

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: Sifton Properties Limited
Victoria on the River Draft Plan of Subdivision
Request for Extension of Draft Plan Approval
Meeting on: April 29, 2019

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of Sifton Properties Limited relating to lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East; legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession "B" and Part of the Road Allowance between Concession 1 and Broken Front Concession "B" (Geographic Township of Westminster) in the City of London, the Approval Authority **BE REQUESTED** to approve a two (2) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-09502, **SUBJECT TO** the revised conditions contained in the attached Schedule "A" 39T-09502.

Executive Summary

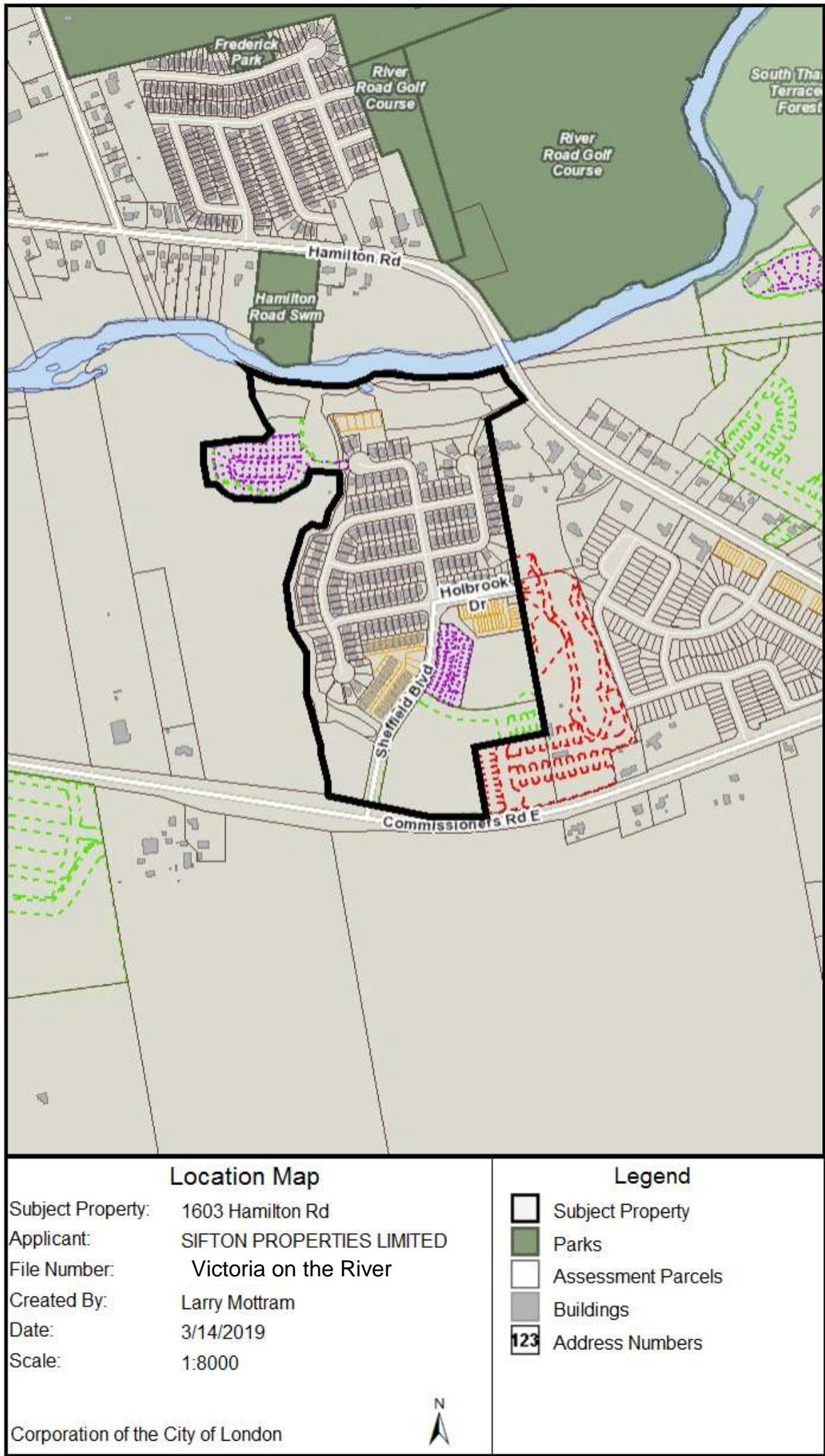
Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to consider a two (2) year extension to Draft Approval for the remaining phases within the Victoria on the River draft plan of subdivision.

Rationale of Recommended Action

1. The requested two (2) year extension of Draft Plan Approval is reasonable, and should allow the applicant sufficient time to satisfy the attached revised conditions of draft approval towards the registration of this plan (Appendix A).
2. The land use pattern and road alignments in this subdivision comprise an integral part of the overall subdivision, and support connectivity with adjacent future development lands. Therefore, an extension is appropriate provided the conditions of Draft Approval are updated to reflect current City Standards and regulatory requirements.

Location Map





1.0 Background

1.1 Planning History

On January 19, 2012, the Approval Authority granted draft approval to the residential plan of subdivision submitted by Sifton Properties Limited known as “Victoria on the River”; located on the north side of Commissioners Road East, west of Hamilton Road, and south of the Thames River. There have been a number of red-line revisions to the draft plan since that time. Recently, Municipal Council approved an application request by Sifton Properties Limited for minor adjustments to the configuration and zoning of a low density cluster housing block within the draft plan (Block 153) which consists of a future 30 unit condominium development.

The subdivision is being built-out in phases over time and is making steady progress. Phase 1 was registered as Plan 33M-672 on July 31, 2014 consisting of 59 single detached residential lots, one (1) multi-family block and several park/open space blocks; Phase 2 was registered as Plan 33M-688 on November 19, 2015 consisting of 60 single detached residential lots and a neighbourhood park block; and Phase 3 was registered as Plan 33M-707 on November 16, 2016 consisting of 48 single detached residential lots and three (3) multi-family blocks. The fourth phase of the subdivision draft plan incorporating lands along the Commissioners Road East frontage is expected to be submitted for final approval shortly. To date, there have been three (3) vacant land condominium registrations for multi-family residential blocks within the development. The current draft plan approval lapses on May 19, 2019.

1.2 Request

The applicant has applied for a two (2) year extension in order to have more time to receive Final Approval and register the final phase of the draft plan. The applicant has not proposed any changes to the lotting configuration, road pattern or zoning that applies to the remaining lands. An extension period of two (2) years is being recommended in accordance with standard City practice. If Final Approval has not been provided within the two year period and the applicant requests a further extension, there will be another opportunity to formally review the conditions and ensure that they are relevant to current planning policies and municipal servicing requirements.

1.3 Community Engagement

Notice was not circulated to the community regarding the request for an extension of draft approval given that no significant changes are being proposed to the zoning, lotting pattern or roadway alignments in the Draft Approved Plan (39T-09502). In accordance with Section 51(45) of the *Planning Act*, if the Approval Authority changes conditions to the approval of a plan of subdivision, then a Notice of Decision will be provided to the applicant, as well as any persons or public bodies who are prescribed under the Act, and anyone who previously requested to be notified of changes to the conditions.

1.4 Policy Context

Provincial Policy Statement, 2014

Land development proposals must be consistent with the Provincial Policy Statement (PPS) policies and objectives aimed at:

1. Building Strong Healthy Communities;
2. Wise Use and Management of Resources; and,
3. Protecting Public Health and Safety.

These lands are located within the City’s Urban Growth Boundary where adequate servicing capacity exists. A comprehensive land use plan to guide future development in this area was previously prepared and adopted by Municipal Council, and referred to as the “Old Victoria Area Plan”. The draft-approved plan of subdivision is in keeping with the Area Plan and meets the objectives of Section 1.1.1 of the PPS by creating healthy, liveable, safe, and sustainable communities by promoting efficient and resilient

development patterns; accommodating an appropriate range and mix of housing; is in close proximity to employment areas, recreational and public open space uses; and, makes efficient use of land and municipal services, including water, sanitary sewers, and stormwater management facilities (Section 1.1.3.6).

Environmental Impact Studies were prepared as part of the initial planning and approval process for this subdivision. Recommendations for protecting natural heritage features have been implemented including specific measures to enhance significant natural heritage resources through re-naturalization and restoration/compensation programs. There were no identified concerns for protection of agricultural, mineral aggregates, or cultural heritage and archaeological resources. There were also no concerns raised with respect to public health and safety, and there are no known human-made hazards. Therefore, the draft plan is consistent with the Provincial Policy Statement.

The London Plan

The London Plan is the new Official Plan for the City of London (Council adopted, approved by the Ministry with modifications, and the majority of which is in force and effect). *The London Plan* policies under appeal to the *Local Planning Appeals Tribunal* (Appeal PL170100) and not in force and effect are indicated with an asterix throughout this section of the report. *The London Plan* policies under appeal are included in this report for informative purposes indicating the intent of City Council, but are not determinative for the purposes of this planning application.

These lands are located within the Neighbourhoods and Green Space Place Types in *The London Plan*. The Neighbourhoods Place Type (Table 10)* permits such uses as single detached, semi-detached, duplex, townhouses, secondary suites, home occupations, and group homes. The Green Space Place Type permits such uses as district, city-wide, and regional parks; private green spaces such as cemeteries and golf courses; agriculture; woodlot management; conservation; essential public utilities and municipal services; stormwater management; recreational and community facilities. The draft-approved plan is consistent with The Neighbourhoods Place Type (Policy 916)* vision and key elements, including building strong neighbourhoods, providing a diversity of housing choices, and residential development that is within close proximity to employment, parks, and recreational opportunities. The subdivision draft plan is also in keeping with the Old Victoria Community specific-area policies (Policy 1000) which were carried over to *The London Plan* from the 1989 Official Plan.

1989 Official Plan

These lands are designated “Low Density Residential” “Multi-family, Medium Density Residential” and “Open Space” on Schedule ‘A’ of the 1989 Official Plan. The draft plan conforms with the policies of the 1989 Official Plan.

1.5 Conditions of Draft Approval

The Draft Approval conditions have been re-circulated and reviewed with municipal departments and agencies to determine their relevance within the context of current regulatory requirements. As a result, there are minor wording modifications and revisions, as well as a number of new clauses added reflecting current municipal standards and requirements.

The proposed modifications and new conditions are briefly highlighted below:

1. Conditions 3, 9, 16, 18, 28, 30, 31, 36, 40, and 62 are substantively the same as those of the previous draft approval with some minor tweaking and wording modifications.
2. Condition 11 can be deleted at this time as sanitary sewage treatment and conveyance capacity is available for the remainder of the subdivision.
3. Condition 21 can be updated to remove reference to completion of the Old Victoria SWM Facility #2 as this facility is now constructed and operational.

4. Condition 23 has been replaced with an updated condition confirming the requirements for a hydrogeological investigation and report to be submitted in conjunction with an updated Design Studies submission, if deemed necessary.
5. Condition 25 can be deleted as the required SWM Facilities have been constructed to serve this plan of subdivision.
6. Condition 26 has been replaced with updated clauses reflecting current municipal standards for water servicing, engineering design criteria, and information requirements to be prepared and submitted in conjunction with the consolidated engineering drawing review.
7. Condition 29 has been replaced with an updated condition with respect to the installation of water quality measures required to maintain water quality within the water distribution system during subdivision build-out.
8. Conditions 33 and 38 address technical design and geometry of roads within the subdivision plan. The conditions are no longer applicable to the remaining phase and can now be deleted.
9. Conditions 41, 42, 47 and 48 applied to previous registered phases of the subdivision plan and can now be deleted.
10. Condition 51 can be deleted as requirements for temporary turning facilities are no longer required. Provisions have been made for full cul-de-sacs at the east ends of Holbrook Drive and Kettering Place.
11. Condition 64 has been replaced with an updated condition relating to the owner's responsibilities should any site contamination be encountered within this plan during development.
12. Condition 72 can be deleted as the requirement for removal of temporary works and restoration of affected areas is covered under Condition 82.
13. Condition 80 is no longer required as a public road is being proposed to provide access and servicing to adjacent lands to the south.
14. Condition 81 requiring a geotechnical report, or an updated geotechnical report, is now covered off under updated Condition 18 and can be deleted.
15. Condition 83 requires submission of a conceptual design for a future public square together with pedestrian linkages and access over Block 160. A holding provision in the zoning for this block is already in place which satisfies this requirement and the draft plan condition is not necessary. The holding (h-128) provision is intended to ensure that urban design objectives for the town centre and public square are addressed, and that a site plan will be approved and development agreement entered into which, to the satisfaction of the City, incorporates the community design guidelines for the Old Victoria Area Plan. A requirement of the site plan submission will include an overall design concept plan, a design brief, and building elevations which details how the ultimate development will be designed and built in accordance with the community design guidelines. Sifton Properties, as the Owner, are preparing to register this next phase of the subdivision, but do not yet have any potential tenants or site plan concepts for the block, and request if this requirement for a conceptual design could be deferred to the Site Plan Approval stage.
16. Conditions 97 through 100 have been added to the General Conditions and reflect updated municipal standards, including updated standards for implementing water quality measures, staging and phasing plans, procedures for removal of private servicing easements, and installation of sewage sampling manholes on the future mixed-use development block (Block 160).

5.0 Conclusion

Staff are recommending a two (2) year extension to the Draft Approval for this plan of subdivision, subject to the revised conditions as attached. The proposed plan and recommended conditions of Draft Approval will ensure that development proceeds in accordance with Provincial Policy Statement, The London Plan and 1989 Official Plan. A two (2) year extension is recommended to allow sufficient time for registration of the remaining lands within this Draft Plan. The recommended conditions of draft approval are attached to this report as Schedule “A” 39T-09502.

Prepared by:	Larry Mottram, MCIP, RPP Senior Planner, Development Planning
Recommended by:	Paul Yeoman, RPP, PLE Director, Development Services
Submitted by:	George Kotsifas, P. Eng. Managing Director, Development and Compliance Services and Chief Building Official
Note: 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.	

CC: Matt Feldberg, Manager, Development Services (Subdivisions)
Lou Pompilii, Manager, Development Services - Planning
Ismail Abushehada, Manager, Development Services - Engineering

April 18, 2019
GK/PY/LM/lm

Appendix A

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

* Denotes Deleted, Revised, or New Condition

NO.	CONDITIONS
<u>Standard</u>	
1.	This draft approval applies to the draft plan, as red line amended , submitted by Sifton Properties Limited, prepared by Development Engineering (London) Limited and certified by Jason Wilband, Ontario Land Surveyor (Drawing No. D4099-DP.dwg, dated March 13, 2018) File No. 39T-09502 which shows 172 single family lots, one (1) multi-family, high density residential block, three (3) multi-family, medium density residential blocks, two (2) multi-family, low density residential blocks, one (1) commercial/office/mixed use block, seven (7) park blocks, nine (9) buffer/ open space/ restoration blocks, two (2) stormwater pond blocks, and seven (7) reserve, easement and road widening blocks, served by a primary collector road extending north from Commissioners Road East, and five (5) internal local streets.
2.	This draft approval and these conditions replace the conditions of draft approval granted on December 10, 2013 for plan 39T-09502 as it applies to lands located south of the south branch of the Thames River, west of Hamilton Road, and north of Commissioners Road East; legally described as Part of Lots 8, 9, 10 Concession 1 and Part of Lots 8 and 9 Broken Front Concession “B” and Part of the Road Allowance between Concession 1 and Broken Front Concession “B” (Geographic Township of Westminster) in the City of London, and as described in Condition No. 1.
3.*	This draft plan approval applies until May 19, 2019 May 19, 2021 , and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
4.	The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
5.	The Owner shall request that streets be named to the satisfaction of the City.
6.	The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
7.	Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
8.	Prior to final approval, the Owner shall take all necessary steps to ensure that the zoning is in effect for this proposed subdivision.
9.*	<u>The Owner shall enter into the City’s standard subdivision agreement (including any added special provisions) which shall be registered against the lands to which it applies.</u> The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval, the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands,

including property taxes and local improvement charges.

10. Phasing of this subdivision (if any) shall be to the satisfaction of the City.
- 11.* ~~Prior to the submission of engineering drawings, the City shall be satisfied that sufficient sewage treatment and conveyance capacity is available to service the subdivision.~~
12. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the City a complete submission consisting of all required clearances, fees, and final plans, and to advise in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
13. For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the City. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.

SEWERS & WATERMAINS

Sanitary:

14. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional engineer prepare and submit the following sanitary servicing design information:
 - i) Provide a sanitary drainage area plan, including the sanitary sewer routing and the external areas to be serviced, to the satisfaction of the City;
 - ii) Propose a suitable routing for the sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer;
 - iii) Provide a hydrogeological report which includes an analysis of the water table of the lands within the subdivision with respect to the depth of the local sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.
15. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan, the 200 mm diameter sanitary sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan and the 200 mm diameter sanitary sewer on Sevens Oaks Ridge;
 - ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the satisfaction of the City. This sewer must be extended to the limits

- of this plan and/or property line to service the upstream external lands; and
- iv) Where sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.
- 16.* In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;
 - iii) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the City Engineer;
 - iv) Having its consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v) Implementing any additional measures recommended through the Design Studies stage.
17. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Pottersburg Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

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

Storm and Stormwater Management (SWM):

- 18.* If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have his professional engineer prepare and submit a Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation to address the following:
- i) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii) Identifying major and minor storm flow routes for the subject and external lands and ensuring that all existing upstream flows traversing this plan are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and to the satisfaction of the City;
 - iii) Ensuring retained lands outside of this plan of subdivision are included in any Design Studies with respect to drainage areas and servicing;
 - iv) Developing an erosion/sediment control plan that will identify all erosion and

sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction, to the satisfaction of City Engineer;

- v) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer; and
- vi) Providing 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.

~~Providing a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability associated with open watercourses that services an upstream catchment are adequately addressed for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback, if necessary.~~

- 19. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
 - i) The SWM criteria and environmental targets for the South Thames Subwatershed Study and any addendums/amendments;
 - ii) The Old Victoria Area Plan Storm Drainage and Stormwater Management Servicing Works Municipal Class EA (2009) and with the agreed 25% reduction of the SWM block.
 - iii) The approved Functional STM Servicing and SWM plans for the subject lands or any updated Functional Stormwater Management Plan;
 - iv) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.
 - v) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;

- vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vii) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - viii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
20. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the South Thames Subwatershed, and connect them to the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Leeds Crossing in this plan, the existing 300 mm diameter storm sewer stub on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins with Holbrook Drive in this plan and the existing 600 mm diameter storm sewer on Seven Oaks Ridge;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - iv) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
- 21.* Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
 - ii) ~~The Old Victoria SWM Facility # 2, to be built by the City, to serve this plan must be constructed and operational;~~
 - iii) Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City; and
 - iv) Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City.
22. Prior to the acceptance of engineering drawings, the Owner's professional engineer shall certify the subdivision has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision. Notwithstanding any requirements of, or any approval given by the City, the Owner shall indemnify the City against any damage or claim for damages arising out of or alleged to have arisen out of such increased or accelerated stormwater runoff from this subdivision.
- 23.* If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine, 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;
- viii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site;
- ix) 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.

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

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

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

Watermains

- 26.* If deemed necessary by the City, in conjunction with consolidated engineering drawing review ~~an updated Design Studies submission~~, the Owner shall have his professional engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer:
 - i) ~~A water servicing report which addresses the following:~~
 - a) ~~Identify external water servicing requirements;~~
 - b) ~~Confirm capacity requirements are met;~~
 - c) ~~Identify need to the construction of external works;~~
 - d) ~~Identify the effect of development on existing water infrastructure — identify potential conflicts;~~

- ~~e) Water system area plan(s)~~
 - ~~f) Water network analysis/hydraulic calculations for subdivision report;~~
 - ~~g) Phasing report;~~
 - ~~h) Oversizing of watermain, if necessary and any cost sharing agreements.~~
 - ~~i) Water quality~~
 - ~~j) Identify location of valves and hydrants~~
- a) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - b) Identify domestic and fire flows for the potential ICI/medium/high density Blocks from the low-level (high-level) water distribution system;
 - c) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - d) Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - e) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
 - f) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - g) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - h) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - i) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - j) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - k) Include full-sized water distribution and area plan(s);
 - l) 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);
 - m) Have its professional consulting engineer identify which areas of the plan are to be serviced by the southeast hydraulic grade line zone and which areas are to be served by the low level zone.
27. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.
- 28.* In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the existing 250 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Holbrook Drive in this plan, the 200 mm diameter watermain on the west side of Sheffield Boulevard where Sheffield Boulevard in Plan 33M-672 joins Leeds Crossing in this plan and the 200 mm diameter watermain on Seven Oaks Ridge;
 - ii) Deliver confirmation that the watermain system has been looped, to the satisfaction of the City Engineer when development is proposed to proceed

beyond 80 units;

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.

- 29.* ~~The Owner shall install temporary automatic flushing devices at all dead ends to ensure that water quality is maintained during build out of the subdivision. These devices are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on the engineering drawings. The auto flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the auto flushing devices is/are the responsibility of the Owner.~~

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, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc. shall be shown clearly on the engineering drawings.

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

Should any blocks in this plan develop as Vacant Land Condominiums, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.

If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

- 31.* ~~The Owner shall construct cul-de-sacs on Seven Oaks Ridge, Holbrook Drive and Kettering Street in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25 m) within the cul-de-sacs or as otherwise directed by the City Engineer.~~
32. In conjunction with the engineering drawings submission, the Owner shall ensure the layout of the roads and rights-of-way in this plan are in accordance with City standards, unless otherwise accepted by the City with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots.
- 33.* ~~In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in~~

~~this plan that change right-of-way widths with minimum 30 metre tapers (eg. from 20.0 metre to 19.0 metre road width), all to the satisfaction of the City Engineer. The roads shall be tapered equally aligned based on the alignment of the road centrelines.~~

34. The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Seven Oaks Ridge.
35. In conjunction with the engineering drawings submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions."
- 36.* The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Holbrook Drive (from Sheffield Boulevard to east limit of plan) are to have a minimum road pavement with (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70');
 - ii) Kettering Street and New Street (south of Kettering Drive) are to have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66');
 - iii) ~~Seven Oaks Ridge and Leeds Crossing are to have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').~~
37. The Owner shall construct Holbrook Drive to secondary collector road standards.
- 38.* ~~All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centres with each other, unless otherwise approved by the City Engineer.~~

Sidewalks/Bikeways

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

Street Lights

43. Within one year of registration, the Owner shall install street lighting on all streets in this plan to the satisfaction of the City, at no cost to the City. Where the Owner is required to install street lights in accordance with this draft plan of subdivision and where a street from an abutting developed or developing area is being extended, the Owner shall install street light poles and luminaires, along the street being extended which match the style of street lighting already existing or approved along the developed portion of the street, to the satisfaction of London Hydro for the City of London.

Boundary Road Works

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

Road Widening

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

Vehicular Access

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

Traffic Calming

- 47.* ~~In conjunction with the engineering drawings submission, the Owner shall have it's professional engineer design the proposed traffic calming measures along Holbrook Drive and at the intersection of Sheffield Boulevard and Holbrook Drive, including traffic calming circle, parking bays, curb extensions and other measures, to the satisfaction of the City.~~
- 48.* ~~The Owner shall install curb extensions along Holbrook Drive from Sheffield Boulevard to the easterly limit of the plan of subdivision, to the satisfaction of the City with the parking bay removed for utilities (fire hydrants), for transit stop locations as defined by the London Transit Commission and for future development block accesses.~~

Construction Access/Temporary/Emergency/Maintenance Access Roads

49. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Commissioners Road East or other routes as designated by the City.
50. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have 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.

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

- ~~i) Holbrook Drive east limit~~
- ~~ii) Kettering Street east limit~~

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

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

GENERAL CONDITIONS

53. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan and all required engineering drawings, to the satisfaction of the City. Any deviations from the City's standards, guidelines or requirements shall be satisfactory to the City.
54. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage and downstream works must be completed and operational, in accordance with the approved design criteria and accepted drawings, all to the specification and satisfaction of the City.
55. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
56. In the event that 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.
57. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the City Engineer.
58. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the Plan.
59. The Owner shall have the common property line of Commissioners Road East graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Commissioners Road East are the existing centreline of road elevations as determined by the Owner's professional engineer, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common

property line which will blend with the existing road grades, all to the satisfaction of the City.

60. The Owner shall advise the City in writing at least two weeks prior to connecting, either directly or indirectly, into any unassumed services constructed by a third party, and to save the City harmless from any damages that may be caused as a result of the connection of the services from this subdivision into any unassumed services.

Prior to connection being made to an unassumed service, the following will apply:

- i) In the event discharge is to unassumed services, the unassumed services must be completed and conditionally accepted by the City; and,
- ii) The Owner must provide a video inspection on all affected unassumed sewers.

Any damages caused by the connection to unassumed services shall be the responsibility of the Owner.

61. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:

- i) commence upon completion of the Owner's service work, connections to the existing unassumed services; and,
- ii) continue until the time of assumption of the affected services by the City.

- 62.* With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

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

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

- 64.* ~~Should any contamination or anything suspected as such be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A – Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.~~

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, remove and/or dispose 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 at no cost to 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.

65. The Owner's professional engineer shall provide inspection services during construction for all work to be assumed by the City, and shall supply the City with a Certification of Completion of Works upon completion, in accordance with the plans accepted by the City Engineer.
66. If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall have it's professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA's must be completed prior to the submission of engineering drawings.
67. The Owner shall have it's professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
68. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary

permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)

69. Prior to any work on the site, the Owner shall decommission and permanently cap any abandoned wells located in this Plan, in accordance with current provincial legislation, regulations and standards. In the event that an existing well in this Plan is to be kept in service, the Owner shall protect the well and the underlying aquifer from any development activity.
70. If deemed necessary by the City, in conjunction with an updated Design Studies submission, in the event the Owner wishes to phase this plan of subdivision, the Owner shall submit a phasing plan identifying all required temporary measures, and identify land and/or easements required for the routing of services which are necessary to service upstream lands outside this draft plan to the limit of the plan to be provided at the time of registration of each phase, all to the specifications and satisfaction of the City.
71. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
- 72.* ~~The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City.~~
73. In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
74. The Owner shall decommission any abandoned infrastructure, at no cost to the City, including cutting the water service and capping it at the watermain, all to the specifications and satisfaction of the City.
75. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
76. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
77. The Owner shall submit confirmation that they have complied with any requirements of Hydro One Networks Inc.
78. The Owner shall make all necessary arrangements with the abutting property owners to regrade on the abutting properties, where necessary, to accommodate the grading and servicing of this plan to City standards, to the satisfaction of the City.
79. The Owner shall hold Block 153 out of development until such time as the completion of an Environmental Impact Study, to the satisfaction of the City and the Upper Thames River Conservation Authority.
- 80.* ~~The Owner shall hold Block 182 out of development for future access and servicing~~

~~of lands to the south, to the satisfaction of the City, at no cost to the City.~~

- 81.* ~~If deemed necessary by the City, in conjunction with an updated Design Studies submission, the Owner shall provide to the City for review and acceptance, a geotechnical report or update the existing geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, servicing, grading and drainage of this subdivision, road pavement structure, dewatering, any necessary setbacks related to slope stability for lands within this plan and any other requirements as needed by the City.~~
82. The Owner shall remove any temporary works, including easements, associated with this plan, when no longer required and restore all affected areas, at no cost to the City, to the specifications and satisfaction of the City.

PLANNING

- 83.* ~~In conjunction with any Design Studies submission which includes Block 160, the Owner shall submit a conceptual design of a future public square together with pedestrian linkages to get access to the public square to the satisfaction of the City. The accepted conceptual plan will be incorporated into any site plan application for Block 160.~~
84. In conjunction with the Design Studies submission, the Owner shall provide a tree preservation report for the entire subdivision. The tree preservation report will focus on the preservation of specimen trees of good quality and will be completed to the satisfaction of City as part of the Design Study Review process. The recommendations of the approved tree preservation report shall be included in the engineering drawings submission and conditions in the subdivision agreement.
85. Within one year of registration of the plan, the Owner shall construct 1.5 metre high chain link fencing without gates in accordance with current City park standards (SPO 4.8), or approved alternate, along the property limit interface of all private lots and blocks adjacent to existing and/or future Park and Open Space Blocks, and SWM Facilities, to the satisfaction of the City.
86. The Owner shall make a cash-in-lieu payment to the City to provide for the planting of street trees.
87. Within one year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.
88. In conjunction with the Design Studies submission, the Owner shall prepare and submit calculations to establish a compensation rate acceptable to the City for the restoration of open space lands in exchange for developable lands within Block 153. The final delineation of Block 153 shall be confirmed prior to preparation of the Subdivision Agreement based on the approved compensation rate, and any adjustments made as a result shall require a change to the draft plan. If the compensation area is substantially different than anticipated, the City will initiate a Zoning By-law Amendment to reflect the revised compensation plan.
89. The Owner, in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas'. The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install

a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.

90. Prior to undertaking any works or site alteration including filling, grading, construction or alteration to a watercourse in a Conservation Regulated Area, the Owner shall obtain a permit or receive clearance from the Upper Thames River Conservation Authority.
91. In conjunction with the Design Studies submission, the Owner shall provide detailed design information for the site works and alterations for the proposed crossing/laneway between the cul-de-sac (at the end of Street 'A') and Block 153. Once the details of the proposed works have been identified, an Environmental Impact Study (EIS) to address the potential impacts of the laneway will be required to the satisfaction of the City and the UTRCA.
92. The Owner shall implement all recommendations of the Victoria Ridge Plan of Subdivision Environmental Impact Study dated June 24, 2009 as amended by subsequent addendums, to the satisfaction of the City.
93. The Owner shall identify on the accepted Engineering Drawings the fencing proposed along the rear of Lots 1 – 11 inclusive.
94. The Owner shall red-line the draft plan of subdivision to include the entire cul-de-sac on Holbrook Drive, to the specifications and satisfaction of the City.
95. In conjunction with the engineering drawings submission, the Owner shall red-line the draft plan of subdivision to include a 6.0 metre straight tangent between the two horizontal curves on New Street (south of Kettering Street), internal and external to this plan, to the specifications and satisfaction of the City Engineer.
96. Prior to the issuance of any Certificate of Conditional Approval, Blocks 189 to 193 in this plan shall be combined with lands to the south to create developable lots and/or blocks, to the satisfaction of the City. The above-noted blocks shall be held out of development until they can be combined with adjacent lands to create developable lots and/or blocks.
- 97.* 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.
- 98.* 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.
- 99.* The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the

City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.

Following the removal of any existing private services from the said easement and the appropriate municipal services and/or private services are installed and operational, the Owner shall make all necessary arrangement to have any section(s) of easement(s) in this plan quit claimed to the satisfaction of the City, at no cost to the City.

- 100.* The Owner shall either register against the title of Block 160, in this Plan, or shall include in the agreement of purchase and sale for the transfer of the Block, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Block may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the City Engineer.