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Draft Approval Extension 39T-05510  
Nancy McKee

<b>TO:</b>	<b>CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE</b>
<b>FROM:</b>	<b>G. KOTSIFAS P.ENG. MANAGING DIRECTOR DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>
<b>SUBJECT:</b>	<b>Z-GROUP LIMITED 530 SUNNINGDALE ROAD EAST UPLANDS NORTH SUBDIVISION EXTENSION TO DRAFT PLAN OF SUBDIVISION APPROVAL MEETING ON MAY 7, 2013</b>

<b>RECOMMENDATION</b>
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That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to the Draft Plan of Subdivision application of Z-Group Limited, relating to the property located at 530 Sunningdale Road East:

- a) The Approval Authority **BE ADVISED** that Council supports the Approval Authority granting a three (3) year extension of the draft plan of subdivision submitted by Z-Group Limited, prepared by Donald A Riley RPP(Z-Group), certified by Jeremy C. E. Matthews, Ontario Land Surveyor (Drawing No. CAD:POWELL\_Redline, dated March 24, 2008) as red-line amended, which shows 12 single detached dwelling blocks, 1 medium density residential block, 1 possible school block, 1 open space block, 1 neighbourhood park block, 2 walkway blocks, and 2 road reserve blocks, served by the continuation of Canvas Way, 1 new secondary collector road (Superior Drive) and 2 new local streets **SUBJECT TO** the revised conditions contained in the attached Appendix "A".

<b>PURPOSE AND EFFECT OF RECOMMENDED ACTION</b>
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The effect of the recommendation is to allow for a three (3) year extension of the draft approval for the Uplands North Subdivision.

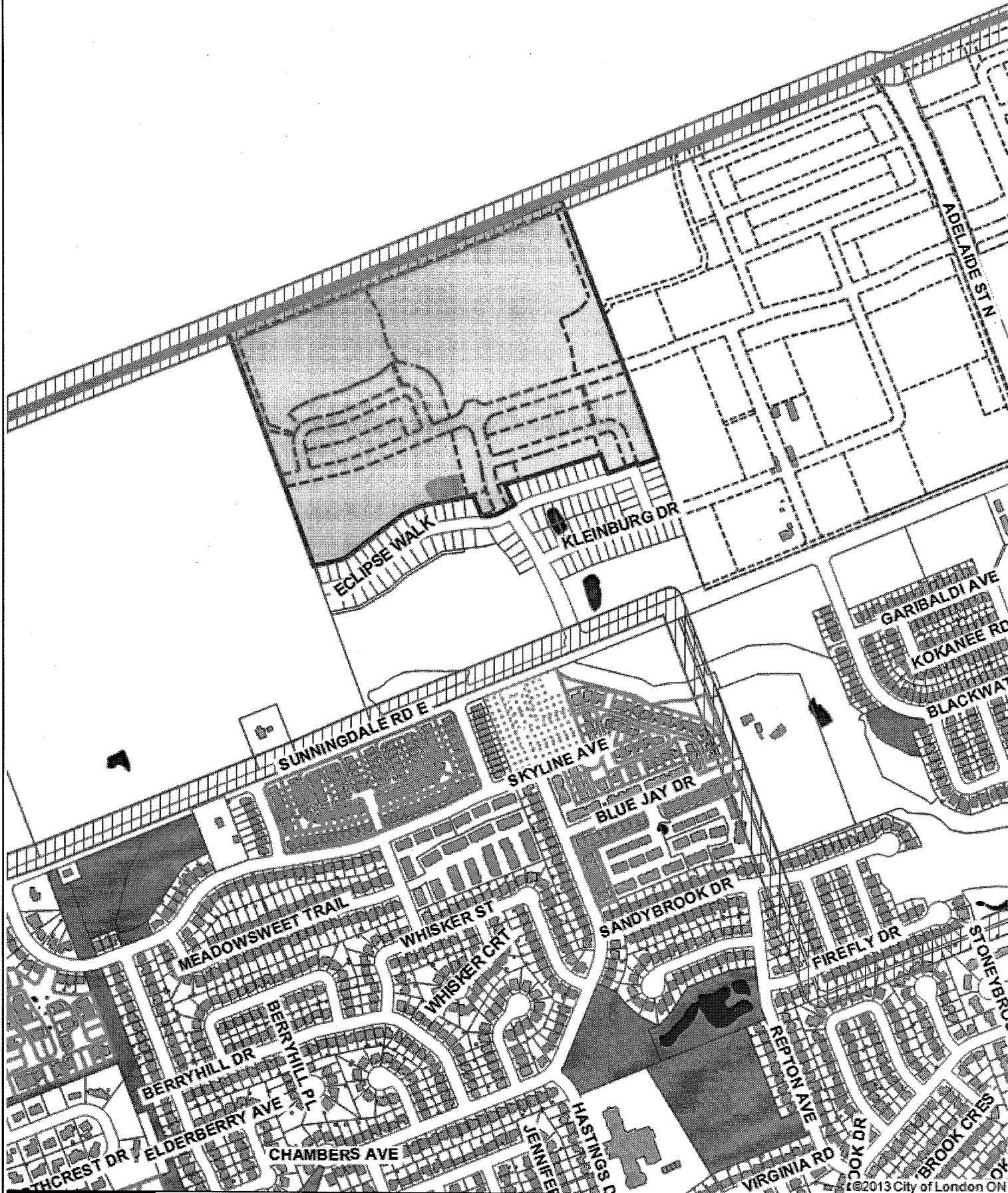
<b>PREVIOUS REPORTS PERTINENT TO THIS MATTER</b>
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**June 14, 2006** – 39T-05510 Draft Approval recommendation and Public Participation Meeting at Planning Committee.

**July 14, 2008** – Report to Planning Committee for Subdivision Agreement – Erosion Remediation Reclamation Works along Stoney Creek.

**December 7, 2009** - 39T-05510 Draft Approval extension recommendation at Planning Committee.

**November 28, 2011** – Report to Planning Committee for Subdivision Agreement Phase 2.








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### LOCATION MAP

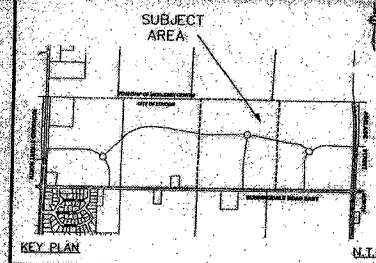
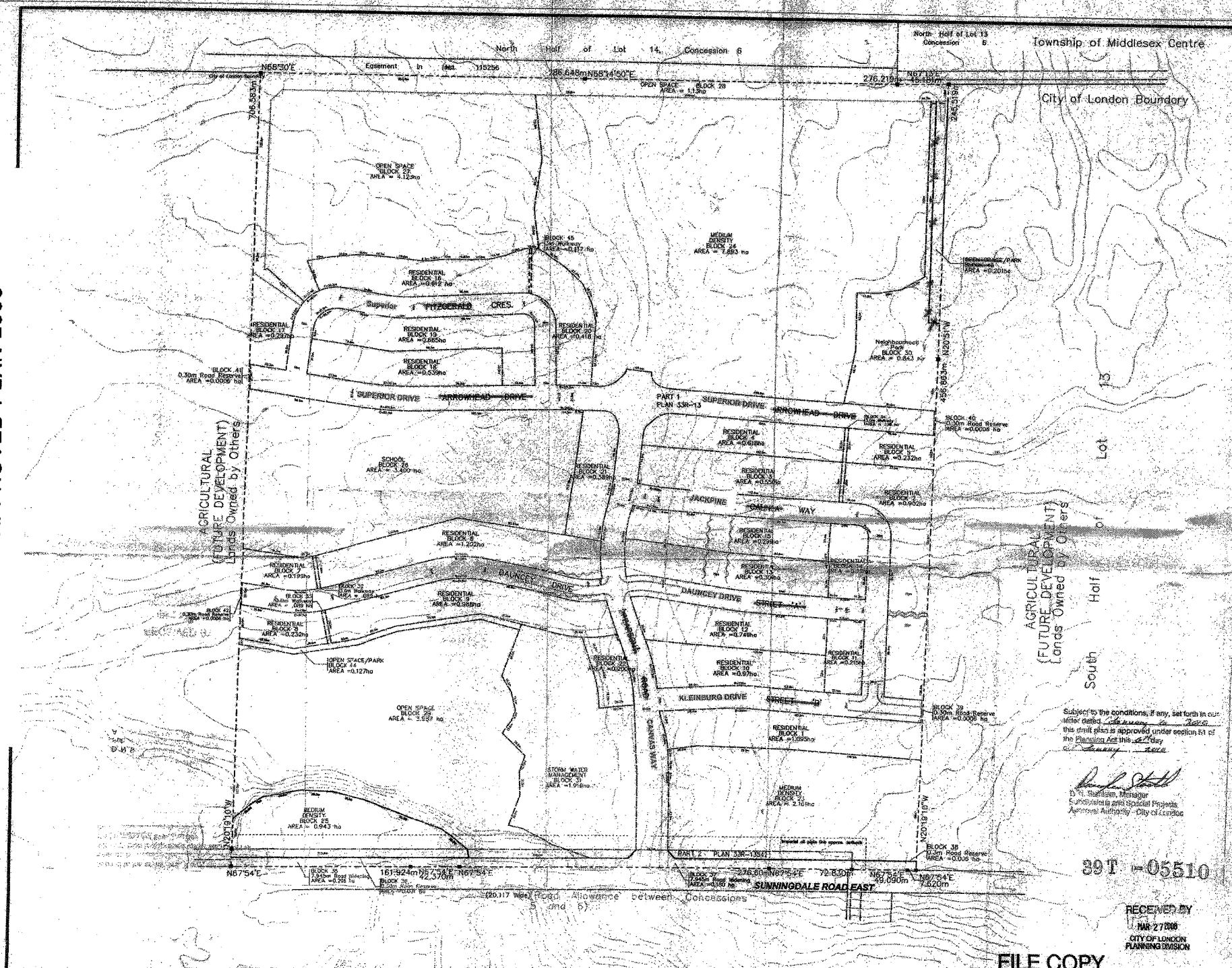
Subject Site: Z-Group Draft Plan of Residential Subdivision  
 Applicant: Z-Group  
 File Number: 39T-05510  
 Planner: Nancy McKee  
 Created By: Nancy McKee  
 Date: 2013-01-30  
 Scale: 1:8500

### LEGEND

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



DRAFT APPROVED PLAN 2008



**DRAFT PLAN OF SUBDIVISION OF SOUTH HALF LOT 14 CONCESSION 6**  
 (GEOGRAPHIC TOWNSHIP OF LONDON)  
 IN THE CITY OF LONDON COUNTY OF MIDDLESEX  
 SCALE : 1:500m  
 100m 50 25 10m 0 75m

**SURVEYOR'S CERTIFICATE**  
 I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.  
 Made on 27.2008  
 London, Ontario  
 James C. E. Mathews  
 Ontario Land Surveyor

**OWNER'S CERTIFICATE**  
 I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.  
 Made on 27.2008  
 London, Ontario  
 2047700 Ontario Inc.  
 Bernard Zolotarev  
 I HAVE THE AUTHORITY TO BIND THE CORPORATION

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- (a) AS SHOWN
  - (b) AS SHOWN
  - (c) AS SHOWN
  - (d) AS SHOWN
  - (e) AS SHOWN
  - (f) AS SHOWN
  - (g) AS SHOWN
  - (h) AS SHOWN
  - (i) AS SHOWN
  - (j) AS SHOWN
  - (k) FULL MUNICIPAL
  - (l) AS SHOWN

Subject to the conditions, if any, set forth in our letter dated 27th day of April 2008, this draft plan is approved under section 51 of the Planning Act this 27th day of April 2008.  
 D. V. Stedman, Manager  
 Subdivisions and Special Projects  
 Approval Authority - City of London

Subject to the conditions, if any, set forth in our letter dated 27th day of April 2008, this draft plan is approved under section 51 of the Planning Act this 27th day of April 2008.

No.	DATE	DESCRIPTION	BY
9	Mar. 24/08	Revisions as per City of London	TJS
8	Mar. 31/08	Revisions to original plan, redline additions	TJS
7	Oct. 28/07	add street names as per C of L	AP
6	July 19/07	revise as per C of L red lines	AP
5	Mar. 09/07	revise overall lotting - create residential blocks	AP
4	Apr. 20/05	revise lotting to residential blocks for future part lot control	AP
3	Apr. 13/05	revise BIK's 258, 259, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000	

39T 05510

RECEIVED BY  
 MAR-27-2008  
 CITY OF LONDON  
 PLANNING DIVISION

FILE COPY

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**Draft Approval Extension 39T-05510**  
**Nancy McKee**

<b>BACKGROUND</b>
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Overview:

The Powell subdivision comprises a 42.91 hectare (108 ac.) parcel of land located at 530 Sunningdale Road East, legally described as South Half of Lot 14, Concession 6 (geographic Township of London).

This original application for Draft Plan of Subdivision Approval was accepted on May 25, 2005. It was circulated to the required agencies and municipal departments on June 1, 2005 and advertised in the London Free Press Living in the City on June 11, 2005. Upon receipt of technical comments, a revised plan was submitted on March 22, 2006. It too was circulated to required agencies and municipal departments (March 30, 2006). Notice of the revised plan was advertised in the London Free Press Living in the City on April 8, 2006. A notice of Public Meeting was advertised in the London Free Press Living in the City and an Notice of Public Meeting was sent out to area property owners on May 27, 2006 and May 29, 2006, respectively. The Public Meeting was held on June 14, 2006. Draft approval was granted on July 13, 2006 and there were no appeals to the Decision of the Approval Authority.

On April 3, 2008, in response to a request of the applicant, the Approval Authority granted minor revisions to the Draft Approved plan. The revisions consisted of reconfiguring a local street to create a four leg intersection, shifting a local road stub intended to connect with the lands to the east to the south and reorienting single detached dwelling blocks to match these road configuration changes. Minor changes to the conditions of draft approval were required to implement these changes to the plan including amending the lot and block numbering in several conditions. Additional revisions to a number of conditions were also required to recognise approved street names. Notice of Decision of the revisions to draft approval was also given on April 3, 2008. There were no appeals received to the revision to draft approval.

The applicant submitted a request for extension of draft approval for a period of three years in May, 2009. On July 9, 2009, the Approval Authority granted a six (6) month extension to the draft approved plan subject to the previously approved conditions. The 6 month extension was granted in order to allow more time to review the merits of the proposed revisions to the conditions of draft approval. On January 13, 2010, a three (3) year extension to the draft plan was granted by the Approval Authority.

A Subdivision Agreement for Phase 1 was registered on September 29, 2011 between the City and the applicant. This Phase consisted of the Stormwater Management Pond and the Open Space Block (also known as the Powell Wetland). Since that time, the construction of the stormwater management pond has been completed by the City and is now operational.

Phase 2 of the subdivision was registered on May 8, 2012 as 33M-643. This Phase consisted of 92 single detached lots, 2 medium density blocks, several walkways, road widening and reserve blocks and the creation of Canvas Way (a secondary collector) and 3 local streets.

On December 20, 2012, the Approval Authority granted a six (6) month extension to the draft approved plan subject to the previously approved conditions. The current draft plan is set to expire on June 20, 2013.

<b>SIGNIFICANT DEPARTMENT/AGENCY COMMENTS</b>
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**Servicing Related Comments**

From an engineering perspective, Development Services, the Transportation and Planning Division, the Wastewater and Drainage Engineering Division, the Water Engineering Division and the Stormwater Management Unit have no objection to the extension of draft approval for the above-noted subdivision with due consideration of the following updates.

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Please note the following additions and/or revisions are required to be made to the Approval Authority Conditions dated June 13, 2010. It is noted that these revised conditions include Approval Authority and Engineering standard conditions.

*Staff Response: Conditions to support the Engineering comments have been added to the draft plan.*

**Environmental & Ecological Planning Advisory Group (EEPAC)**

The EEPAC requested confirmation that the proposed changes do not contradict Condition 29.

*Staff Response: A memo was sent directly to EEPAC, dated April 5, 2013, which confirmed that none of the proposed changes will contradict Condition 29.*

**Upper Thames River Conservation Authority (UTRCA)**

No objection to the extension request.

<b>ANALYSIS</b>
-----------------

Revision to Draft Approved Plan:

The applicant is not proposing any revisions to the draft approved plan as part of this application. However, Planning staff is recommending minor red-line changes to the plan to incorporate the approved street names, to combine Block 30 and 43 as the neighbourhood park block, to include Block 45 (walkway), and to revise the frontage of the woodland onto Dauncey Crescent (Block 27). It is noted that a zoning by-law amendment may also be required to correct zoning along Dauncey Crescent and reflect the actual entranceway to the woodland (Block 27). These proposed changes will be reflected in the revised conditions of draft approval and through red-lines to the plan.

Attached for reference is a location map, reduced version of the April 3, 2008 draft approved plan, and the proposed red-line amended plan (located at the end of Appendix "A").

Through circulation, significant departments and agencies have expressed they have no objection to the requested extension of draft plan, provided the revised and/or additional municipal requirements are included as conditions of draft approval. A number of the conditions of draft approval relating to water servicing, sanitary servicing, and stormwater drainage and stormwater management have been modified or are new proposed conditions, as well as other modifications to existing standard conditions to be consistent with current City practice.

The recommended changes are **highlighted in grey**. A ~~strikeout~~ or an underline of the word indicates where a change has occurred. A # denotes a new condition. Attached is a copy of the revised conditions of draft Approval, Appendix "A" as recommended by Development Services.

Public Notice:

Notice was circulated to those individuals who requested the notice of decision from the previous plan of subdivision only.

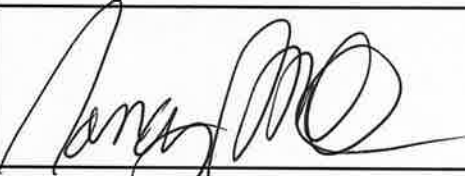



Notice of the Decision to extend draft approval shall be given to those who requested copies of the initial decision.

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**Draft Approval Extension 39T-05510  
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<b>CONCLUSION</b>
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It is the opinion of Development Services that the extension of draft approval be supported and that a three year extension is granted subject to the attached changes to the conditions of draft approval. Public notice of the decision to extend draft approval will be given to those who requested a Decision as there are a number of changes/additions to the existing conditions of draft approval relating to water, sanitary and stormwater servicing arrangements for this subdivision.

<b>PREPARED AND RECOMMENDED BY:</b>	<b>REVIEWED BY:</b>
	
<b>NANCY MCKEE, MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES</b>	<b>TERRY GRAWEY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES &amp; PLANNING LIAISON</b>
<b>CONCURRED BY:</b>	<b>SUBMITTED BY:</b>
	
<b>JENNIE A. RAMSAY, P.ENG. MANAGER, DEVELOPMENT SERVICES &amp; ENGINEERING LIAISON</b>	<b>GEORGE KOTSIFAS P.ENG. MANAGING DIRECTOR, DEVELOPMENT &amp; COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL</b>

April 25, 2013  
NM/nm

"Attach."

Y:\Shared\Sub&Spec\SUBDIV\2005\39T-05510 - 530 Sunningdale Rd E\Extension 2012-2013\report three year extension Powell.doc

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Draft Approval Extension 39T-05510  
Nancy McKee

APPENDIX "A"

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-05510 ARE AS FOLLOWS:

NO.	CONDITIONS
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Standard

1. This draft approval applies to the draft plan submitted by 2047790 Ontario Inc., prepared by Donald A Riley Z-Group, certified by Jeremy C. E. Matthews, Ontario Land Surveyor, File No. 39T-05510, drawing no. CAD:POWELL.dft\in CAD:POWELL Redline, dated Mar 24/2008 March 24, 2008, as RED-LINED, consisting of 22 12 single detached dwelling blocks, 3 1 medium density residential block, 1 possible school block, 4 stormwater management block, 4 2 open space blocks (wetland and woodlands), 1 park block, 3 2 walkway blocks and several road widening and reserve blocks, all served by 2 new secondary collector roads and 5 2 new local streets.
2. The approval of this draft plan applies until June 30, 2013 June 30, 2016 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 street(s) as shown on the April 3, 2008 draft approved plan shall be renamed as follows, unless otherwise named, to the satisfaction of the Director, Development Planning City:

FROM	TO
ARROWHEAD DRIVE	SUPERIOR DRIVE
PEARSON ROAD	CANVAS WAY
DAUNCEY DRIVE	DAUNCEY DRIVE
STREET "A"	DAUNCEY DRIVE
	ECLIPSE WALK
CALINDA WAY	JACKPINE WAY
FITZGERALD CRESCENT	SUPERIOR CRESCENT
	DAUNCEY CRESCENT
STREET "B"	KLEINBURG DRIVE

5. The municipal address shall be assigned to the satisfaction of the Director, Development Planning.  
The Owner shall request that municipal addresses shall be assigned to the satisfaction of the City.

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6. Prior to final approval, the Owner shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.

~~7. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.~~

8. The Owner shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.

9. The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.

~~10. In conjunction with the registration of the plan, the Owner shall grant to the appropriate authorities such easements as may be required for road, utility or drainage purposes.~~

~~In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.~~

11. Phasing of this subdivision (if any) shall be to the satisfaction of the City.

~~# 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.~~

12. In conjunction with the Design Studies submission, the Owner shall develop 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 Environment standards and requirements, all to the satisfaction of the City Engineer. This plan is to include measures to be used during all phases on construction. Prior to any work on the site, the Owner shall submit these measures as a component of the Functional SWM and/or Drainage Servicing Report for these lands and shall implement these measures satisfactory to the City Engineer. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.

13. The Owner shall not commence construction or install of any services (eg. Clearing or servicing of land) involved with this plan prior to entering into a site alteration agreement or subdivision agreement and obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc.).

~~14. Prior to the submission of engineering drawings, the Owner shall have a report prepared by a qualified consultant, and if necessary a detailed hydro geological investigation carried out by a qualified consultant, to determine the effects of the construction~~



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associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area, to the satisfaction of the City Engineer. If necessary, the report shall also address any potential contamination impacts that may be anticipated or experienced as a result of the said construction. Any recommendations outlined in the report shall be reviewed and approved by the City Engineer, included in the pertinent agreement(s) with the City of London prior to any work on the site. Should any remedial works be recommended in the report, the Owner shall complete these works prior to issuance of Certificate of Approval to the satisfaction of the City, at no cost to the City.

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

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

15. The Owner shall obtain and submit to the City prior to any work on the site a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. No final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.

16. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specification and satisfaction of the City Engineer.

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.

17. Prior to any grading on the site, the Owner shall decommission and permanently cap any abandoned water wells located on the property, in accordance with the Ontario Water Resources Act and the Ministry of Environment requirements and file the necessary reports with the Ministry of the Environment and the City of London.

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.

18. In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this plan. All class EA's must be completed prior to the submission of engineering drawings.

19. The Owner shall provide inspection during construction by its professional engineer for all work to be assumed by the City, and have its professional engineer supply the City with a certificate of compliance upon completion in accordance with the plans approved

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by the City Engineer.

20. The Owner shall comply with all City of London standards, guidelines and requirements in the design of this draft plan including required engineering drawings. Any deviation to the City's standards, guidelines, or requirements shall be completed to the satisfaction of the City Engineer and City.
21. 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 and the City Engineer. The Owner acknowledges that, in the event that a submission does not include the complete information required by the City and the City Engineer, such submission will be returned to the Owner without detailed review by the City.
22. Prior to Final Approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with the Approval Authority a complete submission consisting of all required clearances, fees, and final plans, and to advise the Approval Authority in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the Approval Authority, such submission will be returned to the Owner without detailed review by the City.
23. Prior to final approval the Owner shall pay in full all financial obligations/encumbrances owing to the City on the said lands, including property taxes and local improvement charges.

**PARKLAND:**

~~24. At the time of registration of the plan, the required parkland dedication for the subdivision will be partially satisfied through the dedication of land at 5 percent through Block 30 and 43, as red line amended, resulting in an under dedication of 1.102 hectares of land. At the time of registration of the first phase of the plan, the Owner will be required to provide the full cash in lieu payment to the City of London based on a rate in effect at the time of registration noting the 2009 rates are \$396,600.00 per hectare which is equivalent to \$437, 053.000. Alternatively, the Owner may dedicate additional of land to the City, to the satisfaction of the General Manager of Planning and Development.~~

~~At the time of registration of the plan, the required parkland dedication for the subdivision will be satisfied through the dedication of Blocks 27, 28, 30 and 45. No additional parkland is required.~~

~~25. Concurrent with registration of the plan, the Owner shall convey Open Space Block 28 and Block 44 to the City of London, at no cost to the City, for the purpose of pedestrian pathways. The pedestrian pathways shall be constructed in accordance with City standards, to the satisfaction of the General Manager of Planning and Development and the City Engineer.~~

~~The Owner shall construct the pedestrian pathway on Block 28 within one year of registration, in accordance with City standards, to the satisfaction of the City Planner and the City Engineer.~~

~~26. Should the Owner convey not wish to retain Block 27 to the City in private ownership,~~

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the Owner shall provide an additional access from Superior Crescent Dauncey Crescent to Block 27, through Block 16 generally in the location of Block 45, to the satisfaction of the City.

27. At the time of registration of the plan, in the event the Owner provides the access connection, the Owner shall convey walkway Block 45 to the City of London at no cost and this walkway shall be constructed in accordance City standards.

28. The Owner shall construct the walkway on Block 45 within one year of registration, in accordance with City standards, to the satisfaction of the City Planner and the City Engineer.

29. In conjunction with the Design Studies submission, the Owner shall have its registered landscape architect prepare a neighbourhood park concept plan for Block 30 and a pathway concept plan for Block 28. These concepts shall be prepared in consultation with Parks Planning & Design, and shall include the appropriate budget, services and amenities, to the satisfaction of the City.

30. Within one year of registration of this plan, the Owner shall construct the approved neighbourhood park plan for Block 30, in accordance with the approved concept plan.

31. Within one year of registration of this plan, the Owner shall have a qualified arborist identify and remove any tree hazards within 15 meters of the drip line of the woodlot along the property lines of Block 27 to the satisfaction of the City, at no cost to the City.

32. The Owner shall grade, service and seed Blocks 28 and 30 to the satisfaction of the General Manager of Planning and Development and the City Engineer.

Within one year of registration of this plan, the Owner shall grade, service and seed Blocks 28 and 30 to the satisfaction of the City.

33. Within one year of registration of this plan, the Owner shall construct for all lots and blocks adjacent to park and open space areas, excluding SWM Block 31, a 1.5 metre chain link fence with no gates. Any other fencing arrangements shall be to the satisfaction of the General Manager of Planning and Development.

Within one year of registration of this plan, 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 private lots adjacent to existing and/or future Park and Open Space Blocks, to the satisfaction of the City.

**NATURAL HERITAGE:**

34. The Owner shall implement the recommendations of the Uplands North Plan of Subdivision Environmental Impact Study/Environmental Management Plan prepared by EarthTech March 2005 as revised by letter dated October 21, 2005 to the satisfaction of the General Manager of Planning and Development.

The Owner shall implement the recommendations of the Uplands North Plan of Subdivision Environmental Impact Study/Environmental Management Plan prepared by

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EarthTech March 2005 as revised by letter dated October 21, 2005 and additional addendums to the satisfaction of the City Planner.

- 35. The Owner shall prepare and deliver to the all homeowners adjacent to the open space blocks, excluding SWM Block 31, an education package which explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of ~~General Manager of Planning and Development~~ City Planner.
- 36. The Owner shall not grade into any open space area. 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 ~~General Manager of Planning and Development and the City Engineer~~ Manager of Environmental and Parks Planning and the City Engineer.

**PLANNING:**

- 37. In conjunction with Design Studies submission, the Owner shall submit a parking plan to the satisfaction of the City. The accepted parking plan required for each registered phase of development and will form part of the subdivision agreement for the registered plan.
- 38. Prior to the submission of engineering drawings, the Owner shall submit a plan confirming the lotting pattern within Blocks ~~1 to 22 both inclusive~~ 2,3,4,5,14,15,16,17,18,19,20,21 (as applicable), which shall be consistent with the approved zoning for these blocks and acceptable to the City. Lots fronting on designated collector roads shall have a minimum frontage of 11 metres. This lotting pattern shall be reflected on the final plan submitted for approval and registration.

**STORMWATER SERVICING:**

- ~~34. The Owner shall design and construct the proposed SWM Facility all to the satisfaction of the City Engineer, and design the landscape plan for the SWM facility to the satisfaction of the City.~~
- 35. The Owner shall connect the proposed storm sewers to serve this plan to a municipal storm outlet system, namely, the Stoney Creek via the proposed Stormwater Management (SWM) Facility located within Block 31 of this plan, located within the Stoney Creek Subwatershed.  
The Owner shall construct the proposed storm sewers and connect them to serve this plan to a municipal storm outlet system, namely, the existing 1200 mm diameter storm sewer stub on Canvas Way and the existing 300 mm diameter storm sewer stub on Jackpine Way.
- ~~36. If a Class EA is required final approval for any phase of this subdivision shall not be granted until the Class EA is completed.~~
- ~~37. In order to fulfill the requirements of any accepted Class EA, block lines shown on the draft plan may be altered.~~

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~~38. In the event it is necessary to enlarge SWM Block 31 the Owner shall convey part or all of Blocks 9 and 22.~~

~~39. At the time of registration of the plan, the Owner shall provide all required all land dedications related to the stormwater works, including Block 31, satisfactory to the City Engineer.~~

~~# Prior to the issuance of a Certificate of Conditional Approval for lots and blocks in this plan, or as otherwise approved by the City, all storm servicing and drainage works, including major and minor storm flow routes, and stormwater management (SWM) related works, to serve this plan, shall be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City.~~

~~40. In conjunction with Design Studies submission, the Owner shall have its consulting professional engineer design and supervise the construction of the stormwater servicing works, including any temporary works, to the satisfaction of the City Engineer and according to the recommendations and requirements of the following:~~

- ~~i) The SWM criteria and Environmental targets for the Stoney Creek Subwatershed study;~~
- ~~ii) The Uplands North SWM Servicing Municipal Class Environmental Assessment;~~
- ~~iii) The accepted Functional SWM Servicing Report for Uplands North Subdivision Z-Group;~~
- ~~iv) The City's Drainage By-Law and lot grading standards, policies, requirements and practices;~~
- ~~v) Ministry of the Environment SWM Practices Planning and Design Manual (2003);~~
- ~~vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all relevant SWM agencies;~~
- ~~vii) Landscape plan to the satisfaction of the Manager of Parks Planning and Development and the City Engineer.~~

~~In conjunction with Design Studies submission, the Owner shall have his consulting professional engineer design and construct the proposed storm/drainage and SWM servicing works for the subject lands, all to the satisfaction of the City and according to the requirements of the following:~~

- ~~i) The SWM criteria and environmental targets for the Stoney Creek Subwatershed Study;~~
- ~~ii) The Uplands North Conceptual SWM Servicing Plan;~~
- ~~iii) The approved Storm/Drainage and SWM Servicing Functional Report for Uplands SWM Facility B2;~~
- ~~iv) The Stormwater and Storm Drainage Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the File Manager Process;~~
- ~~v) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;~~
- ~~vi) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and~~
- ~~vii) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.~~

~~41. Prior to Final Approval, the Owner shall dedicate sufficient lands to the City to enable the City to complete the proposed SWM facility and all related servicing.~~

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42. ~~Prior to the issuance of any Certificate of Conditional Approval for the subject lands, the relevant storm/drainage systems and proposed SWMF(s) shall be completed and operational to the specification and satisfaction of the City Engineer.~~

43. ~~In conjunction with Design Studies submission, the Owner shall have their consulting engineer submit a stormwater servicing report/plan (functional report where facilities are proposed) satisfactory to the City Engineer. This report shall include identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the City Engineer.~~

~~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 (functional report where facilities are proposed), satisfactory to the City. This report/letter shall include identification of the major and minor stormwater overland flow routes for the entire catchment area to the satisfaction of the City.~~

44. The Owner shall implement SWM soft measure Best Management Practices (BMP's) within the plan, where possible, to the satisfaction of the City Engineer. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this plan and the approval of the City Engineer.

45. ~~Prior to final approval, the Owner's consulting engineer shall certify 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 the City, or any approval given by the City Engineer, 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.~~

~~Prior to the acceptance of engineering drawings, the Owner's consulting engineer shall certify the development has been designed such that increased and accelerated stormwater runoff from this subdivision will not cause damage to downstream lands, properties or structures beyond the limits of this subdivision, it being noted that the stormwater management pond is a City services pond constructed by the City. Notwithstanding any requirements of and/or any approvals 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.~~

# ~~In conjunction with the Design Studies submission, the Owner's professional engineer shall identify major and minor storm flow routes for the subject lands and those flow routes shall be constructed and operational prior to the issuance of any Certificate of Conditional Approval, all to the satisfaction of the City Engineer.~~

# ~~The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used by the City to undertake all necessary clean-up work, all to the satisfaction of the City.~~

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**SANITARY:**

46. The Owner shall construct and connect the proposed sanitary sewers to serve this plan to a municipal sewer system, namely, the existing 375 mm (15") sanitary sewer located west of Blackwater Road in Uplands Phase 1 (33M-444) Subdivision.

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:

- i) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced to the satisfaction of the City;
- ii) Propose a suitable routing for the trunk sanitary sewer to be constructed through this plan. Further to this, the consulting engineer shall be required to provide an opinion for the need for an Environmental Assessment under the Class EA requirements for this sanitary trunk sewer; and
- iii) Provide an analysis of the water table level of the lands within the subdivision with respect to the depth of the sanitary sewers and an evaluation of additional measures, if any, which need to be undertaken in order to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.

# 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 sewer system, namely, the 250 mm (10") diameter sanitary sewer at the intersection of Canvas Way and Eclipse Walk;
- ii) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
- iii) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the specifications of the City. This sewer must be extended to the limits of this plan and/or property line to service the upstream external lands; and
- iv) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the City Engineer.

47. The Owner shall extend the existing 375 mm (15") sanitary trunk sewer from the existing termination in Plan 33M-444 westerly through 33M-444 and through Sifton Upland Hills (39T-98505) to this plan and northerly across Sunningdale Road East. Where the sanitary sewer is not located within the road allowance, a suitable maintenance access road shall be provided, all to the specifications of the City Engineer.

48. The Owner shall undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced into the sanitary sewer system during construction, all at the Owner's cost. Quality control measures are also required to prevent inflow and infiltration from entering the sanitary sewer system after construction, all satisfactory to the City Engineer and all at no cost to the City.

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 of

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subdivision, 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 allow any weeping tile connections into the sanitary sewers within this Plan, and
- ii) Permit 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) Have his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407.
- iv) Any additional measures recommended through the Design Studies stage.

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

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

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

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

50. The Owner shall be required to make any provisions necessary for oversizing of internal sanitary sewers in the subdivision plan to accommodate flows from upstream lands external to this plan. In addition, the Owner will be required to extend these sewers to the limits of the plan and provide an external sanitary drainage area plan. This external sanitary drainage area plan is to conform to the Uplands North Area Plan, Whitney Engineering, February 2003, all to the specifications of the City Engineer.

51. In conjunction with Design Studies submission, in regard to the overall sanitary servicing design for the Uplands North Area and this subdivision, the Owner shall submit a Master Sanitary Drainage Area plan to Wastewater and Drainage Engineering Division for acceptance as part of the subdivision servicing approval.

52. The Owner shall ensure all adequate pipe clearances are attained and any required easements are provided. All necessary approvals concerning the pipeline crossing are to be obtained from Imperial Oil. The sanitary routing shall not interfere with any proposed SWM facilities or the Imperial Oil Pipeline.

53. All sanitary sewers associated with this plan will be required to adhere to the provisions outlined in the Uplands North Area Plan Servicing Report – Final/ 2003 and conform to



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the requirements of the "Master Sanitary Servicing Plan Update -- 2003" (ie. the Servicing Concept Figures/Schemes).

54. The Owner shall not connect any weeping tile connections into the sanitary sewers within this plan.

**WATER:**

55. The Owner shall construct and connect the proposed watermains to serve this plan to a municipal water system, namely, to the existing high pressure municipal 300 mm (12") diameter high pressure water main on Sunningdale Road, east of Bluebell Road, to the satisfaction of the City Engineer.

In conjunction with the Design Studies submission, the Owner shall have his consulting engineer prepare and submit the following water servicing design information, all to the satisfaction of the City Engineer.

- i) A water servicing report which addresses the following:
  - a) Identify external water servicing requirements;
  - b) Confirm capacity requirements are met;
  - c) Identify need to the construction of external works;
  - d) Identify the effect of development on existing water infrastructure -- identify potential conflicts;
  - e) Water system area plan(s)
  - f) Water network analysis/hydraulic calculations for subdivision report;
  - g) Phasing report;
  - h) Oversizing of watermain, if necessary and any cost sharing agreements;
  - i) Water quality
  - j) Identify location of valves and hydrants.
- ii) Design calculations which demonstrate there is adequate water turnover to address water quality requirements for the watermain system or recommend the use of the following:
  - a) valving to shut off future connections which will not be used in the near term; and/or
  - b) automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner; and/or
  - c) make suitable arrangements with Water Operations for the maintenance of the system in the interim.

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

# The Owner shall construct the proposed watermains and connect them to serve this plan to a municipal water system, namely, to the existing 150 mm (6") diameter watermain on Jackpine Way and the 300 mm (12") diameter watermain on Canvas Way.

56. The Owner shall extend the existing 300 mm (12") high pressure main on Sunningdale Road East from it's current termination east of Bluebell Road to the easterly limit of this plan of subdivision and connect to the existing 300 mm on Sunningdale Road East, approximately 230 m west of Blackwater Road, at no cost to the City, to the satisfaction of the City Engineer.

57. The Owner shall provide "looping" of the water main system constructed for this subdivision prior to building on the 81<sup>st</sup> lot, all to the specifications of the City Engineer.

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~~The Owner shall have its professional engineer deliver confirmation to the City that the watermain has been looped to the satisfaction of the City Engineer.~~

~~In accordance with City standards or as otherwise required by the City Engineer, the Owner shall deliver confirmation that the watermain system has been looped to the satisfaction of the City Engineer when development of this plan of subdivision is proposed to proceed beyond 80 units.~~

58. ~~In conjunction with Design Studies submission, the Owner shall have its professional engineer provide a water servicing report which addresses the following:~~

~~i) identify external water servicing requirements;~~

~~ii) confirm capacity requirements are met;~~

~~iii) identify need for the construction of external works;~~

~~iv) identify the effect of development on existing water infrastructure/identify potential conflicts;~~

~~v) water system area plan(s);~~

~~vi) water network analysis/hydraulic calculations for subdivision report;~~

~~viii) phasing report; and~~

~~ix) oversizing of water main/cost sharing agreements.~~

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

60. The Owner shall obtain all necessary approvals from the City Engineer for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.

# ~~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.~~

**TRANSPORTATION:**

61. ~~The Owner shall not permit vehicular access from Block 23 to Sunningdale Road East, and all vehicular accesses to Block 23 shall be via Canvas Way.~~

62. ~~Access to Canvas Way from Block 23 shall be located and designed to ensure compatibility with the ultimate centreline elevation of this street and the gateway treatment that will be constructed near Sunningdale Road East.~~

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- ~~63. The location and design of the access serving Block 25 shall be directly opposite Bluebell Drive and to the satisfaction of the City Engineer.~~
64. Temporary turning circles for vehicles shall be provided to the City as required by the City Engineer, complete with any associated easements. When the temporary turning circle(s) are no longer needed, the City will quit claim the easements which are no longer required, at no cost to the City.
- ~~65. Blocks for 0.3 m (1') reserves will be required at the following locations:~~
- ~~i) east and west limits of Superior Drive – Blocks 40 & 41 as shown on plan;~~
  - ~~ii) west limit of Dauncey Drive – Block 42 as shown on the plan;~~
  - ~~iii) south limits of Block 23; and~~
  - ~~iv) east limit of Canvas Way – Block 39 as shown on plan.~~
- ~~66. The Owner shall dedicate 0.3 m reserve blocks along Sunningdale Road East.~~
67. The Owner shall direct all construction and building trades traffic associated with this draft plan of subdivision to utilize Sunningdale Road East or other routes as designated by the City Engineer.
- ~~68. Canvas Way from Sunningdale Road East to 45 metres (150') north is to have a minimum road pavement width (excluding gutters) of 11.0 metres (36.1') with a minimum road allowance of 28.0 metres (92') (to accommodate a future gateway treatment). The widened road on Canvas Way is to be equally aligned from the centerline of the road and tapered back to the 9.5 metres (31.2') of road pavement width (excluding gutters) and 21.5 metres (70') of road allowance width for this street with 30 metre (100') long tapers on both street lines.~~
- ~~69. In conjunction with Design Studies submission, the Owner's engineering consultant shall provide an estimate for cash in lieu of constructing the gateway on Canvas Way at the intersection of Sunningdale Road East, to the satisfaction of the City Engineer. Prior to registration, the Owner shall provide the accepted cash-in-lieu payment for construction of the Canvas Way gateway at such time as the gateway is reconstructed as part of the Sunningdale Road East reconstruction project.~~
- ~~70. The Owner shall construct a 1.5 metres (5') sidewalk on both sides of Superior Drive, Canvas Way and Dauncey Drive, the outside boulevard of Jackpine Way and Superior Dauncey Crescent, and the north boulevard of Dauncey Drive and Kleinburg Drive east of Canvas Way.~~
71. The Owner shall construct any of the sidewalks required as outlined in these conditions within a time-frame as directed by the City Engineer, upon determination by the City Engineer that these sidewalks are needed.

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~~72. The Owner shall construct, as an interim measure, a left turn auxiliary lane on Sunningdale Road East at Canvas Way with sufficient storage and taper to accommodate the traffic demand anticipated as a result of full build out of the Uplands North Planning Area. The left turn lane shall be constructed to the existing profile of Sunningdale Road East as approved by the City Engineer.~~

~~73. The Owner shall design and construct Canvas Way at its intersection with Sunningdale Road East to accommodate the ultimate reconstruction of Sunningdale Road East in future to its ultimate profile.~~

~~74. The Owner shall develop and grade Block 23 based on the ultimate profile of Sunningdale Road East.~~

~~75. If temporary measures are installed, the Owner shall remove those measures to the satisfaction of the City Engineer at no cost to the City.~~

~~76. The Owner shall provide a temporary working easement along the Sunningdale Road East frontage of Block 23 in order to allow for the reconstruction of Sunningdale Road East which shall be released by the City when it is no longer needed, at no cost to the City.~~

~~77. The Owner is required to submit a plan developed in the context of the road network established in the Official Plan, that identifies the traffic calming measures required along the secondary collector road network to discourage through traffic and excessive vehicle speeds.~~

~~However, in lieu of a traffic calming plan submitted by the Owner, the City Engineer is prepared to accept as a condition of draft approval, the following traffic calming measures:~~

~~i) a roundabout at the intersection of Superior Drive and Canvas Way;~~

~~ii) curb extensions along the south side of Superior Drive with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission;~~

~~iii) curb extensions along the west side of Canvas Way with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission; and~~

~~iv) reduced curb radii (5.0 metre) on the inbound approach to all local road intersecting Superior Drive and Canvas Way.~~

~~The Owner shall ensure the lots abutting the roundabout meets the minimum lot width required to accommodate driveways in accordance with the EESD Design Specifications and Requirements Manual (as amended). The Owner shall ensure that driveways are installed in locations that conform to the Design Specifications and Requirements Manual (as amended) for roundabouts. The owner shall install street lighting at this intersection to the satisfaction of the City Engineer.~~

~~These traffic calming measures selected for these locations are subject to the approval of the City Engineer and are to be designed and constructed to the satisfaction of the City Engineer.~~

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In conjunction with the Design Studies submission, the Owner shall have its professional engineer provide a conceptual design of the proposed traffic calming measures along Superior Drive and Canvas Way, including parking bays, curb extensions and other measures, to the satisfaction of the City.

# Prior to the issuance of any Certificates of Conditional Approval, the Owner shall construct roundabouts, including splitter islands, at the following intersections in accordance with the Design Specifications and Requirements Manual and to the satisfaction of the City Engineer:

i) Superior Drive and Canvas Way

The Owner shall ensure the lots abutting the roundabout meet the minimum lot width required to accommodate driveways in accordance with the EESD Design Specifications and Requirements Manual (as amended). The Owner shall ensure that driveways are installed in locations that conform to the Design Specifications and Requirements Manual (as amended) for roundabouts. The Owner shall install street lighting at this intersection to the satisfaction of the City.

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.

# The Owner shall install curb extensions on the south side of Superior Drive with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission, to the satisfaction of the City, at no cost to the City.

# The Owner shall install curb extensions on the west side of Canvas Way with the parking bay removed for utilities (fire hydrants) and for transit stop locations as defined by the London Transit Commission, to the satisfaction of the City, at no cost to the City.

# The Owner shall provide reduced curb radii (5.0 metre) on the inbound approach to all local roads intersecting Superior Drive and Canvas Way, to the satisfaction of the City, at no cost to the City.

78. At the time of registration of the plan, the Owner shall convey walkway Blocks 32, 33 and 34 and 45 to the City of London at no cost and these walkways shall be constructed in accordance City standards.

79. The Owner shall agree to incorporate into the Development Agreement for Block 25, a provision for future joint access with the lands to the west.

80. Prior to the issuance of a Certificate of Conditional Approval beyond 80 units, the Owner shall construct a second access for emergency vehicles to the satisfaction of the City Engineer and the City.

81. The Owner shall install, as an interim measure, traffic signals at the intersection of Sunningdale Road East at Canvas Way when determined warranted by the City Engineer, at no cost to the City.

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82. The Owner shall install intersection street lighting at the intersection of Sunningdale Road East at Canvas Way, to the satisfaction of the City Engineer.

83. All streets in the subdivision shall have centerline radii which conform to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions".

In conjunction with the Design Studies submission, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions", to the satisfaction of the City. Streets that do not meet the City standards may need to be revised.

84. The Owner shall construct Canvas Way and Superior Drive to secondary collector road standards to the satisfaction of the City Engineer.

85. Jackpine Way, Dauncey Drive and Kleinburg Drive shall have a minimum road pavement width (excluding gutters of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').

86. Superior Crescent shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').

Dauncey Crescent shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19.0 metres (62').

87. Dauncey Drive Crescent shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').

88. The Owner shall have its professional engineer verify that the ultimate profile of Sunningdale Road East and Canvas Way will not impact on the development of the SWM facility and final grades on Sunningdale Road East and Canvas Way will be compatible with grades and slopes in the SWM pond.

89. The Owner shall dedicate sufficient land to widen Sunningdale Road East to 18.0 metres (59.06') from the centerline of the original road allowance, or as may be determined by the EA.

90. The Owner shall dedicate 6.0 m x 6.0 m "daylighting triangles" at the intersection of Canvas Way with Sunningdale Road East in accordance with the Z-1 Zoning By-law, Section 4.24.

91. In the event that an emergency access is required for this subdivision, it shall be constructed to the satisfaction of the City Engineer this requirement will be subject to the specifications of the City Engineer with respect to all technical aspects, including adequacy of site lines, provision of channelization, adequacy of road geometries and structural design etc., to satisfaction of the City and City Engineer.

92. The area of all blocks, except street widenings and reserves, shall be shown on the plan to be registered.

93. The Owner shall establish and maintain a Traffic Management Plan (TMP), when directed by the City, in conformance with City guidelines and to the satisfaction of the

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City Engineer for any construction activity that will occur on existing public roadways needed to provide services for this plan of subdivision. The TMP is a construction scheduling tool intended to harmonize a construction project's physical requirements with the operational requirements of the City of London, the transportation needs of road users and access concerns of area property owners. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted and become a requirement of the subdivision servicing drawings for this plan of subdivision.

94. The Owner shall construct a temporary turning facility for vehicles at the following locations:

i) west limit of Dauncey Drive

ii) east limit of Superior Drive

to the specifications of the City Engineer.

95. The Owner shall have the common property line of Sunningdale Road East graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", or as otherwise approved by the City Engineer. The grading will be undertaken at no cost to the City.

Further, the grades to be taken as the ultimate centerline line grades on Sunningdale Road East are the future centerline of road grades as determined by the Owner's professional engineer and accepted by the City Engineer. From these, the Owner's professional engineer is to determine the elevations along the common property line which will blend with the reconstructed road.

# In conjunction with the Design Studies submission, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the City 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.

# All through intersection and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, unless otherwise approved by the City Engineer.

# 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 in this plan.

# The Owner shall install street lighting on all streets in this plan to the satisfaction of the City Engineer, at no cost to the City.

# Should any temporary turning circle exist on the abutting streets at the time this plan is registered, the Owner shall remove any existing temporary turning circles and restore the road including sidewalks to the satisfaction of the City, at no cost to the City.

If funds have been provided to the City by the Owner(s) of adjacent lands for the removal of the temporary turning circle(s) and the construction of this section of road(s) and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

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# 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.

**OTHER SERVICE ISSUES:**

- 96. The Owner in consultation with the LTC, shall indicate on the approved engineering drawings the possible 'Future Transit Stop Areas". The Owner shall install signage as the streets are constructed, indicating "Possible Future Transit Stop Area" in the approximate stop locations. The exact stop locations shall be field located as the adjacent sites are built, at which time the developer shall install a 1.5 metre wide concrete pad between the curb and the boulevard at the finalized stop locations.
- 97. The Owner shall not burn materials on site.
- 98. Prior to final approval of this Plan and subject to the satisfaction of the local School Boards, the Owner shall include in the subdivision agreement a suitable warning clause advising future purchasers of residential units that students may be accommodated in temporary or holding facilities and/or bused outside the neighbourhood for their education.
- ~~99. In conjunction with Design Studies submission, the Owner shall have a detailed geotechnical evaluation prepared by a geotechnical engineer to confirm the stable top-of-slope line for Block 25. The geotechnical engineer shall identify any necessary structural design considerations and determine the impact of the development of this plan on the bank's stability. The study shall be prepared to the satisfaction of the City and the Upper Thames River Conservation Authority.~~
- 100. The Subdivision Agreement shall contain warning clauses advising future residents of nearby agricultural operations and its potential impact on residential uses by owners.
- 101. The Owner shall incorporate elements in the design of Block 24 which mitigate impacts of area agricultural operation on future dwelling units.
- 102. The Owner agrees that 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, these deposits must be reported to the City Engineer/Chief Building Official immediately, and if required by the City Engineer/Chief Building Official, the Owner/contractor will, 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/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/Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer/Chief Building Official and at the expense of the Owner/contractor, 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



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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.

103. No sewers are to be constructed on easements or on lands designated for future use as a park or school without the necessary approvals from the Environmental Services Department and the appropriate school board of education where a school block is involved.
104. In conjunction with Design Studies submission, the Owner's professional geotechnical engineer shall ensure that all geotechnical issues related to slope stability are adequately addressed for the subject lands, all to the satisfaction and specifications of the City Engineer and the UTRCA.
105. In conjunction with Design Studies submission, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of the outlet sewers situated on private lands outside this plan, and to provide satisfactory easements over the sewers as necessary, all to the specifications of the City Engineer.
106. The Owner agrees that once construction of any private services, ie: water, storm or sanitary, to service the lots or blocks in this plan is completed and any proposed relotting of the plan is undertaken, all the previously installed services must be reconstructed in standard location, in accordance with the approved final lotting and approved revised servicing drawings, all to the specifications of the City Engineer and at no cost to the City.
107. 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) The unassumed services must be completed and Conditionally Accepted by the City;
  - ii) The subdivider must have a video inspection completed on all affected unassumed sewers;
108. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on contributing flows for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:
- i) commence upon completion of the Owner's service work connections to the existing unassumed services; and
  - ii) continue until the time of assumption of the affected services by the City.

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109. 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.
110. The Owner shall construct all municipal services for the subject lands at the sole expense of the Owner. The details of the services required will be established by the City Engineer after particulars of engineering design are provided by the Owner, in accordance with the policies and standards of the City prevailing at the time the Subdivision Agreement is approved by City Council. The provisions of all general by-laws, policies and guidelines, as amended from time to time, including those pertaining to development charges and other levies, shall continue to apply to the subject lands and shall not be affected by any subdivision requirements respecting services.
111. The Owner shall have its engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".
- ~~112. All claimable external works shall be identified as separate tender schedules listing items, quantities, plan locations of quantities (change "from Station to Station"), and unit costs within larger construction contracts.~~
- ~~113. Prior to the issuance of a Certificate of Conditional Approval for each construction stage of this subdivision, all servicing works for the stage must be completed and operational, all to the specifications and satisfaction of the City Engineer.~~
- ~~114. In the event that relotting of the plan is undertaken, the Owner shall relocate and construct services to standard location, all to the specifications and satisfaction of the City Engineer.~~
115. In the event the draft plan develops in phases, upon registration, upon registration of any phases of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
116. The Owner shall remove any temporary works when no longer required and restore the land, at no cost to the City, to the specifications and satisfaction of the City Engineer.
- ~~117. The Owner shall set aside Block 26 as a school site for a period of 3 years post registration of the plan.~~
- ~~Should the school site not be required by any School Board, the Owner is advised the City has no interest in acquiring it for park or recreational purposes.~~
118. The Owner shall implement the City's tree planting policy with respect to provision of trees for this subdivision, at no cost to the City.
- ~~# The Owner hereby agrees that, should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A - Record of Site Condition", as amended, including "Affidavit of~~

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Nancy McKee**

Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site. The City may require a copy of the report should there be City property adjacent to the contamination. Should the site be free of contamination, the geotechnical engineer shall provide certification to this effect to the City.

# 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.

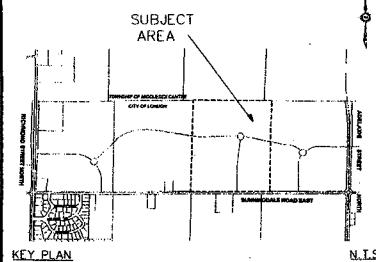
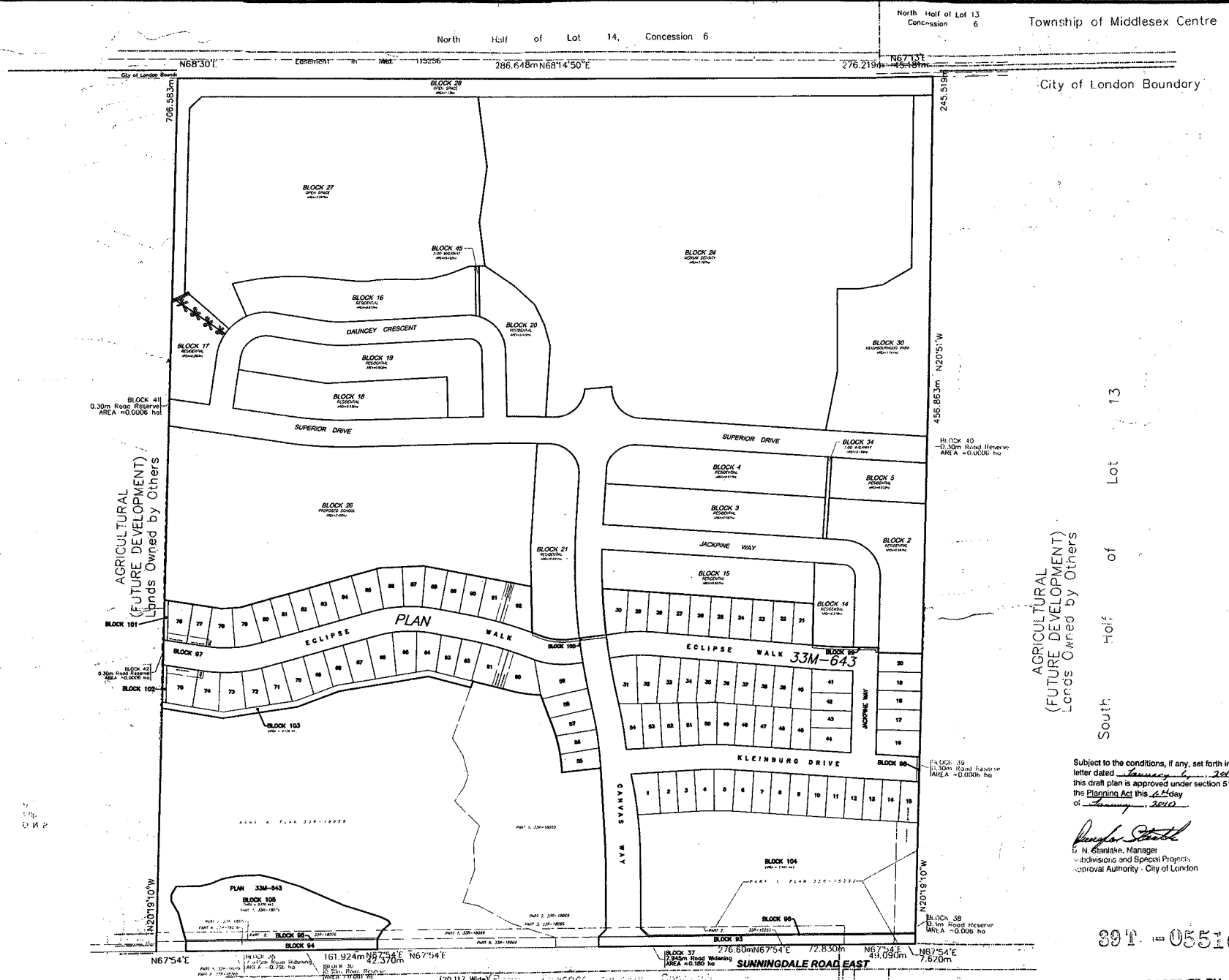
# If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.

# All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.

# 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.

# The Owner shall ensure that any building permits for residential dwellings adjacent to the Sun-Canadian pipeline easement shall be located a minimum of 20 metres from the pipeline, to the satisfaction of the City. This is in accordance with the "Guidelines for Development in the Vicinity of Pipeline Facilities" as issued by the Technical Standards & Safety Authority (TSSA) Fuel Safety Division (August 1998).

# The Owner shall construct a 1.8 m (6ft) high fence adjacent to the limit of the Sun-Canadian pipeline easement adjacent to dwellings, to the satisfaction of the City.



DRAFT PLAN OF SUBDIVISION OF SOUTH HALF LOT 14 CONCESSION 6 (GEOGRAPHIC TOWNSHIP OF LONDON) IN THE CITY OF LONDON COUNTY OF MIDDLESEX

SCALE: 1:1500m  
100m 50 25 10m 0 75m

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AS SHOWN ON THIS PLAN AND THEIR RELATIONSHIP TO ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN.

Macek 27,200 B  
London, Ontario  
John C. E. Matthews  
Ontario Land Surveyor

**OWNER'S CERTIFICATE**  
I HEREBY AUTHORIZE THE SUBMISSION OF THIS PLAN IN DRAFT FORM.

Macek 27,200 B  
London, Ontario  
2047790 Ontario Inc.  
Bernard Zoltner  
I HAVE THE AUTHORITY TO BIND THE CORPORATION

- ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**
- (a) AS SHOWN
  - (b) AS SHOWN
  - (c) AS SHOWN
  - (d) AS SHOWN
  - (e) AS SHOWN
  - (f) AS SHOWN
  - (g) AS SHOWN
  - (h) PIPED WATER
  - (i) CLAY LOAM
  - (j) AS SHOWN
  - (k) FULL MUNICIPAL
  - (l) AS SHOWN

Subject to the conditions, if any, set forth in our letter dated January 2, 2008, this draft plan is approved under section 51 of the Planning Act this 24 day of January, 2008.

*Douglas Strath*  
N. Stanlake, Manager  
Subdivisions and Special Projects  
Approval Authority - City of London

391-05510

RECEIVED BY  
MAR 27 2008  
CITY OF LONDON  
PLANNING DIVISION

FILE COPY

Subject to the conditions, if any, set forth in our letter dated Jan 2 day of Jan, 2008, this draft plan is approved under Section 51 of the Planning Act, this 24 day of Jan, 2008.

*Douglas Strath*  
N. Stanlake, Manager  
Subdivisions and Special Projects  
Approval Authority - City of London

No.	DATE	DESCRIPTION	BY
9	Mar 24/08	Revisions as per City of London	TJS
8	Jan 31/08	Revisions to original plan, redline additions	TJS
7	Oct 25/07	add street names as per C of L	AP
6	July 19/07	revise as per C of L red lines	AP
5	Mar 09/07	revise overall lotting - create residential blocks	AP
4	Apr 28/05	revise lotting to residential blocks for future part lot control	AP
3	Apr 13/05	revise Blk's 258,259,261, SWM streets L/P & lotting	AP
2	Oct 27/04	revise plan, streets as per C of L greenline comments	AP
1	Sept 14/04	create Block 245, medium density residential	AP

URBAN PROPERTY SERVICES (LONDON) INC.  
1135 ADELAIDE STREET NORTH  
LONDON, ONT.  
TELEPHONE (519) 673-1730  
FAX (519) 438-7564

DESIGNED BY: TJS CHECKED BY: JWS  
DRAWN BY: TJS DATE: Mar 24, 2008 CAD: Powell\_Redline