

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

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

Subject: Application By: Auburn Developments Inc.
1284 Sunningdale Road West
3 Year Extension of Draft Plan of Subdivision (39T-04510)

Meeting on: February 19, 2019

Recommendation

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the request from Auburn Development Inc., for the property located at 1284 Sunningdale Road West that the Approval Authority **BE ADVISED** that Council supports the granting of a three (3) year extension of the draft plan of subdivision, submitted by Auburn Development Inc. (File No. 39T-04510) prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), as redline revised which shows thirty (30) low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets, **SUBJECT TO** the revised conditions contained in the attached Appendix “39T-04510”.

Analysis

1.0 Description of Proposal

The application for Draft Plan of Subdivision Approval was originally accepted on November 17, 2004. After the submission and review of a number of modified versions of the Plan, the Approval Authority granted draft approval on October 14, 2009. The owner requested a three (3) year extension of draft approval in January of 2012. Draft approval was extended to October 14, 2015.

On March 15, 2016 City Council requested that the Approval Authority approve the request for revision and a three year extension of the draft plan of subdivision approval for this subdivision subject to the revised conditions of draft approval. On July 21, 2016 this draft plan was approved by the Approval Authority.

The first phase of this subdivision which included 69 single detached residential lots served by two (2) new streets, being Red Pine Trail and Heardcreek Trail was registered on November 7, 2017 (33M-730). The second phase which included 120 single detached residential lots and two (2) multi-family residential blocks served by two (2) new streets, being Appleroak Drive and Twilight Boulevard and the extension of Buroak Drive was registered on October 10, 2018 (33M-750).

On November 6, 2018 Council endorsed Special Provisions to enter into subdivision agreements for phase 3 (consisting of 165 single detached lots and two (2) multi-family

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39T-04510
C.Smith

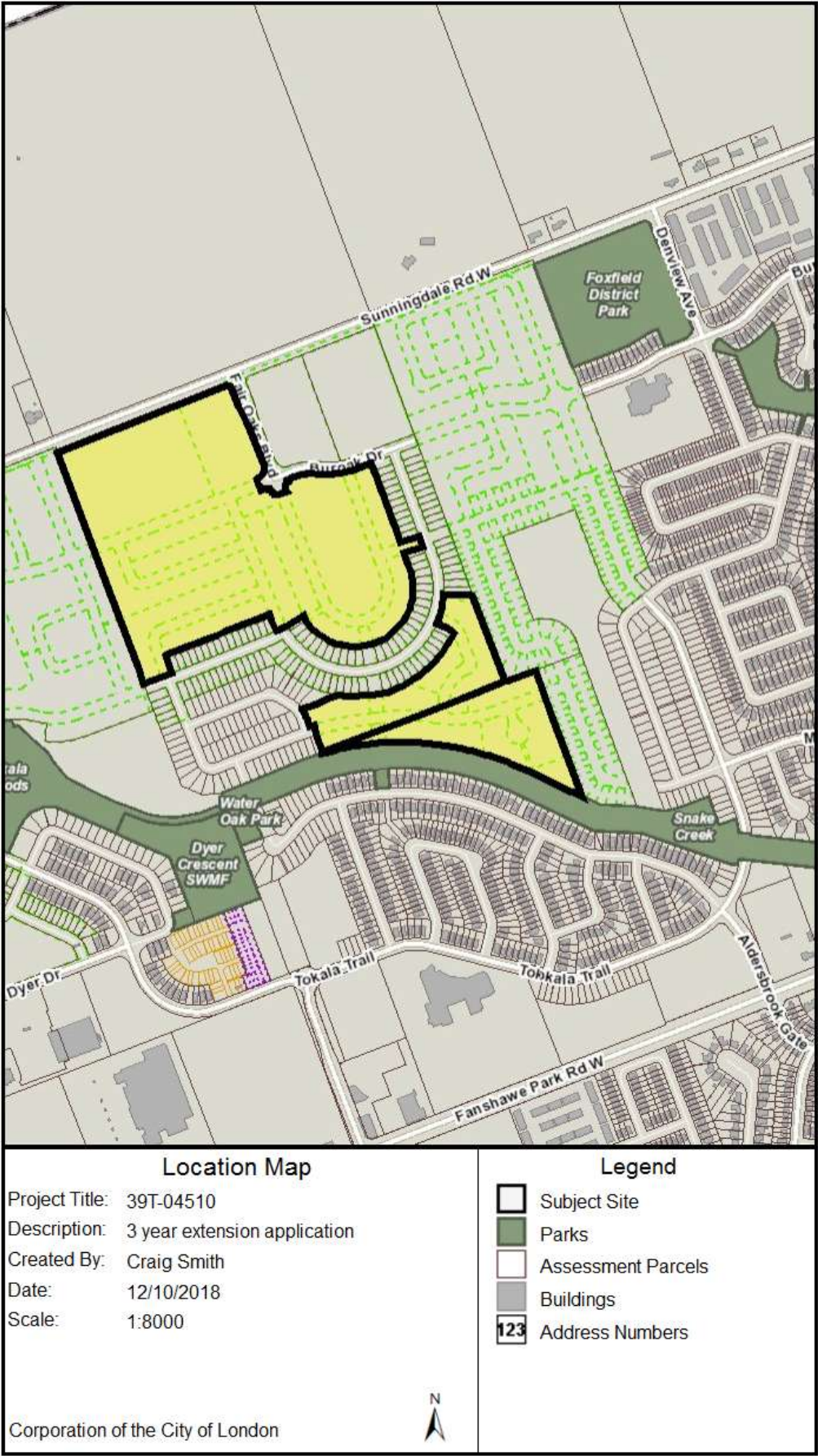
blocks) and the final phase, phase 4 (consisting of 85 single detached lots and one (1) park block).

On September 10, 2018 a six (6) month emergency extension was granted by the Approval Authority in accordance with Section 2.2(p) of the Subdivision and Condominium Delegation and Approval By-law, to allow sufficient time for the completion of the detailed engineering review and registration of the remaining. The draft approved lapse date is April 14, 2019.

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 April 14, 2022.

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*).

Location Map



2.0 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 Pompilii, 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-04510

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-04510 ARE AS FOLLOWS:

NO. CONDITIONS

1. This draft approval applies to the draft plan submitted by Auburn Developments Inc., prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), as redline revised which shows 30 low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets.
2. This approval of the draft plan applies until ~~April 14, 2019~~ **April 14, 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. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. ~~Street B from shall be named Buroak Drive. The Owner shall within 90 days of draft approval submit proposed street names for all other streets within this subdivision to the City.~~
5. The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
10. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) 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 Engineer, at no cost to the City.
11. Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development and the City Engineer. If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
12. ~~In conjunction with the Design Studies submission, the Owner shall develop an erosion/sediment control plan (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 erosion and sediment control measures satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.~~

- ~~13. In conjunction with the Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, to the satisfaction of the City. If necessary, the report shall address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.~~

Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the above accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.

14. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned 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.
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 and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
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 Director, Development and Compliance Division and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the Director, Development and Compliance Division and the City Engineer, 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 any work on the site the Owner shall obtain and submit to the Director, Development and Compliance Division 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.~~

Sanitary

21. ~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:~~
- ~~i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;~~
 - ~~ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;~~
 - ~~iii) Provide 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 to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407; and~~
 - ~~iv) Prepare and submit a report(s) describing the functional designs of the sanitary and stormwater servicing confirming that the upstream connections are adequate to serve any upstream lands in the sewershed satisfactory to the City Engineer. Further, at the same time, the Owner shall provide copies of the report(s) to the upstream landowners (stakeholders) for an opportunity to comment. Development Services will consider any comments received from third parties up to the time of acceptance of the Design Studies.~~
22. The Owner shall install municipal sanitary servicing to the limits of their property, to the satisfaction of the City Engineer, in order to provide for the servicing of external parcels of land adjacent to their draft plan and within the community plan.
23. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
- i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm diameter sanitary sewer located on Buroak Drive, 200 mm diameter sanitary sewer on Twilite Boulevard, 200 mm diameter sanitary sewer on Applerock Avenue, 200 mm diameter sanitary sewer on Bridge Haven Drive, 200 mm diameter sanitary sewer on Heardcreek Trail and the 250 mm diameter sanitary sewer on Applerock Avenue, as per the accepted engineering drawings. ~~Should the connecting sanitary sewer in the draft plan 39T-05512 to the east not be available prior to development of this plan, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of sewers situated on private lands outside this plan, and shall provide satisfactory easements over the sewers, as necessary, all to the specifications and satisfaction of the City Engineer;~~
 - ~~ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;~~
 - iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
 - iv) ~~Where 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.~~

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

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

25. 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 stage.

SWM

26. ~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:~~
- ~~i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;~~
 - ~~ii) Identifying major and minor storm flow routes for the subject and external lands, and ensuring 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, to the satisfaction of the City;~~
 - ~~iii) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the Heard Drain built by the City;~~
 - ~~iv) Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment are adequately addressed for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;~~
 - ~~v) Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to~~

~~the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and~~

- ~~vi) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.~~
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) Provide confirmation the Fox Hollow SWM Facility # 3 (to be constructed by others) and all associated works and the Heard Drain Channel Reconstruction/Remediation and Servicing (to be constructed by Others), have been constructed and deemed functional and operational and the proposed storm/drainage servicing works for the subject site can be connected, all to the specifications and satisfaction of the City Engineer.~~
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;
 - iv) Implement all geotechnical/slope stability recommendations
 - v) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
28. ~~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 preferred storm/drainage and SWM servicing option of the Municipal Class EA and any addendum for the Fox Hollow lands;~~
 - ~~iii) The accepted Functional SWM Report for the proposed Fox Hollow SWM Facility # 3 (to be constructed by others) and any addendums/amendments;~~
 - ~~iv) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;~~
 - ~~v) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control. Erosion, stream morphology, etc.~~
 - ~~vi) The City of London Environmental and Engineering Services Department Design Specifications and Requirements (October 2003), as revised;~~
 - ~~vii) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;~~
 - ~~viii) The Ministry of the Environment and Climate Change SWM Practices Planning and Design Manual, as revised; and~~
 - ~~ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~
29. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner

shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision

30. 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 sewer system, namely, the 600 mm diameter storm sewer on Heardcreek Trail, the 1500 mm diameter storm sewer on Applerock Avenue, the 1800 mm diameter storm sewer on Bridge Haven Drive, the 450 mm diameter storm sewer on Twilite Boulevard, the 750 mm diameter storm sewer on Applerock Avenue, the 900 mm diameter storm sewer on Buroak Avenue and the 375 mm diameter storm sewer on Fair Oaks Boulevard, as per the accepted engineering drawings; ~~outlet the major and minor flows to the proposed regional Fox Hollow SWM Facility # 3 and the existing realigned Heard Drain via the proposed major and minor storm system design for this plan of subdivision;~~
 - 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 south boundary of blocks in this plan to blend in with the abutting Heard Drain, 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.
31. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
32. ~~The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Storm Water Management Facilities policies and processes identified in Appendix 'B-1' and 'B-2' Stormwater Management Facility "Just In Time" Design and Construction Process adopted by Council on July 30, 2013 as part of the Development Charges Policy Review: Major Policies Covering Report.~~
33. All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the City Engineer. Further, the subdivision agreement shall include a clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be in accordance with current City park standards (SPO 4.8) or approved alternate at no cost to City.

Water Mains:

34. ~~In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:~~
 - i) ~~A water servicing report which addresses the following:~~
 - ~~—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~~
35. 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 200 mm diameter watermain on Applerock Avenue, the 200 mm diameter watermain on Heardcreek Trail, the 200 mm diameter watermain on Buroak Drive, the 200 mm diameter watermain on Fair Oaks Boulevard and 250 mm diameter watermain on Twilite Boulevard, as per accepted engineering drawings, ~~300 mm diameter watermain on Medway Park Drive, the existing 300 mm diameter watermain on Silverfox Drive and to other future municipal watermain as identified in the accepted water servicing report,~~ satisfactory to the City Engineer. This draft plan of subdivision shall be serviced from the Hyde Park Water Pumping Station;
 - 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
36. The Owner shall install temporary automatic flushing devices at all dead ends to ensure that water quality is maintained during build out of the subdivision. 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.
37. 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.

STREETS, TRANSPORTATION & SURVEYS

38. The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
39. The Owner shall construct a cul-de-sac on Shields Place ~~Street 'I'~~ in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25m) within the cul-de-sac or as otherwise directed by the City Engineer.
40. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on ~~Street 'G'~~, Shields Place ~~Street 'I'~~ and Bush Hill Link ~~Street 'J'~~.
41. The Owner shall limit the bulge in the curb line on ~~Street 'G'~~ and Bush Hill Link ~~Street 'J'~~ to only a maximum offset from the standard radius required to achieve

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

42. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) ~~Street 'A' and Buroak Drive Street 'B'~~ have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
 - ii) ~~Street 'E', Heardcreek Trail Street 'F', Street 'H', Street 'K', Applerock Avenue Street 'L' and Street 'M'~~ have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - iii) Bob Schram Way ~~Street 'C', Heardcreek Trail Street 'D', Street 'G' and Bush Hill Link Street 'J'~~ have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
 - iv) Shields Place ~~Street 'I'~~ have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
43. ~~The Owner shall construct Street 'A' at the intersection of Sunningdale Road West with a right of way width of 28.0 metres for a minimum length of 45.0 metres (150') tapered back over a distance of 30 metres to the standard secondary collector road right of way width of 21.5 metres, to the satisfaction of the City. Any landscaped gateway features shall be installed within a widened boulevard area and to the specifications and satisfaction of the City Engineer.~~
44. ~~In conjunction with the Design Studies submission, the Owner shall identify how Blocks 31, 32, 33, 34 and 35 can be served through the internal road network to prevent the creation of local road intersections along the arterial road network, should these lands be developed with low density residential development.~~
45. ~~The Owner shall construct Street 'B' at the eastern boundary of the subject property in alignment with the proposed secondary collector road to the east as shown in the proposed draft plans of subdivision 39T-05511 and 39T-05512.~~
46. ~~If necessary, the Owner may provide an alternative design acceptable to the City Engineer to realign the easterly leg of street B (between Street A and the connecting street to the east in plan 39T-05511) in order to eliminate the excess parkland between Blocks 27 & 28.~~
47. The Owner shall construct ~~Street 'A' and Buroak Drive Street 'B'~~ to secondary collector road standards as identified in the Official Plan, to the satisfaction of the City.
48. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
 - i) ~~Street 'A'~~
 - ii) Buroak Drive ~~Street 'B'~~
49. The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
 - i) Bob Schram Way ~~Street 'C'~~ – outside (south and west) boulevard
 - ii) Heardcreek Trail ~~Street 'D'~~ – outside boulevard
 - iii) ~~Street 'E'~~ – south boulevard
 - iv) Heardcreek Trail ~~Street 'F'~~ – south boulevard
 - v) ~~Street 'H'~~ – west boulevard
 - vi) Shields Place ~~Street 'I'~~ – west boulevard to walkway

- vii) ~~Street 'K' – south boulevard~~
- viii) ~~Applerock Avenue Street 'L' – outside boulevard~~
- ix) ~~Street 'M' – outside boulevard~~

50. The Owner shall ensure that the pedestrian walkways are constructed to the “City Standard for Pedestrian Walkways”, including lighting if necessary, in accordance with City requirements and standards.
51. ~~In conjunction with the Design Studies submission, the Owner shall undertake a transportation study in accordance with the Transportation Impact Study Guideline to determine the impact of this development on the abutting arterial roads to the satisfaction of the City Engineer. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study. The Owner shall undertake any recommendations of the study as required by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.~~
52. Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.
53. ~~Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall construct a left turn lane on Sunningdale Road West at Street 'A' with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Fox Hollow Community, to the satisfaction of the City.~~
54. ~~Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall install a right turn taper on Sunningdale Road West at Street 'A', to the satisfaction of the City Engineer.~~
55. ~~The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West to 18.0 metres (59.06') from the centerline of the original road allowance.~~
56. ~~The Owner shall ensure that no vehicular access will be permitted to Blocks 31, 32, 33 and 35 from Sunningdale Road West. All vehicular access is to be via the internal subdivision streets~~
57. The Owner shall construct a raised intersection at the following locations, all to the satisfaction of the City Engineer:
 - i) Saddlerock Avenue ~~Street 'M'~~ at the intersections of ~~Street 'G'~~ and Bridge Haven Drive ~~Street 'K'~~
 - ii) Applerock Avenue ~~Street 'L'~~ at the intersections of Bob Schram Way ~~Street 'G', Street 'E', Street 'J', Street 'K' and Street 'B'~~
 - iii) ~~Heardcreek Trail Street 'F'~~ at the intersections of ~~Twilite Boulevard Street 'E' and Wateroak Drive Street 'H'~~
58. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a roundabout at the intersection of Street 'A' and Street 'B'. The Owner shall ensure that driveways for lots that abut the roundabout are located in accordance with the EESD Design Specification and Requirements Manual. The Owner shall install street lighting at this intersection to the satisfaction of the City Engineer.~~
59. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the City Engineer.
60. ~~The Owner shall ensure any emergency access 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.~~

- ~~61. Should an emergency access be required to accommodate development, the Owner shall locate, construct, maintain and close the access to the satisfaction of the City Engineer. Should it be necessary to locate this access onto Sunningdale Road West, the Owner shall ensure it will be restricted to emergency vehicle use only.~~
- ~~62. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City Engineer for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.~~
- ~~63. Should lands to the east not be developed, the Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:~~
 - ~~i) Heardcreek Trail Street 'E' – east limit~~

~~Temporary turning circles for vehicles shall be provided to the City as required by the City, complete with any associated easements. When the temporary turning circles(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.~~
- ~~64. The Owner shall remove all other existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.~~
- ~~65. 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.~~
- ~~66. In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.~~
- ~~67. In conjunction with the Design Studies submission, the Owner shall have it's professional engineer provide a conceptual design layout of the proposed gateway design on Street 'A' at Sunningdale Road West if there is any deviation from City standards.~~
- ~~68. Prior to the issuance of a Certificate of Conditional Approval for Street 'A', the Owner shall install temporary street lighting at the intersection of Street 'A' and Sunningdale Road, to the specifications of the City, at no cost to the City.~~
- ~~69. In conjunction with the Design Studies submission, the Owner shall have it's professional consulting engineer submit design criteria for the left turn lane and right turn taper on Sunningdale Road West at Street 'A' for review and acceptance by the City.~~
- ~~70. Within one year of registration of the plan, the Owner shall install street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City. Where an Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or~~

developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended, which match the style of street light already existing or approved along the developed portion of the street, to the satisfaction of the London Hydro for the City of London.

71.

~~In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City Engineer for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.~~
72.

~~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.”~~
73.

The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:
- | Road Allowance | S/L Radius |
|----------------|------------|
| 20.0 m | 9.0 m |
| 19.0 m | 9.5 m |
| 18.0 m | 10.0 m |
74.

The Owner shall construct Heardcreek Trail Street ‘F’ at the eastern boundary of the subject property in alignment with the proposed road to the east as shown in the proposed draft plan of subdivision 39T-05512.
75.

The Owner shall construct Buroak Drive Street ‘B’ at the western boundary of the subject property in alignment with the proposed secondary collector road to the west as shown in the proposed draft plan of subdivision 39T-11503.
76.

~~The Owner shall construct Street ‘E’ at the western boundary of the subject property in alignment with the proposed road to the west as shown in the proposed draft plan of subdivision 39T-11503.~~
77.

~~The Owner shall construct Street ‘H’ at the southern boundary of the subject property in alignment with the proposed road to the south as shown in the registered plan of subdivision in Plan 33M-676.~~
78.

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, to the specifications of the City.
79.

The Owner shall be required to make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
80.

~~The Owner shall be required to dedicate 6.0 m x 6.0 m “daylighting triangles” at the intersection of Street ‘A’ with Sunningdale Road West in accordance with the Z-1 Zoning By-law, Section 4.24.~~
81.

~~In conjunction with the Design Studies submission, the Owner shall have it’s professional engineer provide a conceptual design of the proposed traffic calming measures along streets in this plan, including roundabouts, raised intersections, raised cross-walks, parking bays, curb extensions and other measures, to the satisfaction of the City.~~
82.

The Owner shall construct raised cross-walks on Heardcreek Trail Street ‘F’ at the midpoint of Block 39 and Block 38, on Applerock Avenue Street ‘L’, at the midpoint of Block 38 and Block 37 and on Saddlerock Avenue Street ‘M’ at the midpoint of

Block 37 and Block 36, and on Saddlerock Avenue at the midpoint of the redlined Park Block and Block 36, as per the accepted engineering drawings, to the satisfaction of the City Engineer.

83. ~~In conjunction with the Design Studies submission, the Owner shall provide a conceptual design and the location of the temporary/emergency/construction access to Sunningdale Road West, if necessary, to the satisfaction of the City. The Owner shall also have its professional engineer verify the adequacy of decision sight distance on Sunningdale Road West at the temporary access road, to the satisfaction of the City. If the sight lines are not adequate, the temporary access is to be relocated and/or road work undertaken to establish adequate decision sight distance at the intersection, to the satisfaction of the City.~~

Planning

84. Within one (1) year of registration of the plan of subdivision, the owner shall fence all lots/blocks abutting park blocks with 1.5meter high chain link fence in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the City.
85. All park blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the Open Space limits to the satisfaction of the City ~~Planner~~.
86. No grading shall occur within proposed park blocks except where determined to be appropriate by the City ~~Planner~~.
87. The Owner shall convey Block 36, 37, 38, 39 and 40 as indicated on the attached draft plan for park purposes to satisfy the parkland dedication requirements.
88. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the ~~Director, Development and Compliance Division~~ **City**.
89. As part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the Director, Development and Compliance Division. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
90. As part of the Design Studies submission, the Owner shall submit for approval a concept park plan for Blocks 37, 38 and 39 delineating the multi-use pathway alignment, roadway and park treatments for the intersection of the pathway blocks and Streets "L" and "F" and roadway crossing treatments for Streets "L" and "F".

As part of the Design submission, the Owner shall submit for approval a conceptual park plan for Block 36 to the satisfaction of the City ~~Planner~~.

91. As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the ~~Director, Development and Compliance Division~~ **City**. The proposed block lotting plan shall be reviewed and accepted with respect to City services, road

geometries, easements requirements, minimum centerline radii of curvature of roads in subdivisions, etc., to the satisfaction of the City. The accepted lotting pattern shall be reflected on the final registered plan.

92. Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the ~~Director, Development and Compliance Division~~ **City**.
93. The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
94. The Owner shall register on title and include in all Purchase and Sale or Lease Agreements the requirement that the homes to be designed and constructed on all corner lots including lots flanking the park corridor blocks in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard. 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 corner lots with an exterior sideyard in this Plan.

GENERAL CONDITIONS

95. 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.
96. 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 the sewers as necessary, all to the specifications and satisfaction of the City Engineer, at no cost to the City.
97. 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 Engineer.
98. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
99. 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.
100. The Owner shall have the common property line of Sunningdale Road West graded in accordance with the accepted engineering drawings, ~~City of London Standard "Subdivision Grading Along Arterial Roads"~~ at no cost to the City.
101. ~~Further, the grades to be taken as the centerline line grades on Sunningdale Road West are the future centerline of road grades as determined by the Owner's professional engineer satisfactory to the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property~~

~~line which will blend with the reconstructed road, all to the satisfaction of the City Engineer.~~

102. 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.

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

104. 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.

105. 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.

106. 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.

107. ~~The Owner's 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 Completion of Works upon completion in accordance with the plans accepted by the City Engineer.~~
108. ~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. All class EA's must be completed prior to the submission of engineering drawings.~~
109. 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".
110. The Owner shall not commence construction or installations of any services including clearing or servicing of lands 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.)
111. 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.
112. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
113. 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.
114. 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.
115. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
116. ~~In conjunction with the Design Studies submission, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, etc., for lands within this plan and any other requirements as needed by the City.~~
117. Prior to the acceptance of engineering drawings, ~~In conjunction with the Design Studies submission,~~ in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan

to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.

118. 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.
 119. ~~The Owner shall submit confirmation that they have complied with any requirements of Upper Thames River Conservation Authority.~~
 120. In the event this plan develops prior to ~~Plan 39T-05511~~ and Plan 39T-05512, to the east, the Owner shall make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the City Engineer, at no cost to the City.
- # ***The Owner shall incorporate the accepted recommendations of the various accepted servicing reports/studies (eg. sanitary servicing design, storm and SWM design, water servicing, transportation requirements, hydrogeological, geotechnical, etc.) in the accepted engineering drawings to address all servicing issues, to the satisfaction of the City Engineer, at no cost to the City.***