

Agenda Item #	Page #

39T-03511  
T. Grawey

- vii) phasing report;
- viii) ~~oversizing of water main/cost sharing agreements.~~

Where it is required to meet water quality requirements, the Owner shall install automatic flushing devices with meters. The Owner shall pay for the costs of water flushed to meet water quality requirements.

Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations to address the water quality requirements for the watermain system, to the satisfaction of the City, at no cost to the City.

- 59. ~~In the event the Owner chooses to submit a claim against the City's Capital Works Budget (Water Engineering Division) for the reimbursement of the Capital Works Budget share of the cost of construction of two (2) new fire hydrants on Gideon Road, the Owner shall comply with all City requirements for submission of a claim, in accordance with City policies, guidelines, By-laws and procedures. Any claim submitted shall be limited to a maximum amount of \$11,000 upon completion of these works.~~

~~The Owner acknowledges that notwithstanding submission of such a claim or the assumption of the works by the City, the City is under no obligation or promise under the terms of this agreement, or otherwise, to reimburse the Owner. The amounts of any capital funding are subject to separate Council Approval. Any amounts considered in this draft plan approval are to be viewed as general estimates only and not approved claims. Any or all claims may be refused at the full discretion of Council.~~

~~The Owner acknowledges that City Council may consider inclusion of an item for reimbursement of its share in the Capital Works Budget for the year immediately following completion of construction, but the inclusion of such item shall not be taken to be an acknowledgement by the City of any obligation or promise by the City to make such reimbursement. With that intention, the cost of construction of the works shall be at all times, notwithstanding the assumption of the works by the City, at the sole expense and risk of the Owner.~~

- 60. ~~In conjunction with the Design Studies submission, the Owner shall have its professional engineer determine if there is sufficient water turnover to ensure water quality and determine how many homes need to be built and occupied to maintain water quality in the water system. If the water quality cannot be maintained in the short term, the Owner shall install automatic blow offs, where necessary, to the satisfaction of the City Engineer, or make suitable arrangements with Water Operations for the maintenance of the system in the interim.~~

- 61. 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 Engineer. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City Engineer.

- 62. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City Engineer.

- 63. 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.

**Add the following Conditions:**

- 64. The Owner shall register on the title of each lot, the following requirements:

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- i) Each residential lot be serviced with an on-site wastewater treatment system consisting of a Waterloo Biofilter (or equivalent system which, in the City's opinion, meets or exceeds the design specifications of the Waterloo Biofilter) and subsurface disposal bed, in accordance with the requirements of the Ontario Building Code;
  - ii) A copy of an executed maintenance contract with a qualified wastewater maintenance provider be submitted to the City of London prior to occupancy. The wastewater maintenance provider shall be approved by the treatment system manufacturer;
  - iii) Results of the annual inspection and monitoring be submitted to the City of London's Chief Building Official as required by the Ontario Building Code; and
  - iv) That the annual monitoring be revised to include effluent nitrogen parameters (nitrate, nitrite, ammonia and total kjeldahl nitrogen)
65. The Owner shall provide a cul-de-sac on Street 'B' in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.0m) within the cul-de-sac.
66. The Owner shall have it's professional engineer design the roadworks in accordance with the following road widths:
- i) Streets 'A' and 'B' have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
  - ii) Street 'A' from Woodhull Road to 30 metres (100') east has a minimum road pavement width (excluding gutters) of 10.0 metres (32.8') with a minimum road allowance of 21.5 metres (70'). The widened road on Street 'A' shall be equally aligned from the centreline of the road and tapered back to the 6.0 metres (19.7') of road pavement width (excluding gutters) and 18.0 metres (60') of road allowance width for this street with 30 metre (100') long tapers on both street lines.
67. The Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City.
68. The Owner shall install street lighting at Street 'A' and Lime Kiln Drive and at Street 'A' and Woodhull Road only abutting this subdivision as determined to be warranted by and to the specifications of the City.
69. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have it's contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
70. The Owner shall make minor boulevard improvements on Woodhull Road 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.
71. The Owner shall have the common property line of Woodhull Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City. Further, the grades to be taken as the centreline line grades on Woodhull Road are the future centreline of road grades as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road, all to the satisfaction of the City.
72. 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