39T-00519).

In June, a four month administrative extension was granted to both the Meddaoui subdivision and the Kape subdivision, to allow sufficient time for a full review and consideration of the

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revisions that would be required to address current municipal requirements and servicing standards. In particular, updated conditions are required to identify the long-term requirements and potential interim measures that will address stormwater flows from the subdivisions. A separate report included in this PEC Agenda has been prepared which addresses the changes required to the Growth Management Implementation Strategy (GMIS) in order to clarify the ultimate location and timing of stormwater management infrastructure in the Wickerson Road area.

The owner is not proposing any changes to the lotting configuration, road alignments, or the zoning that currently applies to the draft approved plan.

<b>ANALYSIS</b>
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Section 19.6.3 of the Official Plan provides that if an applicant has requested an extension to draft plan approval the Approval Authority, in considering this request, may apply new conditions or amend existing conditions of draft approval, based on new or updated policies, guidelines and community standards. The request for a three year extension has been reviewed and modifications are being recommended to ensure that this draft plan satisfies current municipal requirements and standards.

**Future Natural Heritage Considerations:**

In 2011, the City of London retained a consultant to undertake an ecological study (Subject Lands Status Report) in support of the Boler Mountain Master Plan and the Municipal Class EA for Stormwater Servicing Works for facility SWMF-SB in the vicinity of Wickerson Road. Application of evaluation criteria and boundary delineation guidelines resulted in the delineation of several component natural features, including: Environmentally Significant Area, Significant Woodland, Woodland and Significant Stream Corridor. This delineation was undertaken based on site-specific inventory from the lands where access was granted. For the lands in draft plan 39T-08507, an auditory, "roadside" visual, and air photo interpretation of the natural features was undertaken, which suggested that there may be a surface drainage/corridor connection extending south from the central part of the subdivision, and eventually outletting to the Dingman Creek.

The information that is currently available to Development Services does not provide a sufficient basis to recommend revisions to the lotting pattern and road alignments in the draft plan; or amendments to the Residential Zoning that applies to the lands within the subdivision. If Council determines that further investigation of the feature is warranted a condition of draft approval could be included which requires the applicant to determine the significance of the stream corridor and vegetation patch prior to submission of the design studies for the subdivision. Staff do not recommend such a condition be added at this time; rather, the matter would be addressed if the applicant proposes substantive amendments to the plan of subdivision, or requests a further extension to the draft approval lapse date.

**Stormwater Management Requirements:**

Stormwater management infrastructure to service development in the Wickerson Road area is provided for in the Development Charges (DC) Study adopted by Council on August 9, 2009. Based on this document, SWMF SA-2 was initially identified as the City Services Reserve funded stormwater management facility that would serve Kape and the adjacent Meddaoui subdivision. Facility SWMF-SB was initially identified as an Urban Works funded project.

The Environmental Assessment for Storm Drainage and Stormwater Management Servicing Works in the Wickerson Road Area was finalized shortly after the completion of the DC Background Study. This EA clarified that facility SWMF-SB would service the Kape and

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adjacent plan of subdivision, and that facility SWMF SA-2 would service future development areas outside the Urban Growth Boundary.

A separate report on stormwater management infrastructure in the Wickerson Road area is recommending a correction to the DC Background Study, by clarifying that the Wickerson Road subdivisions will be serviced by pond SWMF-SB rather than pond SWMF SA-2. The report also recommends that due to the high level of sensitivity of the downstream hydrological system, the design and construction of pond SWMF-SB should be a 2014 City Services Reserve Fund project, managed by the City. These recommendations are reflected in the revised conditions of draft approval for the Meddaoui plan (attached) and the adjacent Kape draft plan. The revised conditions also identify the criteria that would apply in the event the owners choose to proceed with development prior to construction of the permanent SWM facility in 2014 through the use of a temporary stormwater management facility.

**Updated Municipal Requirements:**

In addition to the updated Stormwater Management and Natural Heritage conditions, revisions are being recommended to several other conditions of draft approval which will clarify servicing design standards so that they are clearly stated, and consistent with current municipal standards. This includes requirements to address sanitary treatment and conveyance, water services, roadworks and other utilities.

Most of the recommended modifications are considered to be minor clarifications and will not substantively affect the ultimate servicing requirements for the subdivision. Changes being recommended to the current conditions are hi-lited on attached Appendix "39T-08507-1 with ~~strikeout~~ and underline.

The current zoning will continue to apply to the lands in the subdivision and no substantive changes are being proposed at this time to the road alignments or lotting configuration in the draft plan, as currently red line amended. A three (3) year extension is being recommended for the Meddaoui subdivision as well as the adjacent draft plan of subdivision to the north. This should provide a sufficient timeframe to allow for construction of the permanent stormwater facility in 2014, and satisfy the other conditions of draft approval that are recommended for this plan.

**Notice of Draft Approval Extension:**

Notice was not circulated to the public regarding the request for extension of draft approval given that no revisions are being proposed to the zoning, lotting pattern or roadway alignments in this draft approved plan. If approved, notice of the extension and revised conditions will be provided to the applicant, to persons or public bodies who are prescribed under the *Planning Act* and to anyone who previously requested notification, in accordance with Section 50(45) of the *Planning Act*.

<b>CONCLUSION</b>
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Draft Approval for the Meddaoui subdivision and the adjacent subdivision to the north lapses on November 8<sup>th</sup>, 2012. Requests for extension have been received from the owners of both subdivisions and are being reviewed together, to ensure that future servicing and development can be proceed in a co-ordinated manner. Both plans are affected by changes that are being proposed to the regional stormwater management facilities in the Wickerson Road area and the recommended extension of draft approval is contingent upon these changes being endorsed by Council.

Revised conditions of Draft Approval are proposed which will implement these changes and other updated municipal servicing requirements for the subdivision. The three year extension

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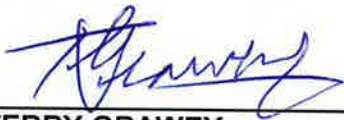
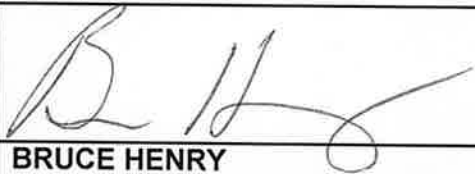
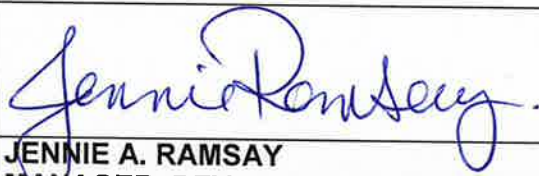

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that is being recommended, provides a reasonable timeframe within which to satisfy the Draft Plan conditions and proceed to final approval.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>	<b>BRUCE HENRY MANAGER OF DEVELOPMENT PLANNING</b>
<b>REVIEWED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>JENNIE A. RAMSAY MANAGER, DEVELOPMENT SERVICES</b>	<b>GEORGE KOTSIFAS, P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES &amp; CHIEF BUILDING OFFICIAL</b>

October 4, 2012  
TG/tg

Y:\shared\sub&spec\subdiv\39T-08507\2012 Extension Request Report to PEC

Cc Andrew Macpherson, Manager - Parks Planning & Design  
Berta Krichker, Manager - Stormwater Management Unit

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**Appendix "A"**

**Related Estimated Costs and Revenues  
(see also "notes" below)**

<b>Estimated Costs – This Agreement</b>	
Claims from Urban Works Reserve Fund –General –note 4)	
- Storm sewer oversizing subsidy	<b>\$18,000</b>
- Roadworks (turning circle)	<b>\$100,000</b>
Claims from Urban Works Reserve Fund - Stormwater Management – note 8)	<b>Nil</b>
Capital Expense – watermain extension on Wickerson Rd – note 7)	
- parks pathway system	<b>\$0</b> <b>\$53,110</b>
Cost of Pond Construction – CSRF funding – note 5) & 6)	<b>\$2,186,800</b>
Other	<b>Nil</b>
<b>Total</b>	<b>\$2,357,910</b>
<b>Estimated Revenues - This Agreement (2012 rates)</b>	
CSRF	<b>\$2,895,200</b>
UWRF	<b>\$1,166,352</b>
<b>Total</b>	<b>\$4,061,552</b>

Notes:

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.
5. The cost estimate for the value of the SWM Facility Land is a gross approximation of the fair market value of the land. The City is intending to reclassify the SWM Facility Construction costs from UWRF (per the 2009 DC Study) to the CSRF funding source in the 2014 DC Study. Payment of this claim, and financing for the eventual construction of the pond will be subject to both :
  - a. Future approval of the SWM pond costs in the 2014 Development Charges Study,

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- b. Future approval of the Capital Budget for the project in question, and
6. The SWMF and land cost are also reported in the 39T-00519 (Kape) agreement.
  7. The watermain required to service this development (estimated cost \$432,000) is not currently included in the Development Charges Background Study. The required watermain will be considered as part of the cost shareable work in the 2014 DC Study; however, its inclusion is subject to Council approval. In the event that the watermain project is not accepted by Council, the entire cost would be borne by the Developer as outlined in the draft plan conditions.
  8. The claims for pond construction and land have been classified as CSRF funded works in anticipation of their reclassification (see also note 5) in 2014 DC Study.

Reviewed By:



Peter Christiaans  
Director, Development Finance





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purposes, to the satisfaction of the City, at no cost to the City.

11. *(moved – see Condition 78 )*

12. ~~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.

13. Prior to Final Approval, all required connections from this plan to municipal services shall be available.

14. *(moved – see Condition 58 )*

15. ~~Prior to the submission of engineering drawings, the Owner shall have a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report 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, 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 (including the temporary SWM Facility), 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, 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.

16. Prior to any work on site, the Owner shall determine if there are any abandoned wells in this plan and shall decommission and permanently cap any abandoned wells located in this plan, in accordance with current Provincial legislation, regulations and standards. It is the responsibility of the Owner to determine if any abandoned wells exist in this plan.

In the event that an existing well in this plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.

17. Prior to the submission of engineering drawings, the Owner shall have its professional engineer certify that sufficient sewage treatment and conveyance capacity is available to service the subdivision, to the satisfaction of the City.

18. In conjunction with the Design Studies submission, the Owner shall have its professional

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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.

19. 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.
20. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including 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~~.
21. 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 Environment, City; etc.)
22. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the ~~General Manager of Planning and Development and the City Engineer~~. The Owner acknowledges that, in the event that a submission does not include the complete information required by the ~~General Manager of Planning and Development and the City Engineer~~, such submission will be returned to the Owner without detailed review by the City.
23. 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.
24. That prior to final approval, the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.
25. The Owner shall obtain and submit to the City ~~General Manager of Planning and Development~~ prior to any work on the site 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.

**PARKLAND / NATURAL HERITAGE SYSTEM**

26. ~~The Owner shall dedicate the park block (Block 174) as the 5 percent parkland dedication of 0.593 hectares for this draft plan.~~

The owner shall convey 5% of the land included in this plan to the City of London for park purposes. This shall include the park block (Block 174) and cash-in-lieu for the balance of the dedication requirement.

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- 27. As part of the Design Studies submission the Owner shall submit a concept plan of the park block to the satisfaction of the City.
- 28. In conjunction with the submission of engineering drawings, the owner shall submit grading plans of the park block, for review and approval by the City.
- 29. Within one year of final registration, the Owner shall construct all park amenities for this subdivision, in accordance with the approved designs and to the satisfaction of the City.
- 30. The Owner shall not grade into any open space area. Where lots or blocks abut lands zoned as open space, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
- 27 31. Within one year of registration of the plan, the Owner shall fence all lots adjacent to open space areas to be assumed by the City, with a 1.5 metre chain link fence SPO4.8 with no gates. Any other fencing arrangements shall be to the satisfaction of the City Planner General Manager of Planning and Development.
- 28 32. The Owner shall grade, service and seed Block 174 within one year of registration of the plan, to the satisfaction of the City Planner General Manager of Planning and Development.
- 29 33. As part of the Design Studies submission ~~Prior to the submission of engineering drawings, 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 City General Manager of Planning and Development. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.~~

**PLANNING**

- 34. ~~The Owner shall implement the street tree planting requirements as per the standard cash-in-lieu subdivision conditions.~~ The Owner shall be required to comply with the City's tree planting policy with respect to the provision of street trees for this subdivision. (formerly Condition # 30)
- 34 35. Concurrent with registration of the plan, the Owner shall convey walkway Block 185 to the City of London.
- 32 36. Prior to final approval, the Owner shall remove, or demolish any accessory structures that exist on the subject lands.
- 33 37. In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of noise generated from adjacent recreational operation to the east on the proposed residential development. The study shall consider alternative noise abatement measures that may be applied in accordance with the requirements of the M.O.E.; and the Owner shall agree to implement results of the study including, but not limited to warning clauses, all to the satisfaction of the City General Manager of Planning and Development. The Owner shall circulate the completed noise study to the London Ski Club for review.



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- 34 ~~38~~. In conjunction with the Design Studies submission, the Owner shall have a qualified consultant (ie. landscape architect) prepare a lighting study concerning the impact of night lighting generated from adjacent recreational operation to the east on the proposed residential development, and the study shall consider alternative design and positioning of residential buildings. The Owner shall also be required to implement the recommendations of the final study ~~which may include a warning clause and mitigation measures~~, such as screening and landscaping from the adjacent property to the east, for review by the London Ski Club and review and acceptance by the City General Manager of Planning and Development.
- 35 ~~39~~. Development up to 80 lots is permitted until such time as a second public access is available for the site, to the satisfaction of the ~~General Manager of Planning and Development and the City Engineer~~. If required, the second public access shall be identified in the Design Studies submission and designed to the satisfaction of the City including adequacy of sight lines, provision of channelization, adequacy of road geometries and structural design etc.
- ~~36. In conjunction with the Design Studies submission, the Owner shall design an emergency access if it is determined that the plan will be registered with more than 80 units, to the satisfaction of the General Manager of Planning and Development and the City Engineer.~~
- ~~37. The Owner shall ensure any emergency access, if required, 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.~~

**TRANSPORTATION**

- 38 ~~40~~. The owner, in consultation with London Transit, 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.
- ~~39. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan, to the satisfaction of the City Engineer. Any deviation to the City's standards, guidelines or requirements shall be satisfactory to the City Engineer.~~
- 40 ~~41~~. The following intersections are to be aligned in accordance with the requirements specified below:
- i) Ironwood Road – north limit is to align with the proposed street in draft plan 39T-00519
  - ii) Street 'B' – north limit is to align with proposed street in draft plan 39T-00519
- 41 ~~42~~. The Owner shall construct Street 'A', Ironwood Road and Wickerson Road to secondary collector road standards.
- 44 ~~42~~. The Owner shall reconstruct Wickerson Road, at no cost to the City, adjacent to this plan of subdivision to secondary collector road standards. The Owner shall reconstruct Wickerson Road to the north and south of this plan, if required by the City at no cost to the City, to ensure adequate safe decision sight distance is maintained at the intersection of Wickerson Road and Street 'A'.

If this plan of subdivision is developed prior to the draft plan of subdivision 39T-00519, then the Owner shall reconstruct Wickerson Road, at no cost to the City, to secondary collector road standards northerly to the southerly limit of the portion of Wickerson Road

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that has already been reconstructed to the satisfaction of the City. (*previously Condition # 44*)

42 ~~43~~. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of the following streets:

- i) Street 'A'
- ii) Ironwood Road

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

- i) Wickerson Road – along frontage of plan of subdivision
- ii) Street B' – west boulevard
- iii) Street D - west boulevard

44 The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.

~~48~~ 45. The Owner shall install street lighting along Wickerson Road abutting this subdivision, as warranted, and to the satisfaction of the City.

~~43~~ 46. The Owner shall construct a pedestrian walkway within Block 185, including lighting if required by the City, in accordance with City requirements and standards.

45 47. The Owner shall dedicate sufficient land to widen Wickerson Road to 10.75 metres (35') from the centerline of the original road allowance.

49 48. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawing acceptance for this plan of subdivision.

50 49. Blocks for 0.3 m (1') reserves will be required at the following locations:

- i) Ironwood Road – north and south limits
- ii) Street 'B' – north and south limits
- iii) Street 'D' – south limit

47 50. The Owner shall direct all construction and building trades traffic associated with this draft plan of subdivision to utilize Street 'A' via Wickerson Road or other routes as designated by the City.

51. ~~The Owner shall construct a temporary turning facility for vehicles at the following locations, to the specifications of the City Engineer:~~

- ~~i) Ironwood Road – north and south limits~~
- ~~ii) Street 'B' – south limit~~
- ~~iv) Street 'D' – south limit~~

The Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:

- i) Ironwood Road – north and south limits
- ii) Street 'B' – north and south limits
- iii) Street 'D' – south limit

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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. 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.
53. 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."
54. 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.
- 46 55. The Owner shall design and construct the following traffic calming measures, to the satisfaction of the City:
- i) a roundabout at the intersection of Wickerson Road and Street 'A'.
  - ii) a roundabout at the intersection of Street 'A' and Ironwood Road.
  - iii) curb extensions along the east side of Ironwood Road from the north limit of the plan of subdivision to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
  - iv) curb extensions along the south side of Street 'A' from Ironwood Road to Wickerson Road with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission.
  - v) curb extensions along the east side of Wickerson Road from the north limit of the plan to the south limit of the plan of subdivision with the parking bay removed for utilities (fire hydrants) and for transit stop locations as identified by the London Transit Commission.
  - vi) reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting Street 'A'.
  - vii) or other alternatives approved by the City.
56. The Owner shall have it's professional engineer design the roadworks in accordance with the following road widths:
- i) Ironwood Road and Street 'A' 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) Street 'B', Street 'C' and Street 'D' have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
57. 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.

#### **STORM/STORMWATER MANAGEMENT**

- ~~52. The Owner shall construct the proposed storm sewers to serve this plan and connect them to the storm outlet which is the Dingman Creek, located within the Dingman Creek~~

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~~Subwatershed, via the proposed Regional Stormwater management (SWM) Facility located external to this plan.~~

- ~~53. The Owner shall have its consulting professional engineer design and supervise the construction of the storm/drainage servicing and SWM system, including any temporary works, to accommodate the total catchment area(s), to the satisfaction of the City Engineer, and according to the recommendations and requirements of the following:~~
- ~~i) The SWM targets and criteria for the Dingman Creek Subwatershed Study Update (2005).~~
  - ~~ii) The Storm/Drainage and Stormwater Management (SWM) Servicing Works for the Wickerson Road Development Area Municipal Class Environmental Assessment.~~
  - ~~iii) The City approved functional SWM plan, to be completed by others, for permanent SWM Facility, and that will be consistent with the findings of the Municipal Class EA.~~
  - ~~iv) The Ministry of Environment's SWM Practices Planning and Design Manual (2003) and the City of London's Design Specifications and Requirements for storm/drainage SWM Facilities (2003).~~
  - ~~v) The City's Drainage and Waste Discharge By-laws, lot grading standards, policies, requirements and practices; and~~
  - ~~vi) All applicable Acts, Policies, Guidelines, Standards and Requirements of the applicable SWM agencies, including the City, the Ministry of the Environment and the Upper Thames River Conservation Authority.~~
- ~~54. Prior to the issuance of any Certificates of Conditional Approval for this plan, the Owner shall construct and have operational all stormwater servicing works and major overland flow routes, satisfactory to the City Engineer.~~
- ~~55. In the event the Owner constructs temporary storm servicing works and until said works are decommissioned, as required by the City, the Owner shall complete the following to the satisfaction of the City Engineer, and at no cost to the City:~~
- ~~i) Operate, monitor and maintain the temporary works, at no cost to the City.~~
  - ~~ii) In the event that the works include a detention and/or treatment facility, have their professional engineer submit semi-annual monitoring reports to the City Engineer demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's "Monitoring and Operational Procedure for Stormwater management Facilities" guidelines. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until the temporary works are decommissioned.~~
  - ~~iii) Remove and dispose of sediment to an approved site.~~
  - ~~iv) Address forthwith any deficiencies of the temporary works and/or monitoring program.~~
  - ~~v) Have its consulting engineer design and implement a line in any temporary stormwater detention facility, to the satisfaction of the City Engineer.~~
- ~~56. At such time as the permanent SWM Facility is available, the Owner shall redirect the flows and shall forthwith decommission the temporary works of the permanent works being constructed and operational. The Owner is responsible for all costs related to the temporary works including decommissioning and any redirection of sewers and overland flow routes.~~
- ~~57. Prior to final approval, the Owner's consulting engineer shall certify that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of the City, or any approval given by the City~~



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~~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.~~

~~58. Prior to the submission of engineering servicing drawings, the Owner shall have its consulting professional engineer identify the major and minor storm flow routes for the entire catchment area(s) to the satisfaction of the City Engineer.~~

~~59. Prior to final approval, the Owner shall implement storm water drainage controls for this subdivision satisfactory to City Engineer.~~

58 In conjunction with the Design Studies, the Owner shall develop an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of 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, including any enhanced erosion and sediment controls that might be identified as a result of the functional stormwater management plan. 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. *(formerly Condition # 14)*

59 Prior to final approval, the Owner shall obtain and dedicate to the City all required lands for the proposed Wickerson Permanent Regional Municipal SWM Facility S-B together with any land or easements required for the associated servicing corridor, identified in the Municipal Class EA Study, Schedule 'B' for Storm/Drainage and SWM Servicing Works for Wickerson Road.

60 The Owner shall construct storm sewers to service this plan, located within the Dingman Creek Subwatershed, and outletting to the Dingman Creek via the proposed Regional Wickerson Stormwater Management (SWM) Facility SWMF # S-B located to the south and external to this plan.

a) The Owner shall construct and have its consulting professional engineer prepare the Storm/Drainage and SWM Servicing Letter/Report for the proposed storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the City, and in accordance with the following requirements:

i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study Update (DCSSU 2005) and any addendums/amendments;

ii) The accepted Municipal Class Environmental Assessment (EA) Study, Schedule 'B' for Storm/Drainage and Stormwater Management (SWM) Servicing Works for Wickerson Road Development Area (2008);

iii) The approved Wickerson Functional Design Report for Storm/Drainage and SWMF # S-B Servicing Works that will be consistent with the recommendations of the Municipal Class EA and any applicable addendums/amendments;

iv) The City of London Design Specifications and Requirements (2003) for Storm/Drainage and SWM Servicing Works, as revised;

v) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;

vi) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and

vii) All Applicable Acts, Policies, Guidelines, Standards and Requirements of all applicable approval agencies.

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- b) At the time of the Design Studies submission, the Owner shall have its consulting professional engineer identify the major and minor storm flow routes for the entire catchment area(s), to the satisfaction of the City.
- c) Prior to the submission of Design Studies, the Owner's professional geotechnical engineer shall address all geotechnical issues, including the functionality and operational requirements of all inlet/outlet systems and erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority.
61. Should the Owner progress in advance of the ultimate SWM Facility S-B, the Owner shall construct storm sewers, located within the Dingman Creek Subwatershed, and outletting to the Dingman Creek via the temporary proposed Stormwater Management (SWM) Facility located on the subject lands that will be operational until the proposed Permanent Regional Wickerson SWM Facility S-B located to the south and external to this plan being constructed by the City.
- a) Prior to the Owner having it's professional engineer design and construct a proposed temporary SWM solution including all proposed storm/drainage and SWM servicing works, to serve the subject lands, an Addendum to the Municipal Class EA Study, Schedule 'B' for Storm/Drainage and SWM Servicing Works for Wickerson Road Development Area (2008) must be completed and accepted by City Council, all applicable approval agencies and the public. The City shall be identified as the proponent for this Addendum, subject to City Council approval and all costs associated with the Addendum to the Wickerson Road Development Area shall be borne by the Owner. The final design, prepared by the Owner's professional engineer, must be in compliance with the recommended preferred servicing option of the accepted Addendum to the Municipal Class EA Study for the Wickerson Road Development Area, all to the satisfaction of the City.
- b) The Owner shall have its professional engineer develop the Functional Design Servicing Report for the proposed storm/drainage and temporary SWM solution servicing works for the subject lands, all to the satisfaction of the City, and in accordance with the following requirements:
- i) The SWM criteria and environmental targets for the Dingman Creek Subwatershed Study Update (DCSSU 2005) and any addendums/amendments;
  - ii) The recommended preferred servicing option of the accepted Addendum to the Municipal Class EA Study, Schedule 'B', for Storm/Drainage and SWM Servicing Works for Wickerson Road Development Area (2008);
  - iii) The City Conceptual/Functional Design for the proposed Storm/Drainage and Wickerson Permanent Municipal SWM Facility S-B that will be consistent with the recommended servicing option of the accepted Wickerson Municipal Class EA Study;
  - iv) The City of London Design Specifications and Requirements (2003) for Storm/Drainage and SWM Servicing Works, as revised;
  - v) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
  - vi) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
  - vii) All Applicable Acts, Policies, Guidelines, Standards and Requirements of all applicable approval agencies.
- c) At the time of Design Studies submission, the Owner shall have its consulting professional engineer identify the major and minor storm flow routes for the entire catchment area(s) and design the temporary SWM solution to accommodate all upstream tributary drainage areas, to the satisfaction of the City.

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- d) The Owner shall construct and operate the temporary SWM solution for a period that will not exceed three (3) years in accordance with the MOE's Environmental Compliance Approval (ECA), or any future extensions by the MOE, and associated storm/drainage servicing works until said works are required to be decommissioned upon the Wickerson Permanent Municipal SWM Facility S-B being constructed and operational as required by the City.
- e) The Owner shall complete the following with respect to the temporary SWM solution, all to the satisfaction of the City, and at no cost to the City:
- i) Have its consulting engineer design, construct, operate, monitor and maintain the temporary SWM solution, all to the satisfaction of the City Engineer, at no cost to the City.
  - ii) In the event that the works include a SWM Facility, have their professional engineer submit semi-annual monitoring reports to the City demonstrating that the works are performing in accordance with the approved design criteria. The monitoring reports are to provide the sampling analysis of storm water quality and quantity control for the constructed works. The timing and content of the monitoring reports is to be in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" Policy. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the plan and shall continue until the temporary works are decommissioned;
  - iii) Remove, test and dispose of sediment to an approved site;
  - iv) Address forthwith any deficiencies of the temporary works and/or monitoring program;
- f) At such time as the permanent SWM Facility (Wickerson Municipal SWM Facility B-2) is constructed and operational, the Owner shall redirect all the storm conveyance system to this permanent Municipal SWM Facility and undertake the decommissioning of the temporary works. The Owner is responsible for all costs related to the design and construction of the temporary works including decommissioning and any redirection of storm sewers and overland flow routes, all to the satisfaction of the City.
- g) Prior to the submission of Design Studies, the Owner's professional geotechnical engineer shall address all geotechnical issues, including the functionality and operational requirements of the temporary SWM Facility, all inlet/outlet systems and erosion, maintenance and structural setbacks related to slope stability, all to the satisfaction of the City and the Upper Thames River Conservation Authority.
62. Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan and all applicable external lands, or as otherwise approved by the City Engineer, all storm servicing and drainage works, including major and minor storm flow routes, and the temporary SWM solution and SWM related works to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.
63. 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.

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- ~~60. The Owner shall promote the implementation of SWM soft measure Best management Practices (BMP's) within the plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City.~~
64. The Owner shall implement 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.
65. The Owner shall provide all adequate easements, if required, at no cost to the City, in relation to storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the City.
66. 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 for the Wickerson Regional Municipal SWMF # S-B and Dingman Creek's tributary as the receiving watercourse, all to the satisfaction of the City.

WATER

- ~~62 67. The Owner shall extend the existing water main on Wickerson Road to the south limit of this plan of subdivision, to the satisfaction of the City Engineer. The Owner shall obtain authorization from the City Engineer prior to proceeding with the work since these works are a Capital Works project. Any claim submitted for the extension of the trunk watermain shall be limited to a maximum amount of \$225,000.00 upon completion of these works.~~

The Owner shall extend the existing watermain on Wickerson Road to the south limit of this plan of subdivision, to the satisfaction of the City Engineer. The Owner shall obtain authorization from the City Engineer prior to proceeding with the work since these works are a Capital Works project.

- ~~64 68. The Owner shall construct the proposed watermains to serve this plan and connect them to the existing municipal 450 mm (18") diameter water main on Wickerson Road, to the satisfaction of the City.~~
- ~~63. In conjunction with the Design Studies submission, 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.~~

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



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- 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, at no cost to the City.

70. In accordance with City standards or as otherwise required by the City, the Owner shall deliver confirmation that the watermain system has been looped to the satisfaction of the City when development is proposed to proceed beyond 80 units.

~~64. In conjunction with the Design Studies submission, 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.~~

SANITARY

~~65. The Owner shall construct the proposed sanitary sewers to serve this plan and connect them to the municipal sewer system in a manner and at a location to be confirmed by the Owner's consulting engineer, prior to the submission of engineering drawings and to the satisfaction of the City Engineer.~~

~~66. 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. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.~~

~~67. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford 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.~~

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- ~~68. The Owner shall make any provisions necessary for oversizing of internal sanitary sewers in the subdivision plan to accommodate flows from upstream lands external to this plan, satisfactory to the City Engineer.~~
- ~~69. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.~~
- ~~70. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a sanitary servicing report that at the minimum shall include a sanitary drainage area plan confirming drainage area limits, and identify and confirm in writing the residual capacity limit for the existing downstream sewer system (to the trunk sewer), all to the satisfaction of the City Engineer.~~
- ~~71. The Owner shall undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.~~
71. 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, related easement information and the external areas to be serviced to the satisfaction of the City.
  - ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan and to the outlet. 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 the sanitary sewer.
  - iii) Provide an analysis of the water table level 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 and in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.
72. In accordance with City standards or as otherwise required by the City, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 250 mm (10") diameter sanitary sewer located on Ski View Road or alternative outlet, as approved by the City.
  - ii) Make the necessary arrangements with the affected property owner(s) for construction of the downstream sanitary sewer situated on private lands outside this plan and provide satisfactory easements over the sewers, as necessary, all to the specifications and satisfaction of the City.
  - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City.
  - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the 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.
  - v) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City.

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73. Prior to registration of this Plan, the Owner shall obtain consent from the City to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

74. 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 plan of subdivision, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City;
- ii) Not allow any weeping tile connections into the sanitary sewers within this Plan; and
- iii) Permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer.
- iv) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.

OTHER SERVICES

~~77~~ 75. Prior to the submission of engineering drawings, the Owner shall demonstrate that necessary arrangements have been made for the services required to service this development, which services are located outside this plan, or demonstrate other alternative acceptable arrangements have been made to the City.

~~73~~ 76. The Owner shall comply with all restrictions, recommendations and design requirements of Union Gas Ltd. with respect to construction in the vicinity of the existing Union Gas pipeline, all to the satisfaction of Union Gas.

~~74~~ 77. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City.

~~78.~~ Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. (formerly Condition # 11)

~~75~~ 79. In the event the draft plan develops in phases, upon registration of any the first 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.

80. 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

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to be provided at the time of registration of each phase, to the satisfaction of the City.

- 72 81. The Owner shall not burn any materials on site.
82. The Owner shall construct sanitary, storm and water private drain connections to serve the lots in this plan fronting Wickerson Road and connect the proposed drain connections to outlet through the proposed site servicing, to the satisfaction of the City and at no cost to the City.
83. 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.
84. 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.
85. The Owner shall have it's 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".
- 76 86. 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.
87. The Owner agrees that the development of this draft plan of subdivision shall cooperate and coordinate with other land owners and developers in the area with respect to the provision of municipal services, to implement the approved servicing scheme for the overall area, all to the satisfaction of the City.
- Further, the Owner shall make arrangements for an interim road connection from the subject lands to Wickerson Road, should this development proceed prior to the development of adjacent lands, all to the specifications of the City and at no cost to the City.
- 78 88. 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.
- 79 89. 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



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ii) continue until the time of assumption of the affected services by the City.

~~83~~ 90. If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City Engineer and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City, 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.

91. 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.

92. 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.

93. 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.

94. The Owner shall submit confirmation that they have complied with any requirements of Union Gas Pipeline with regards to the buffer at the western limit of this plan of subdivision.

95. Should the current or any future Owner come in with a revised development proposal for these lands, the applicant may be required to recomplete the design studies submission as per the File Manager process.

~~79~~ 96. The Owner shall have the common property line of Wickerson Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads" at no cost to the City.

~~82~~ 97. Further, the grades to be taken as the centerline line grades on Wickerson Road are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the City. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City.

~~79~~ 98. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. 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. (includes former Condition # 82)

Agenda Item #	Page #

39T-08507  
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- 85 99. Prior to final approval of this plan and subject to the satisfaction of the London School Boards, the Owner shall include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary facilities and/or bused outside the neighbourhood for their education.
- 86 100. Prior to the submission of engineering drawings, the Owner shall obtain approval from London Hydro for an electrical layout for the Wickerson Road area. Any new addition and/or relocation of existing electrical infrastructure will be at the Owner's expense.
- 87 101. The Owner shall obtain a permit from the Upper Thames River Conservation Authority prior to undertaking any works including filling, grading, construction or alteration to a watercourse in the regulated area.
- ~~88. The Owner shall support the City initiated Official Plan Amendment to Schedule C for adding a secondary collector road which extends from the existing southerly limit of Ironwood Road to the Urban Growth Boundary, and a Zoning By law amendment to change Section 4.2.1 of Road Allowance Requirements - Specific Roads of the Z. 1 By-law to add a secondary collector road extending from the existing southerly limit of Ironwood Road to the Urban Growth Boundary.~~
102. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.



KEY PLAN: (NOT TO SCALE)

**DRAFT PLAN OF SUBDIVISION:**  
WICKERSON HILLS SUBDIVISION

**LEGAL DESCRIPTION**

PART 1  
PLAN 338-397  
LOT 48  
CONCESSION 1  
IN THE  
CITY OF LONDON  
(INCORPORATED TOWN OF WICKERSON)  
COUNTY OF MIDDLESEX

**OWNER'S CERTIFICATE**

I HEREBY AUTHORIZE ENG PLUS LIMITED TO PREPARE THIS DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

*[Signature]* **Nov 18/08**  
DATE

**SURVEYOR'S CERTIFICATE**

I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED, AS SHOWN ON THIS PLAN, AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

*[Signature]* **Nov 18, 2008**  
DATE

**REQUIREMENTS OF SECTION 84(17) OF THE PLANNING ACT**

(A) SEE PLAN (B) SEE PLAN (C) SEE PLAN (D) SEE PLAN  
(E) SEE PLAN (F) SEE PLAN (G) SEE PLAN (H) SEE PLAN  
(I) SEE PLAN (J) SEE PLAN (K) SEE PLAN (L) SEE PLAN  
(M) SEE PLAN (N) SEE PLAN (O) SEE PLAN (P) SEE PLAN

**SCHEDULE OF LAND USE** (IN No.)

LOTS 1 TO 173 - LOW DENSITY SINGLE FAMILY RESIDENTIAL	B249
BLOCK 174 - OPEN SPACE / PARK	0.263
BLOCK 175 TO 177 - RESIDENTIAL (BLOCKS)	0.811
BLOCK 177 TO 182 - LOW DENSITY RESIDENTIAL (BLOCKS)	0.006
BLOCK 183 TO 184 - ROAD WICKERSON ROAD	0.010
BLOCK 185 - WALKWAY	2.887
<b>TOTAL</b>	<b>12.133</b>

SCALE: 1:750 (METRIC)

RECEIVED BY  
**Nov 24, 2008**  
CITY OF LONDON  
PLANNING DIVISION

**ENG PLUS** Engineers, Landscape Architects and Building Designers  
DRAWN BY: **AMARO**  
PLANFILE No.: **WICKERSON HILLS SUBDIVISION**  
DISK No.:  
SCALE: 1:750

397-085070