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Report to Planning and Environment Committee

**To: Chair and Members
Planning & Environment Committee**

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

**Subject: Application By: Sunningdale Golf Club Limited.
800 Sunningdale Road West
Request for a Three (3) Year Extension of Draft Plan of
Subdivision Approval
Meeting on December 10, 2018**

Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Sunningdale Golf Club Limited, for the property located at 800 Sunningdale Road West:

- a) The Approval Authority **BE ADVISED** that Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Sunningdale Golf Club Limited. (File No. 39T-05512) prepared by Whitney Engineering Inc., certified by Jason Wilband (Drawing No. 2), which shows 28 new single detached residential lots and 14 existing single detached lots, served by one (1) local street and one (1) new local street, **SUBJECT TO** the revised conditions contained in the attached Appendix "39T-05508"; and,
- b) The applicant **BE ADVISED** that the Development Finance has summarized claims and revenues information in the attached Schedule "B"

Analysis

2.0 Description of Proposal

This application for Draft Plan of Subdivision Approval was accepted on April 28, 2005. It was circulated to the required agencies and municipal departments on May 10, 2005 and advertised in the London Free Press Civic Corner on May 7, 2005. A notice of Public Meeting was advertised in the London Free Press on May 27, 2006, and a notice of Public Meeting was sent out on May 26, 2006. The Public Meeting was held on June 14, 2006.

On July 21, 2006 this draft plan was approved by the Approval Authority. The first phase of this subdivision which was comprised of 100 single detached residential lots, two multi-family blocks, one stormwater management block, one park block, and four road widening blocks, and one road re-alignment block, all served by 4 new streets, being Wallingford Avenue, Eagletrace Drive, Creekbend Place and Cornelius Court was registered on June 27, 2008 33M-593).

An emergency 6 month draft approval extension was granted in July 2015 to allow sufficient time for the Owner and Planning staff to consider the request for draft plan extension.

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At the meeting on November 24, 2015, City Council requested that the Approval Authority grant a three year extension and revision subject to the attached conditions of draft approval. The new draft approval expiry date was July 21, 2018 (three years after the last extension of draft approval).

An emergency 6 month draft approval extension was granted in July of 2018 to allow sufficient time for the Owner and Planning staff to consider the request for the draft plan extension.

The lands for the proposed draft plan of subdivision are currently being used as part of the Sunningdale golf course operations. In 2017, Sunningdale Golf Club received permission from the City of London and the Upper Thames Conservation Authority to relocate the existing operation from the south side of Sunningdale Road West to the lands on the north side of Sunningdale Road West. When the construction of the lands to the north are complete, the lands on the south side will be available for subdivision approval.

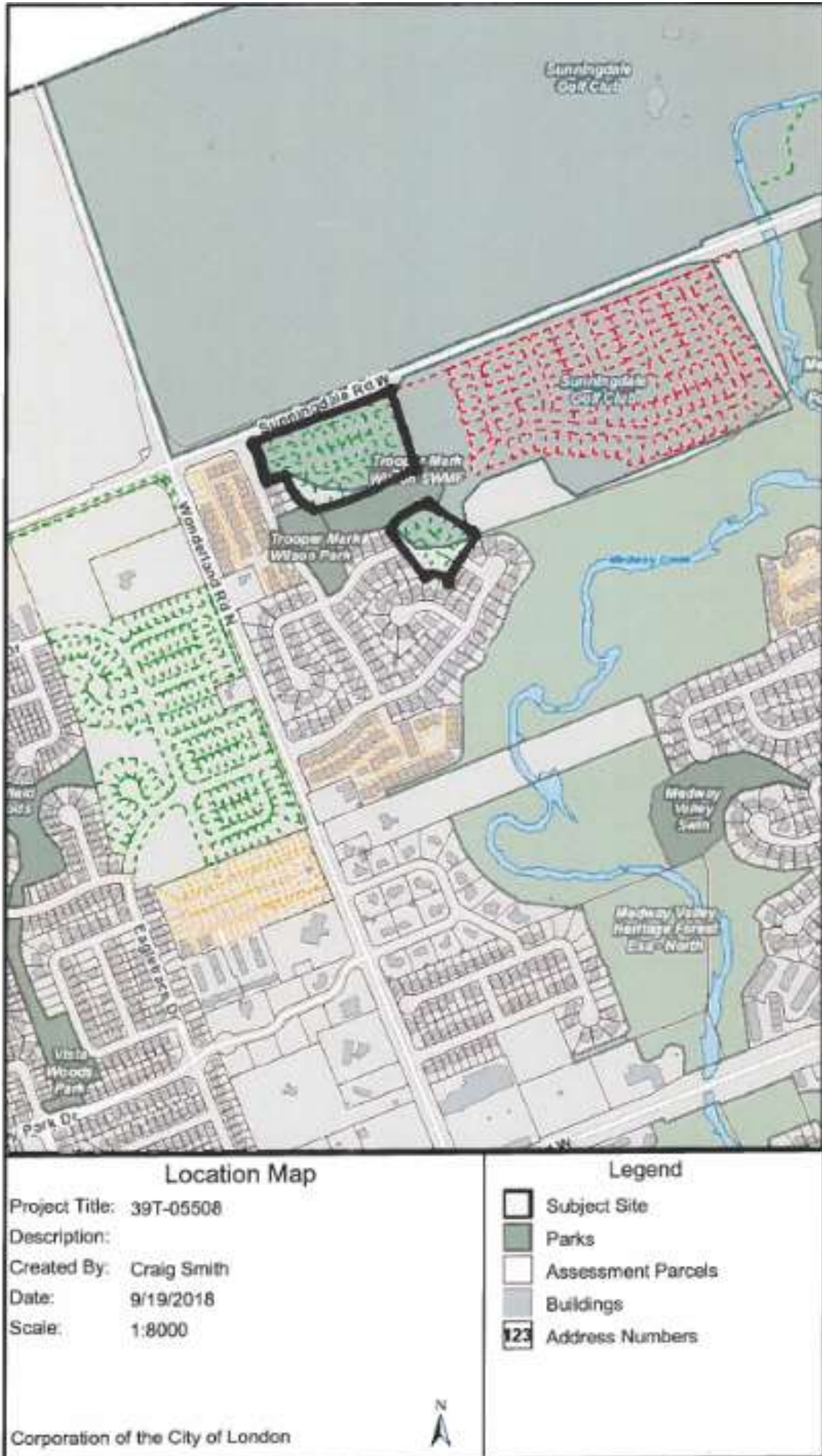
The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards and to address engineering issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and bold italic lettering (additions) on the attached Appendix. If granted, the new draft approval lapse date would be January 21, 2022.

The eastern boundary abuts the Medway Valley Heritage Forest. Conditions 13, 16 and 78 require that prior to any construction a subdivision agreement will be entered into ensuring that all erosion and sediment control measures are implemented to the current City standards as required by Section 10 of the Design Specifications and Requirements Manual. As a note Condition 12 has been deleted as the erosion and sediment controls are specified as required in conditions 13, 16 and 78.

As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 51 (33) & (47) of the Planning Act).

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Location Map



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5.0 Conclusion

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

Prepared and Recommended by:	C. Smith MCIP, RPP Senior Planner, Development Planning
Reviewed by:	Lou Pompili, MPA, RPP Manager, Development Planning
Concurred in by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official
The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.	

CS/

CC: Matt Feldberg, Manager, Development Services (Subdivisions)

Appendix 39T-05512

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THE SUBDIVISION, FILE NO. 39T-05508 ARE AS FOLLOWS:

No. CONDITIONS

1. This draft approval applies to the draft plan, as red-line amended, submitted by Sunningdale Golf Club Limited, prepared by Stantec Consulting Limited, certified by Jeremy Matthews, O.L.S., File No. 39T-05508 dated July 7, 2015, which shows 28 new single detached residential lots and 14 existing single detached lots, served by one (1) arterial road and one (1) new local street.
2. This approval of the draft plan applies for three years (until **January 21, 2022**), and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. This draft approval supercedes the draft approval granted by the Approval Authority on July 21, 2006.
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 addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall in an agreement satisfy all the requirements, financial and otherwise, of the City of London including, but not limited to, surfacing of roads, installation and maintenance of services, drainage and grading, tree planting and tree preservation.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3m reserves) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, ~~at no cost to the City.~~
11. The subdivision agreement between the Owner and the City of London may contain phasing arrangements to the satisfactory to the City.
12. ~~The Owner shall implement the requirements of the City of London concerning sedimentation and erosion control measures during all phases of construction. The Owner's consulting engineer shall have these requirements established and approved by the City, prior to any work on the site. Prior to the commencement of any grading or alteration on site, the Owner shall enter into a site alteration agreement or a subdivision agreement and post the required security.~~
13. The Owner shall not commence construction or installation of *any* services (eg. Clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement and obtaining all necessary

permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc.).

14. ~~**Prior to the acceptance of engineering drawings,** In conjunction with the submission of engineering drawings, 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.~~
15. 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.
16. 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.
17. 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.
18. 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.
19. Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.
20. **Prior to the acceptance of engineering drawings,** ~~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.

Sanitary Servicing

21. ~~The Owner shall construct sanitary private drain connections to the existing municipal sanitary sewers on Wallingford Avenue and Eagletrace Drive to service the Lots and Blocks in the plan, all to the satisfaction of the City.~~
22. 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 his 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 **Engineering Drawing** stage.
23. Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Adelaide/Greenway Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

24. The Owner agrees that sanitary sewers are to be sized to provide for any external drainage areas as identified in the Medway EA Addendum.

Stormwater Management

25. ~~The Owner shall construct storm private drain connections to the existing municipal storm sewers on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City. The Owner shall drain minor and major storm water from this plan to the Medway Creek, via the Sunningdale 6B Stormwater Management Facility and storm water conveyance systems within this plan and adjacent lands in accordance with the Medway Creek Subwatershed Study and to the satisfaction of the City.~~
26. The Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study and any addendums/amendments;
 - ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - iii) The Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands Schedule B Municipal Class Environmental Assessment and any addendums/amendments;
 - iv) The approved Functional Stormwater management Plan for Sunningdale SWM Facility 6B;
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - viii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.

27. 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 SWM Facility to serve this plan must be constructed and operational;~~
 - iii) Any alterations required to SWMF 6B to accommodate the overland flow route(s) must be constructed and operational;
 - ii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iii) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and
28. The Owner shall promote the implementation of SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.
29. ~~In conjunction with the submission of engineering drawings, the Owner shall develop an erosion/sediment control plan (ESCP) that will identify all erosion and sediment control measures for the subject lands in accordance with the Functional SWM and/or Drainage Servicing Report for these lands, the City of London and Ministry of the Environment standards and requirements, for review and acceptance by the City (SWM unit). This Plan is to include measures to be used during all phases of construction. Prior to any work on the site, the Owner shall implement these measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~

Watermains

30. ~~The Owner shall construct private water services to the existing municipal watermains on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City Engineer.~~

Transportation

31. No direct vehicular access will be permitted to any lots or blocks within this plan of subdivision from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.
32. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West ~~or Wenderland Road North~~ or other routes as designated by the City.
33. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Eagletrace Drive has a minimum road pavement width (exluding gutters) of 8.0 metres with a minimum road allowance of 20 metres.
 - ii) **Warner Terrace New Street** (with the exception of the window street portion) has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 18 metres.
 - iii) **Warner Terrace New Street** (window street portion) has a minimum road pavement width (excluding gutters) of 7.0 metres with a minimum road allowance of 14.5 metres.
34. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
- i) Eagletrace Drive – outside boulevard

- ii) **Warner Terrace** ~~“New Street”~~ – east, south and west boulevards
- iii) **Warner Terrace** ~~“New Street”~~ (connection to Wallingford Avenue) – south boulevard

35. ~~**Prior to the acceptance of engineering drawings,**~~ In conjunction with the submission of engineering drawings, the Owner shall have its professional consulting engineer provide confirmation that all streets in this plan have centreline radii which conforms to the City of London Standard “Minimum Centreline Radii of Curvature of Roads in Subdivisions:”

~~The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:~~

<u>Road Allowance</u>	<u>S/L Radius</u>
20.0 m	9.0 m
18.0 m	10.0 m

- 36. Prior to the issuance of any certificate of conditional approval, the Owner shall construct Eagletrace Drive to a fully serviced road and make any necessary adjustments to existing infrastructure (eg. MH adjustments, water valve adjustments etc.), in accordance with the accepted plans all to the satisfaction of the City.
- 37. Within one year of registration of the plan, the Owner shall install street lights on all streets and walkways in this plan, in accordance with this draft plan, to the satisfaction of the City, ~~at no cost to the City.~~ Where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the ~~London Hydro for the~~ City of London.

Wells

38. 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.

Parks & Open Space

- 39. The required 5% parkland dedication for this plan of subdivision shall be dedicated to the City through the draft plan of subdivision 39T-10502.
- 40. Within six (6) months of registration of the plan of subdivision, the Owner shall construct a 1.5m high chain link fence without gates in accordance with current City of London Park standards (SPO4.8) or approved alternate, along all lots and blocks lines abutting park, opens space and/or ESA lands to the satisfaction of the Approval Authority
- 41. Within one (1) year of registration of the plan this plan of subdivision, the Owner shall prepare and deliver to all homeowners adjacent to lands zoned as 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 as part of the Design Review Package to the satisfaction of the Approval Authority.
- 42. Prior to any work on the site and as part of the ~~Design Studies~~ **Engineering Drawing** submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the

preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the Approval Authority. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.

43. The Owner shall not grade into any Park or Open Space lands. In instances where this is not practical or desirable, any grading into the public Park or Open Space lands shall be to the satisfaction of the City Planner.
44. The recommendations of the approved EIS and associated addendum (Stantec, May 21, 2004 and February 18, 2005) shall be implemented through the engineering drawings and/or clauses in the subdivision agreement to the satisfaction of the Approval Authority.

All park and open space blocks shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park and/or open space block limits to the satisfaction of Approval Authority.

Agencies

45. The Owner shall provide the grading drawings to the UTRCA with sufficient lead time for review and comment prior to the final submission of engineering drawings to the City for approval.
46. ~~The Owner shall provide the digital layers for the slope assessment prepared by Golder Associates (January 27, 2006) to the UTRCA in an acceptable digital format prior to the submission of engineering drawings.~~

Planning

47. As part of the ~~Design Studies~~ **Engineering Drawing submission**, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise between Sunningdale Road West and the single detached lots, and apply alternative site design, building orientations and noise abatement measures that do not require a continuous noise attenuation barrier. Such measures will shall be in accordance with the requirements of the M.O.E. to be reviewed and accepted by the City. The final accepted recommendations shall be incorporated into the subdivision agreement with the City of London.
48. ~~The Owner shall prepare a building orientation plan which demonstrates that the front façade of the dwelling units can be oriented to all abutting streets (except where a noise barrier has been approved), acceptable to the City. The recommended building orientation will shall be incorporated into the approved site plan and executed development agreement.~~

The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on lots 1, 115 and 130 in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design except where a required noise wall has been approved abutting the exterior side yard, (Sunningdale Road West road frontage). Further, the owner shall obtain approval of their proposed design from the Managing Director of Planning and City Planner and his/her designate prior to any submission of an application for a building permit for lots 1, 115 and 130.

49. The Owner shall obtain approval from the London Fire Department prior to any burning of materials on-site be contemplated.

General

50. 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.
51. ~~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.~~
52. ~~In the event that reletting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City.~~
53. 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.
54. ~~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.~~
55. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
56. The Owner shall remove any temporary works when no longer required and restore the land, ~~at no cost to the City~~, to the specifications and satisfaction of the City Engineer.
57. ~~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 Engineer 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 drawings for this plan of subdivision.~~
58. Individual driveway accesses shall be located a minimum of 20 metres south of Sunningdale Road West.
59. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the **Sunningdale Road Environmental Assessment** City of London Standard "Subdivision Grading Along Arterial Roads" ~~at no cost to the City.~~

Further, the grades to be taken as the centerline line grades on Sunningdale Road West are the future centerline of road grades as determined by the Owner's professional engineer and accepted by 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.
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.~~

- ~~61. 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.~~

- ~~62. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:~~
- ~~i) commence upon completion of the Owner's service work connections to the existing unassumed services; and~~
 - ~~ii) continue until the time of assumption of the affected services by the City.~~

- ~~63. 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.~~

- ~~64. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council.~~

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

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

- ~~66. Minimum side yard setbacks will be required as specified by the City for buildings which are adjacent to rear yard catch basin leads which are not covered by an easement on lots in this plan.~~

67. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
68. ~~The Owner shall be required to comply with the City's tree planting policy with respect to provisions of trees for this subdivision.~~
69. ***Prior to the acceptance of engineering drawings,*** ~~In conjunction with the submission of engineering drawings,~~ the Owner shall have his consulting professional engineer provide confirmation that the watermains that were constructed under 33M-593 are adequate to service the Lots and Blocks in this plan (eg. capacity requirements, effect on existing water infrastructure, hydraulics, water quality etc.), all to the satisfaction of the City Engineer.
70. ~~The Owner shall decommission and remove any abandoned infrastructure and restore all affected areas, at no cost to the City, including but not limited to cutting the water service and capping it at the watermain, private irrigation systems, electrical systems, private pathways, temporary retaining walls etc. all to the specifications and satisfaction of the City.~~
71. ~~The Owner shall remove all existing accesses and restore all affected areas, including but not limited to the existing golf course appurtenances, all to the satisfaction of the City, at no cost to the City.~~

The Owner shall decommission and remove any abandoned infrastructure and restore all affected areas, including but not limited to cutting the water services and capping it at the watermain, private irrigation systems, electrical systems, private pathways, temporary retaining walls, existing accesses including existing golf course appurtenances, all to the specifications and satisfaction of the City.

72. 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.
73. ***Prior to the acceptance 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, including but not limited to, the following:***
- i) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area***
 - ii) identify any abandoned wells in this plan***
 - iii) assess the impact on water balance in the plan***
 - iv) any fill required in the plan***
 - v) provide recommendations for foundation design should high groundwater be encountered***
 - vi) identify all required mitigation measures including Low Impact Development (LIDs) solutions***
 - vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction***
 - ix) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.***

- x) **To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken**

all to the satisfaction of the City.

Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.

~~In conjunction with the engineering drawing submission, the Owner shall have a qualified consultant provide confirmation that the existing hydro geological investigation is adequate to determine the effects of the construction associated with this 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~~

74. **Prior to the acceptance of engineering drawings, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:**

- i) servicing, grading and drainage of this subdivision**
- ii) road pavement structure**
- iii) dewatering**
- iv) foundation design**
- v) removal of existing fill (including but not limited to organic and deleterious materials)**
- vi) the placement of new engineering fill**
- vii) any necessary setbacks related to slope stability for lands within this plan**
- viii) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,**
- ix) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.**

and any other requirements as needed by the City, all to the satisfaction of the City.

The Owner shall implement all geotechnical recommendations to the satisfaction of the City.

~~In conjunction with the engineering drawing submission, the Owner's professional engineer shall provide, to the City for review and acceptance, a geotechnical report or confirmation that the existing geotechnical report's recommendations are~~

~~adequate 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, erosion, maintenance and structural setbacks related to slope stability for lands within this plan and any other requirements as needed by the City, all to the satisfaction of the City and the Upper Thames River Conservation Authority (UTRCA). The Owner shall implement all geotechnical recommendations with respect to slope stability to the satisfaction of the City and the UTRCA.~~

75. In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ~~ii) Propose a suitable routing, if necessary, for the trunk 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) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken; and
76. 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 450 mm (18") diameter sanitary sewer located on Wallingford Avenue and the 450 mm (18") diameter sanitary sewer located on Eagletrace Drive;
 - ii) Construct sanitary private drain connections to the existing municipal sanitary sewers on Wallingford Avenue and Eagletrace Drive to service the Lots and Blocks in the plan, all 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 trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.~~
77. **Prior to the acceptance of engineering drawings,** ~~Prior to the submission of engineering drawings,~~ the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report and/or submit a SWM Servicing Letter/Report of Confirmation, with the following information, to the satisfaction of the City:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii) Confirmation of the proposed imperviousness in comparison to the original design of Sunningdale SWMF 6B;

- iv) Confirmation of any external drainage areas which may need to be conveyed through these lands (eg. current, interim or ultimate);
 - v) The proposed overland flow route(s) to Sunningdale SWMF 6B from the red-lined block (and any external lands), including the 100-year and 250-year post-development flow rates and a cross-section demonstrating this flow can be conveyed to the SWM block. Please note that modelling is not required as Rational Method will be accepted; and
 - vi) Any alterations required to SWMF 6B to accommodate the overland flow route(s) and an engineer's opinion regarding conformance with the original Certificate of Approval (CofA).
78. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal storm sewer system, namely, the 1500 mm diameter storm sewer located on Wallingford Avenue;
 - ii) Construct storm private drain connections to the existing municipal storm sewers on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City. The Owner shall drain minor and major storm water from this plan to the Medway Creek, via the Sunningdale 6B Stormwater Management Facility and storm water conveyance systems within this plan and adjacent lands in accordance with the Medway Creek Subwatershed Study and to the satisfaction of the City**
 - ~~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) Grade and drain the boundary of Lots abutting the SWM Block to blend in with the abutting SWM Facility, ~~at no cost to the City;~~
 - iv) 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
 - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
79. The Owner shall ensure 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 SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
80. The Owner's professional engineer shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specification and satisfaction of the City Engineer.
81. **Prior to the acceptance of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:**
- a) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;**
 - b) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;**

- c) **Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);**
- d) **Include a phasing report as applicable which addresses the requirement to maintain interim water quality;**
- e) **Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;**
- f) **Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;**
- g) **Identify any required watermain oversizing, if necessary, and any cost sharing agreements;**
- h) **Identify the effect of development on existing water infrastructure – identify potential conflicts;**
- i) **Include full-sized water distribution and area plan(s);**
- j) **Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices);**

~~In conjunction with the engineering drawings submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:~~

~~————— A water servicing report which addresses the following:~~

- ~~— Identify external water servicing requirements;~~
- ~~— Confirm capacity requirements are met;~~
- ~~— Identify need to the construction of external works;~~
- ~~— Identify the effect of development on existing water infrastructure — identify potential conflicts;~~
- ~~— Water system area plan(s)~~
- ~~— Water network analysis/hydraulic calculations for subdivision report;~~
- ~~— Phasing report;~~
- ~~— Oversizing of watermain, if necessary and any cost sharing agreements.~~
- ~~— Water quality~~
- ~~— Identify location of valves and hydrants~~

83. **Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the City Engineer. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.**

The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible for the following:

- i) **to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;**
- ii) **any incidental and/or ongoing maintenance of the automatic flushing devices;**
- iii) **payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;**
- iv) **all works and the costs of removing the devices when no longer required; and**

v) **ensure the automatic flushing devices are connected to an approved outlet.**

~~The Owner shall install temporary automatic flushing devices are to be installed at all dead ends to ensure that water quality is maintained during build out of the subdivision. They are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The 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.~~

84. 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 150 mm (6") diameter watermain on Eagletrace Drive and the 200 mm (8") on Wallingford Avenue;
 - 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; and
 - iii) Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval;**
 - iv) Construct private water services to the existing municipal watermains on Wallingford Avenue and Eagletrace Drive to service the lots and Blocks in the plan, all to the satisfaction of the City Engineer**
85. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.~~
86. The Owner shall provide sidewalk links from **Warner Terrace** "New Street" to the proposed sidewalk on Sunningdale Road West in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. ~~Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.~~
87. Should the Owner direct any servicing within the walkway or 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, or as otherwise directed, to the specifications of the City.
88. ~~The Owner shall ensure access to lots and blocks adjacent to gateway treatments will be restricted to rights-in and rights-out only.~~
89. The Owner shall make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City ~~and at no cost to the City~~, consisting of clean-up, grading and sodding as necessary.
90. The Owner shall remove the temporary turning circle on Eagletrace Drive and adjacent lands, in Plan 33M-593 to the west of this Plan, and complete the construction of Eagletrace Drive in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

91. The Owner shall be reimbursed by the City an amount of \$5,000 for the removal and reconstruction of these works, all to the satisfaction of the City.
92. ***Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment “Guidelines for Use at Contaminated Sites in Ontario”, “Schedule A – Record of Site Condition”, as amended, including “Affidavit of Consultant” which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.***

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City.

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

~~The Owner hereby agrees that, 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.~~

93. ~~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.~~

The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.

In conjunction with engineering drawings submission, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works (eg. decommissioning of golf course works). The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.