

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 Drewlo Holdings Inc.
1635 Commissioners Road East and 2624 Jackson Road
Extension of Draft Plan Approval

Date: April 26, 2021

Recommendation

That, on the recommendation of the Director, Development Services, with respect to the application of Drewlo Holdings Inc. relating to the lands located at 1635 Commissioners Road East and 2624 Jackson Road the Approval Authority **BE ADVISED** that Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision **SUBJECT TO** the conditions contained in the attached Appendix "A" (File No. 39T-06507).

Executive Summary

Summary of Request

The request is for approval of a three (3) year extension of Draft-Approval for a Draft Plan of Subdivision located on the east side of Jackson Road, between Commissioners Road East and Bradley Avenue.

Purpose and the Effect of Recommended Action

The purpose and effect is to recommend that the Approval Authority for the City of London approve the three (3) year extension of Draft-Approval to the draft plan of subdivision, subject to conditions attached to this report.

Rationale of Recommended Action

1. The requested three (3) year extension is reasonable to allow sufficient time for the registration of the subdivision plan which is proceeding in multiple phases.
2. The land use pattern, lot/block configurations, and road alignments in this subdivision do not change; therefore, an extension of the lapse date should be supported, provided the conditions of draft approval are updated to reflect current City standards and regulatory requirements.

Linkage to the Corporate Strategic Plan

Building a Sustainable City – London's growth and development is well planned and sustainable over the long term.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

November 20, 2017 – Report to Planning and Environment Committee – Application by 748094 Ontario Ltd. & 2624 Jackson Road Inc. for Approval of Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments - 1635 Commissioners Road East and 2624 Jackson Road; and Application by the City of London for Official Plan Amendment – 1663 & 1685 Commissioners Road East and 2652 Jackson Road (File No. 39T-06507 / OZ-7176 / O-7178).

2.0 Discussion and Considerations

2.1 Property Description

The subject lands consists of open fields which were formally in agricultural use (cash crops), as well as a patch of woodland consisting of some wetland along the central and easterly portion of the subject site. A drainage tributary flows from the woodland west through the field towards Jackson Road and then south eventually crossing Bradley Avenue. At this point it is an open channel drain referred to as the Hampton-Scott Drain. The southwest corner of the site is traversed by a hydro corridor easement and a transmission tower. The site topography slopes gradually from the north to south.

2.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods, Green Space and Environmental Review
- (1989) Official Plan Designation – Low Density Residential, Multi-family, Medium Density Residential and Open Space
- Zoning – Blocks within the draft plan comprise various Residential (R1, R4, R5 and R6) Special Provision Zones, Neighbourhood Facility (NF) Zones, Open Space (OS1 and OS5) Zones, Urban Reserve (UR4) Special Provision Zones, and Agricultural (AG1) Special Provision Zones.

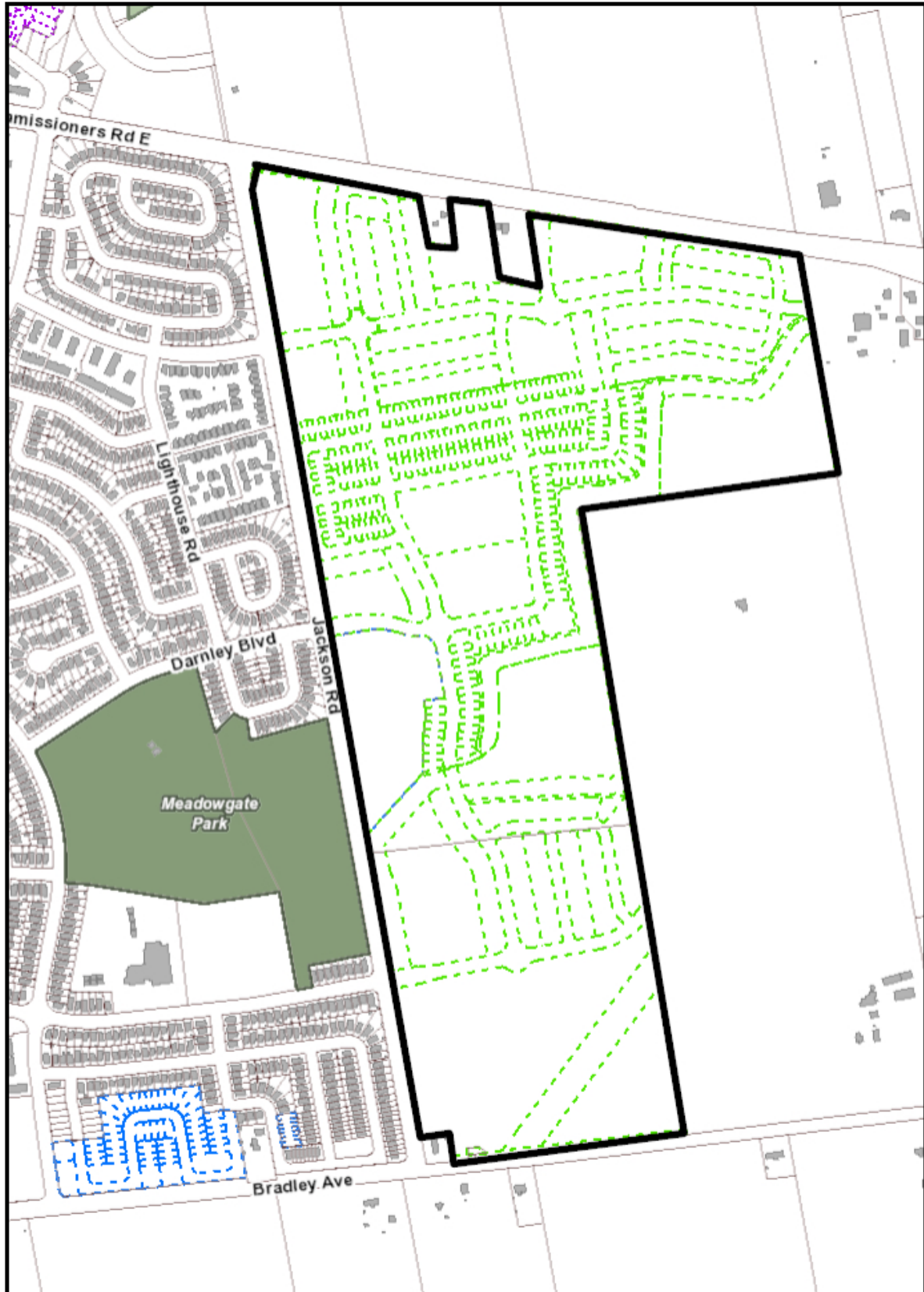
2.3 Site Characteristics

- Current Land Use – open fields; woodlands and wetlands; three residential dwellings; and hydro transmission corridor
- Frontage – approx. 1600 metres (on Jackson Road)
- Depth – approx. 835 metres
- Area – approx. 82 hectares
- Shape – Irregular

2.4 Surrounding Land Uses

- North – agriculture
- East – agriculture and hydro transmission corridor
- South – agriculture and hydro transmission corridor
- West – low/medium density residential and SWM pond (Summerside Subdivision)






2.5 Location Map



Location Map

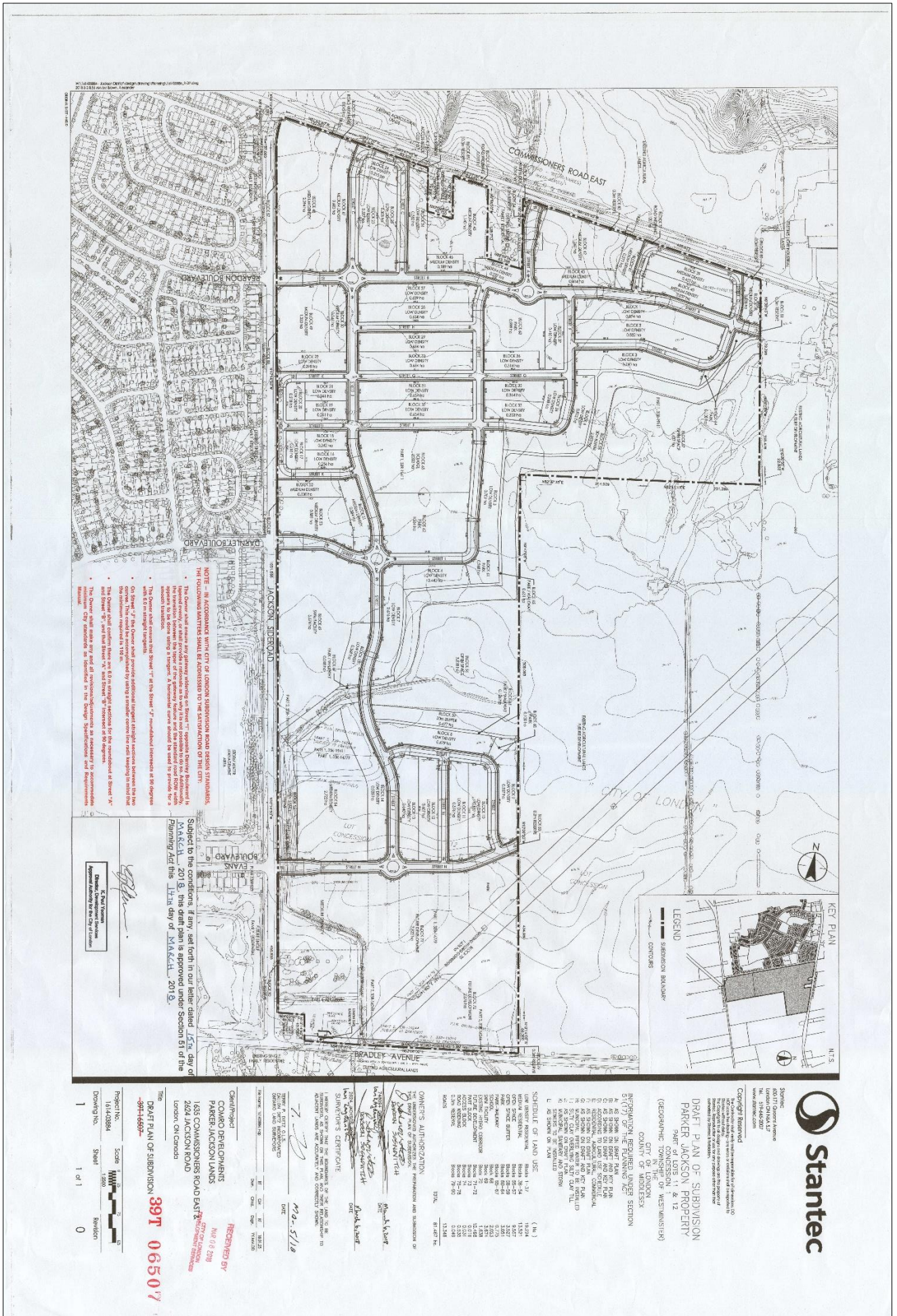
Project Title: 39T-06507
Description: 1635 Commissioners Road East and
2624 Jackson Road
Created By: Larry Mottram
Date: 12/15/2020
Scale: 1:8000

Legend

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



2.6 Draft-Approved Plan of Subdivision



2.7 Planning History

On November 28, 2017, Municipal Council adopted Official Plan and Zoning By-law Amendments in conjunction with a proposed Draft Plan of Subdivision submitted by 2624 Jackson Road Inc. and 748094 Ontario Limited for what is referred to as the Parker-Jackson lands consisting of approximately 81 hectares on the east side of Jackson Road, just east of the Summerside Subdivision. On March 14, 2018 the City of London Approval Authority issued Draft-Approval of the subdivision plan for three years. A subsequent 180 day extension was granted by the Approval Authority on February 26, 2021 extending the lapse date to September 14, 2021. The Parker Regional Stormwater Management Facility has been constructed by the City on the east side of Jackson Road to serve the future development. Subdivision design and servicing drawings for Phase 1 have been submitted for review and are currently being finalized, and special provisions for a Subdivision Agreement are expected to be brought forward shortly. Drewlo Holdings Inc. recently acquired ownership in the subject lands from 2624 Jackson Road Inc. and 748094 Ontario Limited and have indicated their intent to proceed with the final approval and registration process.

2.8 Requested Action

This request is for a three (3) year extension of Draft Approval for the Parker-Jackson Draft Plan of Subdivision. The Draft-Approved Plan consists of 37 low density residential blocks, 17 medium density residential blocks, 3 open space blocks, 2 open space buffer blocks, 5 park blocks, 3 park/walkway blocks, 1 part block, 1 access/servicing block, 1 school block, 1 stormwater management block, 1 existing hydro corridor block, 2 future development blocks, 12 reserve blocks, and 4 road widening blocks. In terms of residential lot/unit count estimates, the low density residential blocks are expected to yield a total of approximately 520 single detached lots, and the medium density blocks approximately 142 street townhouses and 347 cluster townhouses.

An extension of Draft Approval is required in order to have sufficient time to complete the final approval and registration process as the subdivision plan is being developed in multiple phases. The applicant has not proposed any changes to the lotting configuration, road pattern or zoning that applies to these lands. A Draft Approval extension period of three (3) years is being recommended in accordance with standard City practice. If final approval has not been provided within the three year period and the applicant requests an extension, there will be another opportunity to formally review the conditions and ensure that they are relevant to current planning policies, municipal servicing requirements, and the projects listed in the updated Growth Management Implementation Strategy (GMIS).

2.9 Community Engagement

Notice was not circulated to the public regarding the request for 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-06507). In accordance with Section 51(45) of the *Planning Act* notice 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 notification.

2.10 Policy Context

The London Plan

With respect to The London Plan, which has been adopted by Council but is not yet fully in force and effect pending appeals, the developable portions of these lands are within the “Neighbourhoods” Place Type permitting a range of uses such as single detached, semi-detached, duplex dwellings, townhouses, stacked townhouses and low rise apartments, as the main uses. The “Green Space” and “Environmental Review” Place Types have also been applied to portions of the subject lands to recognize the presence of significant natural heritage features, watercourses, and hazard lands. Proposed land uses are consistent with the Place Types in the London Plan. The Draft-Approved Plan incorporates a high degree of neighbourhood connectivity and a multi-use walking and

cycling pathway system identified on the Active Mobility Network mapping. In accordance with City Building policies, neighbourhood parks have been located and designed within the neighbourhood to achieve a minimum of 50% of their perimeter bounded by a public street.

(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 Low Density Residential designation permits primarily single, semi-detached and duplex forms of housing up to 30 units per hectare. The Multi-family, Medium Density Residential designation permits multiple attached dwellings, such as row houses or cluster houses; low rise apartment buildings; and small-scale nursing homes, rest homes, and homes for the aged up to a maximum density of 75 units per hectare. These areas may also be developed for single detached, semi-detached and duplex dwellings. The Open Space designation has been applied to existing natural features and to a 30 metre wide buffer (25 metres plus five (5) metre wide multi-use pathway block) adjacent the woodland/wetland feature as part of the planning review and approvals process. The natural areas containing existing woodland and wetland, the Hampton-Scott Drain, associated buffers and restoration/renaturalization areas, are to be preserved and protected as Open Space.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

4.1 Draft Conditions

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 1 through 27 are substantively the same as those of the previous draft approval with some consolidation, minor tweaking and wording modifications. One of the challenges of crafting conditions is keeping current with changing job titles and protocols. Applying the use of the generic term "City" rather than individual's specific job title has been found to be the most practical alternative wherever possible.
2. Conditions 30 and 31 can be deleted as they are related to sanitary sewer preventative measures for inflow and infiltration and obtaining reserve capacity at the pollution control plant which are standard conditions in the Subdivision Agreement.
3. Conditions 32 through 38 related to storm and stormwater management have been updated to address the requirements for preparation of Storm/Drainage and SWM servicing reports, provision of SWM and stormwater services including an erosion and sediment control plan and monitoring program, grading and drainage around the Parker Regional SWM Facility, and undertaking a Hydrogeological Investigation or preparing an addendum to any existing Hydrogeological Investigation report based on the final subdivision design, including evaluation of the short and long term effects of construction associated with the development on existing groundwater elevations and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures, including Low Impact Development (LIDs) solutions.

4. Conditions 44 through 46 can be deleted as sufficient lands have previously been transferred to the City for the Parker Regional SWM Facility which is now constructed and operational.
5. A number of new storm and stormwater management conditions have also been added to address such matters as short-term and/or long-term hydrogeological and ecological monitoring for the woodlot and wetland areas, the provision of a 3rd pipe conveyance system to convey rear yard and roof water flows as part of the water balance strategy to recharge the wetland feature within the woodlot, and requirements for design and construction of the Hampton-Scott Drain proposed street crossing.
6. Conditions 47 through 53 related to Watermains and Water Servicing have been updated and/or conditions deleted as they have been replaced with standard conditions in the Subdivision Agreement.
7. Conditions 54 through 92 includes some minor tweaking and wording modifications to various transportation conditions. Revised wording is proposed for Condition 61 dealing with requirements to hold a future development block (Block 74) out of development for a specified period of time if needed for private access and servicing of future residential development on the property at 1663 Commissioners Road East, which is located outside of and adjacent to the subdivision plan.
8. Conditions 93 through 128 are the general conditions, including several conditions that can now be deleted as they are outdated or have been replaced with standard conditions in the subdivision agreement. Revised wording is proposed for Conditions 108 and 109 which are the standard conditions related to requirements for a geotechnical engineer to identify if there is any evidence of methane gas or soils contamination within or in the vicinity of the draft plan of subdivision, and implementation of any recommended remediation measures.
9. The last two new conditions are to ensure that the Owner provides a minimum lot frontage of 6.7 metres to accommodate street townhouses within this draft plan of subdivision, and any requirements for completion of Class EA's prior to submission of subdivision engineering drawings to the City.

Conclusion

Staff are recommending a three (3) year extension to Draft-Approval for this plan of subdivision, subject to the revised conditions as attached. The recommended extension is considered reasonable and appropriate to allow sufficient time for final approval and registration as this subdivision plan that will be developed in multiple phases. The recommended conditions of draft approval are attached to this report as Schedule "A" - 39T-06507.

Prepared by: **Larry Mottram, MCIP, RPP**
Senior Planner, Development Services

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)
Bruce Page, Manager, Development Planning
Peter Kavcic, Manager, Development Planning

April 19, 2021
GK/PY/LM/lm

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Appendix A

APPENDIX 39T-06507

(Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-06507, ARE AS FOLLOWS:

Deleted, Revised or New Condition

NO.	CONDITIONS
1.	This draft approval applies to the draft plan as prepared and submitted by Stantec (File No. 39T-06507), certified by Terry P. Dietz, Ontario Land Surveyor dated March 5, 2018 (Project No. 1614-03884), <u>as red line revised</u> , which shows 37 low density residential blocks, 17 medium density residential blocks, 3 open space blocks, 2 open space buffer blocks, 5 park blocks, 3 park/walkway blocks, 1 part block, 1 access/servicing block, 1 school block, 1 stormwater management block, 1 existing hydro corridor block, 2 future development blocks, 12 reserve blocks, and 4 road widening blocks.
2.	This approval applies for three years, 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.	The Owner shall request that street(s) be named to the satisfaction of the City.
5.	The Owner shall request that the municipal addresses be assigned to the satisfaction of the City.
6.	Prior to final approval, the Owner shall submit to the City 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.	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. 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.
8.	In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications 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 and at no cost to the City.
9.	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 the City 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.

10. Prior to final approval, 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, such submission will be returned to the Owner without detailed review by the City.

Planning

11. In conjunction with the Design Studies submission, the owner shall prepare and submit a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City **Planner**. Tree preservation shall be established first and grading/servicing design shall be developed to accommodate maximum tree preservation as per the Council approved Tree Preservation Guidelines.
12. The Owner shall construct a 1.5m 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 existing and proposed private lots adjacent to existing and/or future Park and Open Space blocks. Fencing shall be completed to the satisfaction of the City **Planner**, within one (1) year of the registration of the plan.
13. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the **Manager of Environmental and Parks Planning City**.
14. The Owner shall develop and deliver to all purchasers and transferees of the lots in this plan, a homeowner guide/education package as approved by the Manager of Parks Planning and Design that explains the stewardship of natural areas and the value of existing tree cover, as well as indirect suburban effects on natural areas. The Owner shall submit the homeowner guide/education package for review and acceptance, in conjunction with the Design Studies submission.
15. The Owner shall dedicate Open Space Blocks 55, 56 & 57, Open Space Buffer Blocks 58 & 59, Park Blocks 60, 61, 62, 63, & 64, and Park/Walkway Blocks 65, 66 & 67 as fulfillment of the required parkland dedication for the proposed Plan of Subdivision.
16. In conjunction with the Design Studies submission, the Owner shall provide park concept plans for Blocks 62 and 63, to the satisfaction of ~~the Manager of Environmental and Parks Planning~~ **Parks Planning and Design**. Appropriate amenities to be included in the park blocks (Blocks 62 and 63) will be determined in consultation with City's Environmental and Parks Planning staff. In addition, the Owner shall submit with the standard engineering servicing drawings submission, full design and construction plans to the satisfaction of the City.
17. In conjunction with the Design Studies submission, the owner shall provide a conceptual park plan for Blocks 60, 61, and 64 which may include plantings, pathways and trees, to the satisfaction of the City **Planner**.

18. In conjunction with the Design Studies submission, the Owner shall provide a conceptual park plan delineating the alignment of the multi-use pathway through Blocks 65, 66 & 67; a multi-use pathway connection from Blocks 64 & 65 – through Street D to Commissioners Road East; and a conceptual buffer planting plan for Blocks 58 and 59, to the satisfaction of ~~the Manager of Environmental and Parks Planning~~ Parks Planning and Design.
19. 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.
20. In conjunction with the Design Studies submission, the Owner shall provide a report prepared by a qualified ecological consultant to address the UTRCA's outstanding concerns regarding the protection of the wetland and watercourse features that are located on the subject lands. The report shall address the water quality, timing and quantity to the swamp wetland communities as well as the Hampton - Scott Drain. This submission should include additional strategies to protect and maintain these features as well as a discussion regarding the need for additional run-off augmentation including how / who / when that will be determined. A monitoring program for the wetland as well as a hydrogeological assessment will also be required. The Owner shall arrange a meeting with City and UTRCA staff to scope the terms of reference for the submission.
21. In conjunction with the Design Studies submission, the Owner shall provide a woodland compensation plan to address the woodland feature that will be lost as a result of the crossing of Street J over the Hampton-Scott Drain.
22. In conjunction with the Design Studies submission, the Owner shall have a qualified acoustical consultant prepare a noise study concerning the impact of traffic noise on future residential uses adjacent arterial roads. The noise study shall be prepared in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines. Any recommended noise attenuation measures are to be reviewed and accepted by the City. The final accepted recommendations shall be constructed or installed by the Owner, or may be incorporated into the subdivision agreement.
23. Prior to the submission of Engineering Drawings, the Owner shall submit for approval an on-street parking plan for any lots with less than 11 metres frontage; whereby 1 parking space per 2.5 lots is to be used as the basis for the design, to the satisfaction of the City. The approved parking plan is required for each registered phase of development and will form part of the subdivision agreement.
24. Prior to the acceptance of engineering drawings, the Owner shall submit confirmation that they have complied with any requirements of Hydro One Networks Inc.
25. Prior to final approval, the Owner shall ensure that any block located adjacent to the hydro corridor easement shall have registered on title to the block the appropriate Hydro One Networks Inc. (HONI) warning clause(s), to the satisfaction of the City.
26. In conjunction with the Design Studies submission, the Owner shall provide a confirmation letter that the Ministry of Tourism, Culture and Sport has reviewed and accepted the Archaeological Assessment (Stages 1, 2, & 3) report for the Jackson District Stormwater Management Facility prepared by Archaeologix Inc. dated April 2001; and the Stage 1 & 2 and Stage 3 Archaeological Assessment reports for the Parker/Jackson lands prepared by Timmins Martelle Heritage

Consultants Inc. dated June 2005, into the Ontario Public Register, to the satisfaction of the City.

27. The Owner shall install appropriate boundary demarcation to the satisfaction of the City, which may include signage and property boundary monuments, along the easterly and southerly property lines with the property at 1944 Bradley Avenue, at no cost to the City.

SEWERS & WATERMAINS

Sanitary:

28. In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Study to include the following 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 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) Demonstrate/Identify/Provide viable servicing options for the addresses known as 1663 and 1685 Commissioners Road East, external lands to the south and east, and any other remnant parcels;
 - iv) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken; and
 - v) Demonstrate that the servicing to the proposed street townhouses can be constructed with adequate separation distances and avoid conflicts with City services, which meet City of London standards and requirements.
29. Prior to the issuance of any Certificate of Conditional Approval and 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 825 mm (33") diameter sanitary sewer stub constructed under Summerside Phase 9 and currently terminated approximately 105 metres west of the west streetline of Jackson Road, adjacent to Summerside Block 57, Plan 33M-528 SWM pond. The ultimate municipal sanitary outlet for this draft plan is the existing intake structure at the south limit of the existing Summerside District Combined Servicing Tunnel located on the extension of Lighthouse Road, south of Darnley Boulevard as identified in the Sanitary Drainage Area for Summerside District Sanitary Sewers by DelCan in Plan 33M-331;
 - ii) Construct single family private drain connections to the limits of the red-lined access block (Block 74) to 1663 Commissioners Road East, in accordance with approved engineering drawings;
 - iii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - iv) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the 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

- v) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.

~~30. 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 his 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.~~

~~31. 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)

- 32. 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, to the satisfaction of the City;
 - iii) Addressing the rerouting, enclosure and/or removal of any existing open watercourses in this plan and identify the needs for any setbacks from the open watercourses, if necessary;
 - iv) Providing hydraulic analysis to confirm the sizing of the proposed culvert for the road crossing to ensure it is designed to convey the 250 year storm event flows and will not affect the ability to preserve the existing woodlot upstream of the crossing, prepared by a qualified engineer to support any

- proposed watercourse crossing, to the satisfaction of the City Engineer and at no cost to the City;
- v) Identifying how/where the existing tributary is to be diverted to the main tributary watercourse, if necessary, (may need additional land or right-of-way to accommodate additional pipe), to the satisfaction of the City Engineer, at no cost to the City.
 - vi) Providing details of channel enhancements design, if necessary, at the Owner's expense and all to the satisfaction of the UTRCA and the City.
 - vii) Providing a preliminary plan demonstrating how the proposed grading and road design will match the grading of the existing Parker Regional Stormwater Management Facility;
 - viii) ~~Developing sediment and erosion control plan(s) that will identify all sediment and erosion control measures, responsibilities and inspecting/reporting requirements for the subject lands in accordance with City of London, the Ministry of the Environment, Conservation and Parks (MECP) standards and requirements, and current industry standards all to the specification and satisfaction of the City Engineer. The sediment and erosion control plan(s) shall confirm and identify all interim and long-term drainage measures as well as a monitoring program that would be required for both registration and construction phasing/staging of the development and any major revisions to these plans after the initial acceptance shall be reviewed/accepted by the City of London for conformance to our standards and the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2019). The erosion and sediment control plan and monitoring program shall be developed with consideration for the sensitive downstream habitat and any recommendations associated to the habitat features. Prior to any work on the site, the Owner's professional engineer shall submit these measures and is to have these measures established and approved all to the satisfaction of the City Engineer and UTRCA where applicable. Further, the Owner's Professional Engineer must inspect and confirm that the required erosion and sediment control measures are maintained and operated as intended during all phases of construction. 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~~
 - viii) 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.
 - ix) ~~Make provisions to oversize and deepen the internal storm sewers in this plan, if necessary, to accommodate flows from upstream lands external to this plan;~~
 - x) ~~Make provisions to service external areas such as 1663 Commissioners Road East and 1685 Commissioners Road East~~
 - xi) ~~Design grading and drainage of the west boundary of Block 15 and Street 'I' boundary and Open Space Block 55, Street 'J' boundary and Jackson Road to blend in with the abutting existing Parker Regional SWM Facility, at no cost to the City;~~
33. 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 Dingman Creek Subwatershed Study (~~updated 2005~~) and any addendums/amendments;

- ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - iii) The Summerside District 2004 Storm and Stormwater Management (SWM) Master Plan (updated to 2003 report) Report, Development Engineering (London) Limited, September 2004 and any addendums/amendments;
 - iv) The approved Functional Stormwater Management Plan for Parker Regional SWM Facilities and Trunk Sewer, Development Engineering (London) Limited, July 2017 and any updated Functional Stormwater Management Plans;
 - v) Addendum to Summerside District Storm Drainage and Stormwater Management Master Plan (Development Engineering May 2017);
 - vi) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the File Manager Process;
 - vii) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is 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.
 - viii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - ix) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - x) The Ministry of the Environment, Conservation and Parks (MECP) Low Impact Development (LID) Stormwater Management Guidance Manual, and ~~The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and~~
 - xi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies, including but not limited to the Erosion and Sediment Control Guideline for Urban Construction (TRCA, December 2006). ~~Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~
34. 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 Dingman Creek Subwatershed, and connect them to the storm outlet which is the existing Parker Regional SWM Facility via the internal storm sewer servicing for this plan of subdivision. The Owner shall connect the proposed storm sewers to serve this plan to multiple storm outlets for these lands. They are the proposed Parker Regional SWM Facility within this plan and the existing Summerside SWM Facility located to the west of these lands. These SWM Facilities will be linked and will outlet the majority of stormwater flows to the existing Summerside Tunnel system and a minority of flows to the Hampton Scott Drain (Dingman Creek Tributary J);
 - ii) Construct single family private drain connections to the limits of the red-lined access block (Block 74) to 1663 Commissioners Road East, in accordance with approved engineering drawings;
 - iii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan (eg. 1685 Commissioners Road East);
 - iv) Grading and drainage of the west boundary of Block 15 and Street 'I' boundary and Open Space Block 55, Street 'J' boundary and Jackson

- Road to blend in with the abutting existing Parker Regional SWM Facility, at no cost to the City;
~~Grade and drain the west boundary of Block 15 and Street 'I' boundary and Open Space Block 55, Street 'J' boundary and Jackson Road to blend in with the abutting SWM Facility on Block 69 in this plan, at no cost to the City;~~
- v) ~~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~~
- vi) ~~Address forthwith any deficiencies of the stormwater works and/or monitoring program.~~
35. ~~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, including the proposed Regional Parker SWM Facility, 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) ~~Construct and have operational the major and minor storm flow routes for the subject lands, to the satisfaction of the City;~~
- iii) ~~Implement all geotechnical/slope stability recommendations made by the geotechnical report accepted by the City; and~~
36. ~~Prior to the issuance of a Certificate of Conditional Approval, the proposed Regional Parker SWM Facility, to be built by the City, to serve this plan must be completed/constructed and operational, to the satisfaction of the City Engineer.~~
37. 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.
38. In conjunction with the Design Studies submission, the Owner shall have a professional engineer prepare a hydrogeological investigation and/or addendum/update to any existing hydrogeological investigation(s) based on the final subdivision design, to determine the potential short-term and long-term effects of the construction associated with the development on existing groundwater elevations and to assess the impact on the water balance of the subject plan, identifying all required mitigation measures, including Low Impact Development (LIDs) solutions to the satisfaction of the City Engineer. Elements of the hydrogeological investigation should include, but are not to be limited to, the following:
- i) Evaluation of the hydrogeological regime, including specific aquifer properties, static groundwater levels, and groundwater flow direction;
- ii) Evaluation of water quality characteristics and the potential interaction between shallow groundwater, surface water features, and nearby natural heritage features;
- iii) Completion of a water balance and/or addendum/update to any existing water balance for the proposed development, revised to include the use of LIDs as appropriate;
- iv) Completion of a water balance for any nearby natural heritage feature (i.e., all open space Blocks) to include the use of LIDs as appropriate;

- v) Details related to proposed LID solutions, if applicable, including details related to the long-term operations of the LID systems as it relates to seasonal fluctuations of the groundwater table;
- vi) Evaluation of construction related impacts and their potential effects on the shallow groundwater system;
- vii) Confirmation that allowable inflow and infiltration levels have been met 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 Engineer;
- viii) Evaluation of construction related impacts and their potential effects on local significant features;
- ix) Development of appropriate short-term and long-term monitoring plans (if applicable);
- x) Development of appropriate contingency plans (if applicable) in the event of groundwater interference related to construction.
- xi) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area;
- xii) identify any abandoned wells in this plan;
- xiii) assess the impact on the water balance in the plan;
- xiv) any fill required in the plan;
- xv) provide recommendations for foundation design should high groundwater be encountered;
- xvi) identify all required mitigation measures including the design and implementation of Low Impact Development (LIDs) solutions;
- xvii) address any contamination impacts that may be anticipated or experienced as a result of the said construction;
- xviii) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.

~~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, 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 the 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 the design and implementation of Low Impact Development (LIDs) solutions;~~
- ~~vii) address any contamination impacts that may be anticipated or experienced as a result of the said construction;~~
- ~~ix) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site; and,~~
- ~~x) to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken, all to the satisfaction of the City.~~

39. In conjunction with Design Studies submission, the Owner shall conduct a hydrogeological assessment to identify a target infiltration rate in millimeters per hectare and implement Low Impact Development (LID) measures to achieve the water balance and meet groundwater recharge objectives, to the satisfaction of the City Engineer. Alternatively, the Owner shall implement Low Impact Development measures in accordance with the target infiltration rate and design

criteria established by the Dingman Creek Stormwater Servicing Strategy Schedule C Municipal Class EA.

40. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
41. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.
42. The Owner shall develop the proposed plan of subdivision in accordance with the Design and Construction of Stormwater 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.
43. The Owner shall ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the City Engineer.
- ~~44. The Owner shall transfer sufficient lands to the City to enable the completion of the proposed SWM Facility and all related servicing 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.~~
- ~~45. The Owner shall ensure that the required land for the proposed Parker SWM Facility, located on Block 69, is sized in accordance with the final accepted Parker SWM Facility Functional Stormwater Management Report.~~
- ~~46. The Owner acknowledges that the low density Block 15 shall remain out of development until such time as the final Parker SWM Facility Functional Stormwater Management Report is finalized, which will establish/confirm the SWM block frontage requirements onto Street 'J'.~~
- # In conjunction with the Design Studies submission, the Owner shall provide appropriate short-term and/or long-term hydrogeological and ecological monitoring plan for the woodlot and wetland areas as outlined in document "Comment Responses from the UTRCA Letter Dated March 13, 2020 File 39T-06507 – Parker Jackson Subdivision, London, Ontario Ref. No. Reference: LON-00015313-HG" dated September 1, 2020 prepared by EXP Services Inc., all to the satisfaction of the City Engineer.
- # In conjunction with the Design Studies submission, the Owner shall design and construct a 3rd pipe system to convey minor and major flows from rear yards and roof areas of Lots 36 to 44 and Blocks 220 and 221 as part of the water balance strategy to recharge the wetland feature (Parker woodlot) abutting Block 224 all to the satisfaction of the City Engineer and UTRCA.

- # In conjunction with the Design Studies submission, the Owner shall design and construct a Hampton-Scott Drain crossing under Street "J" and Street "N", to the satisfaction of the City Engineer and UTRCA.
- # In conjunction with the first submission of engineering drawings, the Owner shall provide storm water quality control for runoff directed to the Hampton-Scott Drain instead of the SWM regional facility because of grading constraints, where necessary, all to the satisfaction of the City Engineer.
- # If the Owner constructs temporary stormwater works, then until said works are decommissioned, the Owner shall complete the following to the satisfaction of the City Engineer, and at no cost to the City. The Owner is responsible for all costs related to the temporary works including decommissioning and any redirection of sewers and overland flow routes:
 - i) Operate, monitor and maintain the temporary works;
 - ii) If the works include a stormwater facility, have their professional engineer submit semi-annual monitoring reports to the City Engineer demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the works. The timing and content of the monitoring reports is to be in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" guidelines. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the Plan and shall continue until the temporary works are decommissioned;
 - iii) Remove and dispose of any sediment to an approved site;
 - iv) Address forthwith any deficiencies of the temporary works and/or monitoring program;
 - v) Decommission the temporary works within six months of the permanent works being constructed and operational.
- # In conjunction with the Design Studies submission, the Owner shall have its professional engineer ensure that all geotechnical issues and required setbacks related to the slope stability associated with open watercourses that services an upstream catchment, are adequately addressed for the subject lands, all to the satisfaction of the City Engineer and The Upper Thames River Conservation Authority.
- # In conjunction with the submission of engineering drawings, the Owner's consulting Professional Engineer shall submit, a Monitoring and Operational Procedure Manual for the maintenance and monitoring program for each of the SWM features within this plan (i.e., flood storage features, LIDs, OGSs, etc.) within each of the identified phases/stages of development, in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" and other available guidance document requirements to the City Engineer for review and approval. The program shall include but not be limited to the following:
 - i) A work program manual for the phasing, maintenance and monitoring of these facilities during all phases of buildout as well as following assumption.
 - ii) A verification and compliance monitoring program the developer will need to complete to verify the SWM features meet the intended design prior to assumption.
- # Following construction and prior to the assumption of the stormwater system, the Owner shall complete the following at no cost to the city, and all to the satisfaction of the City Engineer:

- i) Operate, maintain and monitor of any SWM Features in accordance with the approved maintenance and monitoring program and the City's "Monitoring and Operational Procedure for Stormwater Management Facilities"
 - ii) Require its consulting Professional Engineer to submit semi-annual monitoring reports in accordance with the approved maintenance and monitoring program and the City's "monitoring and Operational Procedure for Stormwater Management Facilities" to the City
- # In conjunction with the Design Studies submission, the Owner acknowledges that in accordance with the MOE and City's requirements, adequate setbacks will be maintained and allocated in accordance with the City Council approved Official Plan Policies relating to open watercourse setbacks.

Watermains

47. In conjunction with the Design Studies submission the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the City Engineer:
- i) Water distribution system analysis & modeling and hydraulic calculations for the Draft Plan of Subdivision confirming system design requirements are being met (residential A.D.D. shall be 255 litres per capita per day; maximum residual pressure 80 psi);
~~Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;~~
 - ii) Identify domestic and fire flows for the potential medium/high density Blocks from the high-level water distribution system;
 - iii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - iv) Include modelling for two fire flow scenarios as follows:
 - Max Day + Fire confirming velocities and pressures within the system as the design fire flows; and
 - Max Day + Fire confirming the available fire flows at fire hydrants at 20 PSI residual. Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);
 - v) Include a phasing report as applicable which addresses the requirement to maintain interim water quality;
 - vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - vii) Provide a servicing concept for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services is being achieved;
 - viii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - ix) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - x) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - xi) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - xii) Include full-sized water distribution and area plan(s) which includes identifying the location of valves & hydrants, the type and location of water quality measures to be implemented (including automatic flushing device settings and outlet), the fire hydrant rated capacity & marker colour, and the design domestic and fire flow applied to development Blocks.
 - ~~xiii) Include full-sized water distribution and area plan(s); and,~~

- ~~xiv) 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).~~
- ~~48. 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.~~
- ~~49. The Owner acknowledges 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 to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device from the time of their installation until removal/assumption. Any incidental and/or ongoing maintenance of the automatic flushing devices is/are the responsibility of the Owner.~~
- ~~50. The Owner acknowledges the limits of any request for Conditional Approval shall conform to the phasing plan as set out in the accepted water servicing design study and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the phasing as set out in the accepted design study, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.~~
51. Prior to the issuance of any Certificates of Conditional Approval, and in accordance with City standards, or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water service to this draft Plan of Subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing high-level municipal system, namely, the existing 900mm (36") diameter watermain on Jackson Road and the 600mm (24") watermain on Commissioners Road East.
 - 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) The available fire flow and appropriate hydrant colour code marker (in accordance with the City of London Design Criteria) are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval.
 - ~~iv) Have their consulting engineer confirm to the City that the watermain system has been constructed and is operational.~~
52. The Owner shall obtain all necessary approvals from the City Engineer for the servicing of Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.
- ~~53. With respect to the proposed blocks, 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

54. 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 centred with each other, unless otherwise approved by the City Engineer.
55. In conjunction with the Design Studies submission, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
 - i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers 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. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) 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"; and,
 - iii) prepare a conceptual design for the window street for Street 'C', Street 'D' and Street 'K' to consider such issues as grading the common boulevard between Commissioners Road East and Jackson Sideroad and the window street, overland flow routes, sidewalk connections, landscaping, servicing, to the satisfaction of the City Engineer.
56. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.
57. The Owner shall construct Streets 'A', 'B', and 'N' to secondary collector standards, to the satisfaction of the City Engineer.
58. The Owner shall construct Street 'I' from Jackson Road to Street 'J' and Street 'J' from Street 'B' to Street 'N', to secondary collector road standards, to the satisfaction of the City Engineer.
59. The Owner shall construct the following to the satisfaction of the City Engineer, to City standards:
 1. Street 'B' at Jackson Road to align with Reardon Boulevard
 2. Street 'I' at Jackson Road to align with Darnley Boulevard; and,
 3. Street 'N' at Jackson Road to align with Evans Boulevard.
60. The Owner shall ensure internal connections to the remnant parcels, to the satisfaction of the City Engineer.
61. The Owner shall establish a Future Development Block (Block 74) a minimum 9.0 metres in width across Block 26 for future access to 1663 Commissioners Road East. At the time of registration of the Plan, the Owner shall register on title to the Future Development Block, in a form satisfactory to the City, a restrictive covenant prohibiting any dealings with the block (including any development, transfer, mortgage or lease of the lands) unless otherwise permitted by the City, until the tenth (10th) anniversary of the City's passing of a by-law assuming the works and services in this plan. Should the adjacent land, being 1663

Commissioners Road East, develop for residential use within this ten (10) year period and the Future Development Block be deemed necessary by the City for a private access and servicing, the Future Development Block shall be sold upon the City's direction to the adjacent landowner at market value, as determined by a third-party appraisal. In the event of a dispute between the owner of 1663 Commissioners Road East and the Owner with respect to the appraised value of the Future Development Block, either party may request that the City in its sole discretion make a determination on the market value.

~~The Owner shall convey a Future Development Block (Block 74) a minimum 9.0 metres in width across Block 26 for future access to 1663 Commissioners Road East, to the City for future use as needed, at no cost to the City. Should the adjacent lands develop for residential use and the Future Development Block is required for a private access and servicing, the Future Development Block shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access and servicing purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-06507) within 30 days of such sale. If this Block is not needed upon development or redevelopment of the lands to the east of this block, the City agrees that the Block will be returned to the Owner for a nominal fee, for use as a building lot.~~

62. 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 on Street 'E', Street 'F', Street 'I' and Street 'L'.
63. The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
 - i) Street 'A', Street 'B', Street 'I' (from Jackson Sideroad to Street 'J'), Street 'J' and Street 'N' have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70');
 - ii) Street 'C', Street 'F' (from Street 'J' to Street 'B') and Street 'I' (from Street 'J' to Street 'B') have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66');
 - iii) Street 'E', Street 'F' (north of Street 'B'), Street 'G', Street 'H', Street 'K', Street 'L' and Street 'M' have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62');
 - iv) Street 'D' has a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60');
 - v) Street 'C' (north leg – window street portion) and Street 'K' (window street portion) has a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 15.5 metres;
 - vi) Street 'D' (north leg – window street portion) has a minimum road pavement width (excluding gutters) of 6.0 metres with a minimum road allowance of 14.5 metres;
 - vii) The Owner shall construct gateway treatments on Street 'B', Street 'I' and Street 'N' at the intersections of Jackson Road 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; and,

- viii) The Owner shall construct enhanced boulevards on Street 'A' at the intersection of Commissioners Road East 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.
64. The Owner shall ensure access to lots and blocks adjacent to gateway treatments will be restricted to rights-in and rights-out only.
65. The Owner agrees that, if a parking plan is required for this subdivision, and increased pavement width is proposed to accommodate the parking plan, the road allowance width will be increased a corresponding amount in order to maintain the standard 6.0 metre wide boulevards on either side of the road. Further, the Owner agrees that any proposed widening of the pavement and the road allowance will be to the satisfaction of the City Engineer.
66. The Owner shall construct the window street portion of Street 'C', Street 'D' and Street 'K' abutting Commissioners Road East and Jackson Sideroad in accordance with the City's window street standard or as otherwise specified by the City Engineer, to the satisfaction of the City Engineer and at no cost to the City.
- ~~67. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall place barricades on Street 'N' and Street 'B' at the east limit, to the satisfaction of the City Engineer.~~

Sidewalks

68. The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- i) Street 'A';
 - ii) Street 'B';
 - iii) Street 'I' between Jackson Sideroad and Street 'J';
 - iv) Street 'J'; and,
 - v) Street 'N'.
69. The Owner shall construct a 1.5 metre (5') sidewalk on one side of the following streets:
- i) Street 'C' – east and west leg;
 - ii) Street 'D' – east and west boulevard;
 - iii) Street 'E' – outside boulevard;
 - iv) Street 'F' – south boulevard;
 - v) Street 'G' – south boulevard;
 - vi) Street 'H' – south boulevard;
 - vii) Street 'I' – outside boulevard (east and south boulevard);
 - viii) Street 'K' – outside boulevard;
 - ix) Street 'L' – outside boulevard (north and east boulevard)
 - x) Street 'M' – east boulevard; and,
 - xi) Jackson Sideroad – east boulevard along frontage of plan.
70. The Owner shall construct a 2.4 metre sidewalk fronting the school block (Block 68) on Street 'I', Street 'F' and Street 'J', in accordance with City standards, to the satisfaction of the City Engineer.
71. The Owner shall provide sidewalk links from Streets 'C' and Street 'D' to the proposed sidewalk on Commissioners Road East and Street 'K' to the proposed sidewalk on Jackson Road in accordance with the City of London Window Street

Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City.

Street Lights

72. 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.

Boundary Road Works

73. In conjunction with the Design Studies submission, the Owner shall have his professional engineer submit the following:
- i) a revised Traffic Impact Assessment (TIA), to the satisfaction of the City;
 - ii) design criteria for the left turn and right turn lanes on Commissioners Road East at Street 'A' for review and acceptance by the City; and,
 - iii) design criteria for a right turn lane on Commissioners Road East at Jackson Road for review and acceptance by the City.
74. The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment to the satisfaction of the City Engineer.
75. The Owner shall ~~be required to~~ make minor boulevard improvements on Commissioners Road East, Jackson Road and Bradley Avenue 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.
76. ~~In conjunction with the first submission of engineering drawings, Prior to the issuance of any Certificate of Conditional Approval,~~ the Owner shall ~~provide details of install~~ temporary street lighting at the intersection of Commissioners Road East at Street 'A', to the specifications of the City, at no cost to the City.
77. ~~In conjunction with the first submission of engineering drawings, Prior to the issuance of any Certificates of Conditional Approval,~~ the Owner shall ~~provide details of construct~~ right and left turn lanes on Commissioners Road East at Street 'A', to the satisfaction of the City Engineer.
78. ~~In conjunction with the first submission of engineering drawings, Prior to the issuance of any Certificates of Conditional Approval,~~ the Owner shall ~~provide details of construct~~ a right turn lane on Commissioners Road East at Jackson Road, to the satisfaction of the City Engineer.
79. In conjunction with engineering drawing submission, the Owner shall provide a pavement marking plan, to include design criteria for the left turn lanes on Jackson Road for review and accepted by the City Engineer.
80. ~~In conjunction with the first submission of engineering drawings, Prior to the issuance of any Certificates of Conditional Approval,~~ the Owner shall ~~identify~~ ~~revise~~ the pavement markings on Jackson Road to accommodate left turn lanes to Street 'B', Street 'I' and Street 'N', to the satisfaction of the City Engineer.
81. The Owner shall reconstruct or relocate any surface or subsurface works or vegetation necessary to connect streets to Commissioners Road East and Jackson Sideroad, to the satisfaction of the City and at no cost to the City.

Road Widening

82. The Owner shall be required to dedicate sufficient land to widen Bradley Avenue and Commissioners Road East to 18.0 metres from the centreline of the original road allowance.
83. The Owner shall be required to dedicate 6.0 m x 6.0 m 'daylighting triangles' at the following intersections, in accordance with the Z-1 Zoning By-law, Section 4.24:
- i) Jackson Road and Commissioners Road East;
 - ii) Jackson Road and Street 'B';
 - iii) Jackson Road and Street 'I';
 - iv) Jackson Road and Street 'N'; and,
 - v) Commissioners Road East and Street 'A'.

Vehicular Access

84. The Owner shall ensure that no vehicular access will be permitted to any Blocks fronting Jackson Road, Commissioners Road East and Bradley Avenue by establishing blocks for 0.3 metre (1') reserves along the entire frontages, to the satisfaction of the City Engineer. All vehicular access is to be via the internal subdivision streets.

Traffic Calming

85. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide the following:
- i) a conceptual design of the proposed traffic calming measures along Street 'A', Street 'B', Street 'F', Street 'G', Street 'I', Street 'J' and Street 'N', including roundabouts, speed cushions, parking bays, curb extensions and other measures, to the satisfaction of the City; and,
 - ii) a concept of the raised intersections to ensure no negative impact on the overland flow route. Should it be determined the raised intersections will affect the major overland flow route, the Owner shall construct alternative traffic calming measures, to the satisfaction of the City Engineer.
86. Prior to the issuance of a Certificate of Conditional Approval or as otherwise directed by the City, the Owner shall construct traffic calming measures along all secondary collector streets as follows, to the satisfaction of the City Engineer:
- i) Raised intersection on Street 'J', at Street 'L', 'K' and 'G';
 - ii) Roundabout at Street 'N' and Street 'J';
 - iii) Roundabout at Street 'I' and Street 'J';
 - iv) Roundabout at Street 'B' and Street 'J';
 - v) Roundabout at Street 'A' and Street 'B';
 - vi) Parking bays on the east side of Street 'J' adjacent to Blocks 8, 59, 56, 62 and 68;
 - vii) Raised crosswalk on Street 'J' adjacent to Block 65 across from the multi-use path;
 - viii) Speed cushions along Street 'B' adjacent to Block 46;
 - ix) Speed Cushions along Street 'B' adjacent to Block 41;
 - x) Speed cushions along Street 'I' between Block 29 and 30;
 - xi) Speed cushions along Street 'I' between Block 62 and 68;
 - xii) Speed cushions along Street 'F' midpoint of Blocks 32 and 68;
 - xiii) Speed cushions along Street 'N' between Blocks 10 and 11; and,
 - xiv) Speed cushions along Street 'G' at the midpoint of Blocks 30 and 31.

The traffic calming measures selected for these locations are subject to the approval of the Transportation Planning & Design Division and are to be designed and constructed to the satisfaction of the City Engineer.

Construction Access/Temporary/Second Access Roads

87. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Jackson Road or other routes as designated by the City.
88. In conjunction with the Design Studies submission, should phasing be proposed within this plan of subdivision, the Owner shall provide a conceptual design and the location of the temporary/emergency access, to the satisfaction of the City. The Owner shall also have it's professional engineer verify the adequacy of decision sight distance 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.
89. 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 Commissioners Road East or Bradley Avenue, the Owner shall ensure it will be restricted to emergency vehicle use only.
90. The Owner shall ensure any emergency access required is satisfactory to the City with respect to all technical aspects, including adequacy of site lines, provisions of channelization, adequacy of road geometries and structural design, etc. and provide the City with any necessary easements, all to the specifications of the City and at no cost to the City.
91. Should a temporary access be required, the Owner shall provide sufficient security for the removal of the temporary access road and all associated temporary works when required by the City.
92. 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.

GENERAL CONDITIONS

93. 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.
94. ~~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.~~
95. 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.

96. 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 and related to slope stability associated with the open watercourses in 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 the design and implementation of 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 and associated with open watercourses that services an upstream catchment, 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;
 - x) investigate along the east property limits of the plan and provide additional information regarding an oil/gas well as shown on the Official Plan Schedule B-2 Natural Resources and Hazards Map. Provide information regarding any contamination and provide any recommendations that may be required to be implemented to address this;
 - xi) Accurately delineate the Riverine Erosion Hazard Limit;
 - xii) Identify existing erosion and/or slope hazards;
 - xiii) assess the impact of the proposed development on existing hazards;
 - xiv) assess the potential for the proposed development to create new hazards;
 - and,
 - xv) Identify measures to safely avoid the potential hazards, including appropriate development setback from the River Erosion Hazard Limit.
 - xvi) the report shall take into consideration the required/proposed fill within the area as well as the proposed channel improvements.; and
 - xvii) any other requirements as needed by the City, all to the satisfaction of the City.
97. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
98. In conjunction with the Design Studies submission, the Owner shall submit a slope assessment report to address all slope 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, all to the satisfaction of the City Engineer and the UTRCA. The Owner shall provide written acceptance from the UTRCA for the final setback.
99. In conjunction with the Design Studies submission, the Owner must obtain approval from all required agencies as needed, to permit any proposed channel improvements within this plan, such as the UTRCA, MOECC, Fisheries and Oceans Canada and MNR.
100. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved

revised servicing drawings all to the specification of the City Engineer and at no cost to the City.

101. 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.
102. In conjunction with Design Studies submission, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on streets in this plan of subdivision allowing street townhouses. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.
103. Prior to the installation of any servicing for street townhouse units on streets in this plan of subdivision, the Owner must obtain site plan approval, to the satisfaction of the City Engineer.
104. The Owner shall have the common property line of Commissioners Road East and Bradley Avenue 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 and Bradley Avenue are the future ultimate 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 ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

105. ~~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.~~

106. ~~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.~~

107. ~~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 on 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.~~

108. In conjunction with the engineering drawings submission, the Owner shall have it geotechnical engineer identify if there is any evidence of methane gas within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any methane gas within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer, under the supervision of the geotechnical engineer, to the satisfaction of the City, at no cost to the City.

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

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

109. In conjunction with the engineering drawings submission, the Owner shall have it geotechnical engineer identify if there is any evidence of contamination within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any contamination within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer to remediate, remove and/or dispose of any contaminates under the supervision of the geotechnical engineer to the satisfaction of the City, at no cost 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, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City 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.~~

110. 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.
111. In conjunction with the 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.
112. 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”.
113. 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.)
114. ~~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.~~
115. 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.

116. 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.
117. ~~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.~~
118. ~~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.~~
119. 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.
120. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
121. Prior to the acceptance of engineering drawings, the Owner shall submit confirmation that they have complied with any requirements of Union Gas Limited with regards to their facilities at the southern limit of this plan of subdivision.
122. In conjunction with the Design Studies submission, the proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, etc., to the satisfaction of the City.
123. The Owner shall co-ordinate the work associated with this Plan of Subdivision with the City's proposed construction of the SWM Facility in this plan of subdivision, to the satisfaction of the City, at no cost to the City.
124. ~~Prior to Final Approval~~, 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.
125. In conjunction with Design Studies submission, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.
126. At the time this plan is registered, the Owner shall register all appropriate easements for all existing and proposed private and municipal storm and sanitary works required in this plan, to service external lands, all to the satisfaction of the City Engineer, at no cost to the City.
127. The Owner shall either register against the title of Block 68 in this Plan, or shall include in the agreement of purchase and sale for the transfer of 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.

128. In conjunction with the Design Studies submission, the Owner shall provide a concept of Street 'J' and Street 'N' road crossing of the watercourses including all details (ie. culvert, watermain, sanitary sewer, road profile, etc.), all to the satisfaction of the City.

In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per City standards ~~SW-7.0~~ to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.

In conjunction with the 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.