

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: George Kotsifas, P. Eng.
Deputy City Manager, Planning and Economic Development

Subject: Application by: Auburn Developments Inc.
1284 Sunningdale Road West
Request for Extension of Draft Plan Approval (39T-04510)

Meeting on: August 30, 2021

Recommendation

That, on the recommendation of the Director, Planning and Development, based on the application of Auburn Developments Inc. relating to the property located at 1284 Sunningdale Road West, the Approval Authority **BE REQUESTED** to approve a three (3) year extension to Draft Plan Approval for the residential plan of subdivision File No. 39T-04510, **SUBJECT TO** the revised conditions contained in the attached Schedule "A" 39T-04510.

Executive Summary

Purpose and the Effect of Recommended Action

The purpose and effect of the recommended action is to consider a three (3) year extension to Draft Approval for the remaining phases within the residential plan of subdivision File No. 39T-04510.

Rationale of Recommended Action

1. The requested three (3) year extension of Draft Plan Approval is reasonable, and should allow the applicant sufficient time to satisfy revised conditions of draft approval towards the registration of this plan.
2. The land use pattern and road alignments in this subdivision comprise an integral part of the overall subdivision, and supports connectivity with adjacent future development lands. Therefore, an extension 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 Property Description

The subject lands are located in the northwest quadrant of the City and are included in the Foxhollow Community Plan. The lands are on the south side of Sunningdale Road West, and north of Heard Drain. The lands which are included in the requested extension of draft plan approval include Phase 3C centrally located around a woodlot in the subdivision; low density residential blocks within Phase 4 on the north side the Heard Drain; and medium density residential blocks on the south side of Sunningdale Road West.

1.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods Place Type, Green Space
- 1989 Official Plan Designation – Low Density Residential, Multi-Family Medium Density Residential
- Existing Zoning – h*h-100*R1-5/R1-3/R4-6(14), OS1, h*h-54*h-71*h-95*h-100*R1-1/R4-6(14)/R6-5/R7/R8/H15*D75

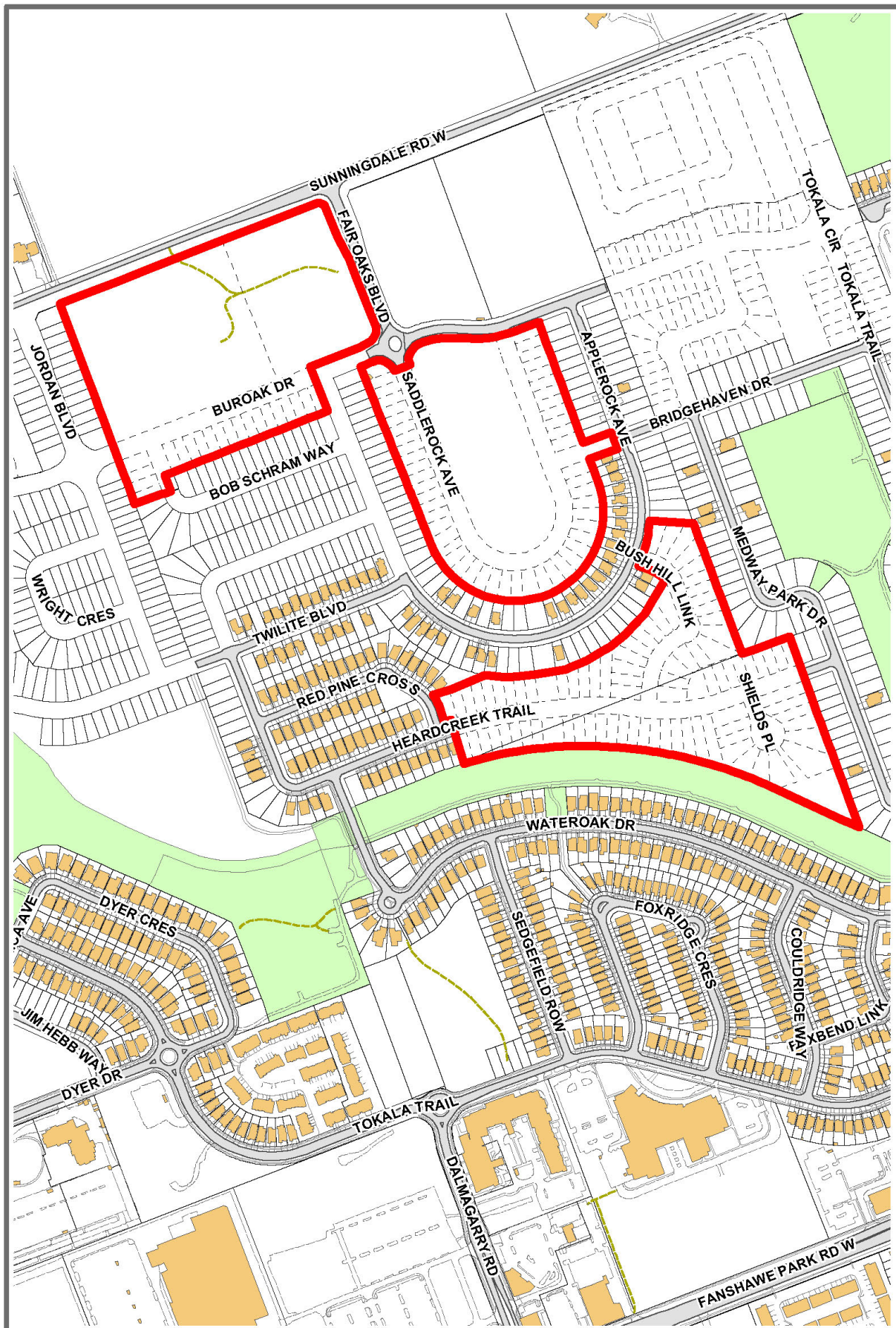
1.3 Site Characteristics

- Current Land Use – Vacant, woodland
- Frontage – approx. 328m on Sunningdale Road. (Civic Boulevard), approx. 220m on Buroak Dr. (Neighbourhood Connector), and 20m Heardcreek Trail, Applerock Avenue, Medway Park Drive and Bob Schram Way (Neighbourhood Streets)
- Area – approx. 20.45 ha
- Shape – Irregular

1.4 Surrounding Land Uses

- East – existing and future residential
- South – Heard Drain, open space, existing residential
- West – existing and future residential
- North - farmland

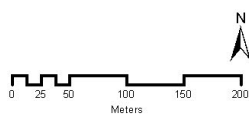
1.5 Location Map



LOCATION MAP


Subject Site: 39T-04510
File Number: 39T-04510
Planner: Michael Clark
Date: 17/06/2021

Corporation of the City of London
Prepared By: Planning and Development

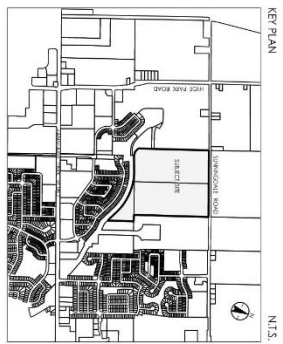
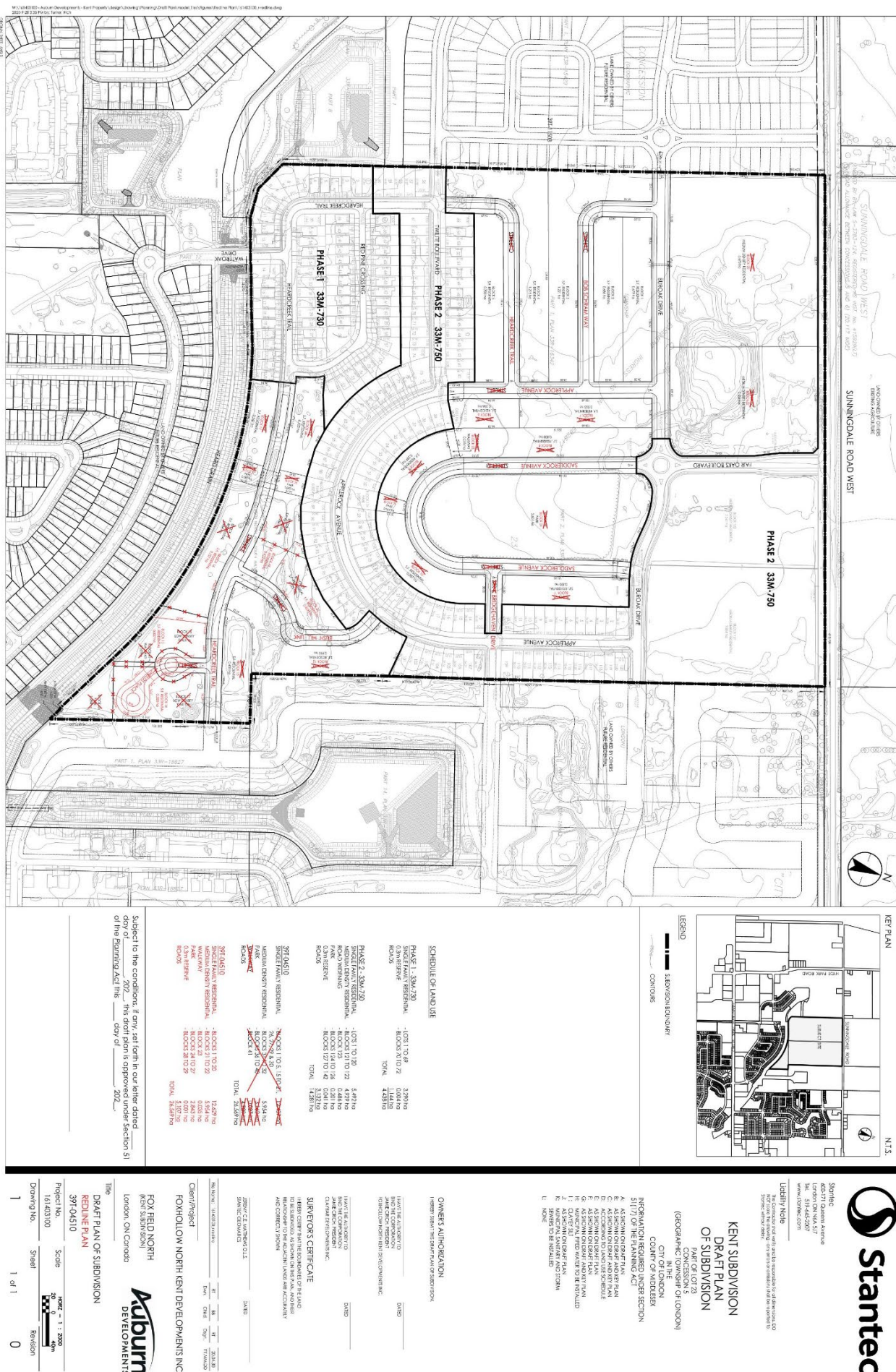


Scale 1:5250

Legend

-  Subject Site
-  Buildings
-  Parks
-  Draft Approved Subdivisions

1.6 Draft Approved Subdivision



LEGEND
 SUBDIVISION BOUNDARY
 CONTOURS

SCHEDULE OF LAND USE

PHASE 1 - 33M-730	PHASE 2 - 33M-750
SINGLE FAMILY RESIDENTIAL	1 LOT TO #8
ROADS	1 LOT TO #2
TOTAL	14,810 sq
PHASE 2 - 33M-750	
SINGLE FAMILY RESIDENTIAL	1 LOT TO #2
ROADS	1 LOT TO #2
TOTAL	14,810 sq

39T DATED
 STREET FAMIL RESIDENTIAL
 MEDIAL DENSITY RESIDENTIAL
 PARK
 ROAD

39T DATED
 STREET FAMIL RESIDENTIAL
 MEDIAL DENSITY RESIDENTIAL
 PARK
 ROAD

Subject to the conditions, if any, set forth in our letter dated day of _____, 2022. This draft plan is approved under section 51 of the Planning Act (the "Act") of _____, 2022.



Stantec
 5017 Yonge Street
 Suite 1000
 Toronto, Ontario M2N 6L7
 Canada
 Tel: 416-467-9900
 Fax: 416-467-9901
 www.stantec.com

Liability Note
 The Consultant shall not be liable for any errors or omissions in this report to the extent that such errors or omissions are caused by information provided to the Consultant by the Client or any other third party.

KENT SUBDIVISION
 DRAFT PLAN
 OF SUBDIVISION
 PART OF LOT 73
 CONCESSION 5
 (GEOGRAPHIC) IN THE
 CITY OF LONDON
 COUNTY OF MIDDLESEX

INFORMATION REQUIRED UNDER SECTION 51 OF THE PLANNING ACT
 A. ASSIGNMENT OF SHEET PLAN
 B. ASSIGNMENT OF SHEET AND SHEET PLAN
 C. ASSIGNMENT OF SHEET AND SHEET PLAN
 D. ASSIGNMENT OF SHEET AND SHEET PLAN
 E. ASSIGNMENT OF SHEET AND SHEET PLAN
 F. ASSIGNMENT OF SHEET AND SHEET PLAN
 G. ASSIGNMENT OF SHEET AND SHEET PLAN
 H. ASSIGNMENT OF SHEET AND SHEET PLAN
 I. CLUSTER
 J. CLUSTER
 K. CLUSTER
 L. CLUSTER
 M. CLUSTER
 N. CLUSTER
 O. CLUSTER
 P. CLUSTER
 Q. CLUSTER
 R. CLUSTER
 S. CLUSTER
 T. CLUSTER
 U. CLUSTER
 V. CLUSTER
 W. CLUSTER
 X. CLUSTER
 Y. CLUSTER
 Z. CLUSTER

OWNER'S AUTHORIZATION
 I HEREBY AUTHORIZE THE DRAFT PLAN OF SUBDIVISION
 HEREIN TO BE PREPARED BY THE CONSULTANT
 AND TO BE USED FOR THE PURPOSES SET FORTH
 HEREIN.

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

DATE: _____
 NAME: _____
 POSITION: _____
 SIGNATURE: _____

Note: Phase 3A (33M-784) and Phase 3B (33M-793) have been registered since this plan was prepared.

Project No. 161493100
 Scale 1:1,000
 Drawing No. 39T-04510
 Revision 0

Client/Project
 FOXHOLLOW NORTH KENT DEVELOPMENTS INC.
 FOX FIELD NORTH
 KENT SUBDIVISION
 London, ON Canada

DRAFT PLAN OF SUBDIVISION
 REDLINE PLAN
 39T-04510
 Scale 1:1,000
 Project No. 161493100
 Drawing No. 39T-04510
 Revision 0

THE
 DRAFT PLAN OF SUBDIVISION
 REDLINE PLAN
 39T-04510
 Scale 1:1,000
 Project No. 161493100
 Drawing No. 39T-04510
 Revision 0

1 of 1 0

2.0 Discussion and Considerations

2.1 Previous Reports Related to this Matter

February 1999 - Report to Planning Committee to recommend approval of Foxhollow Community Plan (O-5604)

December 2008 - Report to Planning Committee to recommend approval of the draft plan of subdivision and associated zoning by-law amendments (39T-04510 / Z-6824)

July 20, 2009 - Report to Planning Committee to recommend a revised draft plan of subdivision and associated zoning by-law amendments (39T-04510 / Z-6824)

February 19, 2019 - Report to Planning and Environment Committee to recommend a 3 year extension of draft plan approval until April 21, 2022 (39T-04510)

November 30, 2020 - Report to Planning and Environment Committee to revise Draft Plan of Subdivision and zoning by-law amendments to permit additional uses, including street townhouse dwellings on the lands fronting the south side of Buroak Drive (39T-04510 / Z-9216).

May 10, 2021 - Report to Planning and Environment Committee on Special Provisions for the Subdivision Agreement for Phase 3C (39T-04510-3C).

2.2 Planning History

The application for Draft Plan of Subdivision Approval was originally accepted on November 17, 2004. After a number of modified versions of the plan it was approved by the Approval Authority on October 14, 2009.

A three-year extension to the approval of the Draft Plan of Subdivision was first granted by City of London Approval Authority on October 12, 2012. On September 10, 2018 a six (6) month emergency extension was granted by the Approval Authority. On March 31, 2016, a three-year extension and revision to the approval of the Draft Plan of Subdivision was granted by City of London Approval Authority.

Another draft plan approval three-year extension was granted by City of London Approval Authority on March 11, 2019. The draft approval lapse date is currently April 14, 2022. On April 18, 2021 the City of London Approval Authority approved red-lined revisions to the draft plan of subdivision.

The Phases 1 & 2 of this subdivision have been registered (33M-703). The third phase was broken into three subphases and Phase 3A was registered on June 2nd, 2020 as 33M-784 and Phase 3B was registered on December 17, 2020 as 33M-793. On May 25, 2021 Council approved the Special Provisions for Phase 3C of the Draft Plan of Subdivision which is expected to be registered shortly.

2.3 Requested Action

This request is for a three (3) year extension of Draft Approval for the Kent Draft Plan of Subdivision. The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards and to address engineering issues. The amendments to the conditions of draft approval are shown as strikeouts (deletions) and bold italic lettering (additions) on the attached Appendix. If granted, the new draft approval lapse date would be September 14, 2024.

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).

2.4 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.

2.5 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 lowrise apartments, as the main uses. The “Green Space” Place Type has also been applied to a portion of the subject lands to recognize the presence of significant natural heritage features. 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.

(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.

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

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. All conditions have been modified to reflect the recent reorganization and the new titles for the ‘City Engineer’ and ‘Director, Development and Compliance Division’, and other positions.
2. Condition 2 is updated to reflect the new lapse date of September 14, 2024.
3. Conditions 20, 21, 28, 69, 70, 71, 73 can be deleted as they are standard

conditions in a Subdivision Agreement.

4. Standard draft plan conditions regarding sanitary servicing are added to address the recent rezoning on the subject lands to permit additional medium density residential uses.
5. Conditions 23, 29, 65, 66, 72, 74, and 82 are substantively the same as those of the previous draft approval with some consolidation, minor tweaking and wording modifications.
6. A standard draft plan condition has been added 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 for the subject lands.
7. A standard draft plan condition has been added to address the servicing requirements of development blocks in the draft plan.
8. Conditions 34, 37, 40, 47, 48, 50, 55, 58, and 83 are being modified to reflect the current block numbering and street names, and remove references to previously registered phases.
9. Standard draft plan conditions regarding barrier curbs, compliance with City standards, the City's Complete Streets Manual, and existing easements are added to reflect the City's current standard practices.

Conclusion

It is appropriate to approve 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-04510.

Prepared by: Michael Clark, MA
Planner, Planning and Development (Subdivisions)

Reviewed by: Bruce Page, RPP
Manager, Planning and Development (Subdivisions)

Recommended by: Gregg Barrett, RPP, PLE
Director, Planning and Development

Submitted by: George Kotsifas, P. Eng.
Deputy City Manager,
Planning and Economic Development

cc: Matt Feldberg, Manager, Planning and Development (Subdivisions)
cc: Bruce Page, Manager, Planning and Development (Subdivisions)
cc: Peter Kavcic, Manager, Planning and Development (Subdivisions)
cc: Michael Pease, Manager, Planning and Development (Site Plan)

BP/mc

Schedule "A" – 39T-04510

The Corporation of the City of London's conditions and amendments to final approval for the registration of this subdivision, file number 39T-04510 are as follows:

Deleted, Revised, or New Condition #

No.	Conditions
1)	This draft approval applies to the draft plan submitted by Auburn Developments Inc., prepared by Stantec Consulting Inc., certified by Jeremy C. E. Matthews (Drawing No. DP2, dated March 31, 2009), as redline revised which shows 30 low density residential blocks, three (3) medium density residential blocks, three (3) park blocks, one (1) SWM Block, walkway blocks and various reserve blocks served by two (2) new collector roads and ten (10) new local streets.
2)	This approval of the draft plan applies until April 14, 2022 September 14, 2024 , 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 addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
5)	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.
6)	Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
7)	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.
8)	The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies.
9)	In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications (eg. 0.3 metre reserve blocks) as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City Engineer–Deputy City Manager, Environment and Infrastructure or designate , at no cost to the City.
10)	Phasing of this subdivision (if any) shall be to the satisfaction of the General Manager of Planning and Development–Deputy City Manager, Planning and Economic Development and the City Engineer–Deputy City Manager, Environment and Infrastructure or designates . If phasing is to occur, a Phasing plan must be submitted by the Owner as part of the Design Studies Submission.
11)	Prior to the issuance of any Certificate of Conditional Approval, any remedial or other works as recommended in the accepted hydro geological report shall be implemented by the Owner, to the satisfaction of the City, at no cost to the City.
12)	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.
13)	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~~ **Deputy City Manager, Environment and Infrastructure or designate**.

- 14) 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.
- 15) 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.
- 16) For the purpose of satisfying any of the conditions of draft approval herein contained, the Owner shall file, with the City, complete submissions consisting of all required studies, reports, data, information or detailed engineering drawings, all to the satisfaction of the ~~Director, Development and Compliance Division~~ **Deputy City Manager, Planning and Development** and the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designates**. The Owner acknowledges that, in the event that a submission does not include the complete information required by the ~~Director, Development and Compliance Division~~ **Deputy City Manager, Planning and Development** and the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designates**, such submission will be returned to the Owner without detailed review by the City.
- 17) Prior to final approval for the registration of the subdivision the Approval Authority, is to be advised in writing by the City that all financial obligations/encumbrances on the said lands have been paid in full, including property taxes and local improvement charges.

Sanitary

- 18) The Owner shall install municipal sanitary servicing to the limits of their property, to the satisfaction of the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**, in order to provide for the servicing of external parcels of land adjacent to their draft plan and within the community plan.
- 19) In accordance with City standards or as otherwise required by the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**, the Owner shall complete the following for the provision of sanitary services for this draft plan of subdivision:
 - i) Construct sanitary sewers to serve this Plan and connect them to the existing municipal sewer system, namely, the 200 mm diameter sanitary sewer located on Buroak Drive, 200 mm diameter sanitary sewer on Twilite Boulevard, 200 mm diameter sanitary sewer on Applerock Avenue, 200 mm diameter sanitary sewer on Bridge Haven Drive, 200 mm diameter sanitary sewer on Heardcreek Trail and the 250 mm diameter sanitary sewer on Applerock Avenue, as per the accepted engineering drawings.
 - ii) 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~~.
- ~~20) Prior to registration of this plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.~~

~~Failure to register the plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect~~

~~into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.~~

~~21) In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:~~

- ~~i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;~~
- ~~ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;~~
- ~~iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and~~
- ~~iv) Implementing any additional measures recommended through the Design Studies stage.~~

In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer prepare and submit a Sanitary Servicing Report to include a sanitary drainage area plan, and design sheet, that includes the sanitary sewer routing and the external areas to be serviced, to the satisfaction of the Deputy City Manager, Environment and Infrastructure or designate.

In conjunction with the submission of engineering drawings, the Owner shall submit revised sewer design sheets and area plans as part of the future upstream phase to capture changes made within this Plan. It is noted the NW corner of the subdivision (street including Bob Schram Way) appears to part of a future Phase. It is noted there was a proposed change to the population of this phase (Ext Area 4 on the accepted design sheet) with a new proposed population of 1,323. Please confirm the final population of this area.

SWM

22) 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~~ **Deputy City Manager, Environment and Infrastructure or designate**, all storm/drainage and SWM related works to serve this plan must be constructed and operational in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the City;
- ii) 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
- iv) 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~~ **Deputy City Manager, Environment and Infrastructure or designate**.

23) The subdivision to which this draft approval relate shall be 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.

~~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.~~

- 24) In accordance with City standards or as otherwise required by the **City Engineer Deputy City Manager, Environment and Infrastructure or designate**, the Owner shall complete the following for the provision of stormwater management (SWM) and stormwater services for this draft plan of subdivision:
- i) Construct storm sewers to serve this plan, located within the Medway Creek Subwatershed, and connect them to the existing municipal sewer system, namely, the 600 mm diameter storm sewer on Heardcreek Trail, the 1500 mm diameter storm sewer on Applerock Avenue, the 1800 mm diameter storm sewer on Bridge Haven Drive, the 450 mm diameter storm sewer on Twilite Boulevard, the 750 mm diameter storm sewer on Applerock Avenue, the 900 mm diameter storm sewer on Buroak Avenue and the 375 mm diameter storm sewer on Fair Oaks Boulevard, as per the accepted engineering drawings;
 - ii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - iii) Grade and drain the south boundary of blocks in this plan to blend in with the abutting Heard Drain, at no cost to the City;
 - iv) Construct and implement erosion and sediment control measures as accepted in the Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation for these lands and the Owner shall correct any deficiencies of the erosion and sediment control measures forthwith; and
 - v) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
- 25) The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater Systems.
- 26) All lots/blocks abutting Open Space blocks used primarily for stormwater management facilities and or conveyance systems shall be monumented as per City standards and to the satisfaction of the **City Engineer Deputy City Manager, Environment and Infrastructure or designate**. Further, the subdivision agreement shall include a clause that should the property owner desire to construct a fence at the interface (on the property line) with the Open Space SWM blocks, fencing shall be in accordance with current City park standards (SPO 4.8) or approved alternate at no cost to City.

In conjunction with the first submission of engineering drawings, 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) Developing a sediment and erosion control plan(s) that will identify all required sediment and erosion control measures for the subject lands in accordance with City of London and Ministry of the Environment, Conservation and Parks standards and requirements, all to the satisfaction of the City. The sediment and erosion control plan(s) shall identify all interim and long term measures 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 Ministry of the Environment, Conservation and Parks requirements.**

Water Mains:

- 27) In accordance with City standards or as otherwise required by the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve this Plan and connect them to the existing municipal system, namely, the 200 mm diameter watermain on Applerock Avenue, the 200 mm diameter watermain on Heardcreek Trail, the 200 mm diameter watermain on Buroak Drive, the 200 mm diameter watermain on Fair Oaks Boulevard and 250 mm diameter watermain on Twilite Boulevard, as per accepted engineering drawings, satisfactory to the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**. This draft plan of subdivision shall be serviced from the Hyde Park Water Pumping Station;
 - ii) Deliver confirmation that the watermain system has been looped to the satisfaction of the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate** when development is proposed to proceed beyond 80 units; and
- ~~28) The Owner shall install temporary automatic flushing devices at all dead ends to ensure that water quality is maintained during build out of the subdivision. They are to remain in place until there is sufficient occupancy use to maintain water quality without their use. The location of the temporary automatic flushing devices as well as their flow settings are to be shown on engineering drawings. The auto flushing devices and meters are to be installed and commissioned prior to the issuance of a Certificate of Conditional Approval. The Owner is responsible to meter and pay billed cost of the discharged water from the time of their installation until their removal. Any incidental and/or ongoing maintenance of the auto flushing devices is/are the responsibility of the Owner.~~
- 29) ***In conjunction with the first submission of engineering drawings*** ~~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~~ **Deputy City Manager, Environment and Infrastructure or designate**, at no cost to the City.
- ## The Owner shall obtain all necessary approvals from the Deputy City Manager, Environment and Infrastructure or designate for the servicing of Blocks in this Plan of Subdivision prior to the installation of any water services to or within these Blocks.**

Streets, Transportation & Surveys

- 30) The Owner shall construct all roads shown in this plan of subdivision such that alignments match joining roads outside this plan.
- 31) The Owner shall construct a cul-de-sac on Shields Place in accordance with City of London Standard DWG. SR-5.0. The Owner shall provide a raised circular centre island (R=8.25m) within the cul-de-sac or as otherwise directed by the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**.
- 32) The Owner shall provide a minimum of 5.5 metres (18') along the curb line between the projected property lines of irregular shaped lots around the bends and/or around the cul-de-sacs on Shields Place and Bush Hill Link.
- 33) The Owner shall limit the bulge in the curb line on Bush Hill Link to only a maximum offset from the standard radius required to achieve the minimum curb distance for driveways, as approved by the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**. Further, the bulge in the street line is only to be to the extent required to achieve the minimum frontage for the abutting lots.
- 34) The Owner shall have it's professional engineer design and construct the roadworks in accordance with the following road widths:
- i) Buroak Drive have a minimum road pavement with (excluding gutters) of 9.5

metres (31.2') with a minimum road allowance of 21.5 metres (70').

- ii) Heardcreek Trail **(from east limit of Plan 33M-730 to east limit of plan), Applerock Avenue Saddlerock Avenue and Bridgehaven Drive** have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20 metres (66').
 - iii) Bob Schram Way, Heardcreek Trail and Bush Hill Link have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62').
 - iv) Shields Place have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
- 35) The Owner shall construct Buroak Drive to secondary collector road standards as identified in the Official Plan, to the satisfaction of the City.
- 36) The Owner shall construct a 1.5 metre (5') sidewalk on both sides of the following streets:
- i) Buroak Drive
- 37) The Owner shall construct a 1.5 (5') sidewalk on one side of the following streets:
- i) Bob Schram Way – outside (south and west) boulevard
 - ~~ii) Heardcreek Trail – outside boulevard~~
 - iii) Heardcreek Trail – south boulevard
 - iv) Shields Place – west boulevard to walkway
 - # Saddlerock Avenue – outside boulevard**
 - # Bridgehaven Drive – south boulevard**
 - ~~v) Applerock Avenue – outside boulevard~~
- 38) The Owner shall ensure that the pedestrian walkways are constructed to the “City Standard for Pedestrian Walkways”, including lighting if necessary, in accordance with City requirements and standards.
- 39) Prior to any work on the site the Owner shall install signage advising construction traffic that loads on Sunningdale Road West are restricted to a maximum weight of five (5) tonnes per axle for any vehicle traveling on this road during the period March 1 to April 30, inclusive, in any year.
- 40) The Owner shall construct a raised intersection at the following locations, all to the satisfaction of the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**:
- i) Saddlerock Avenue at the intersections of Bridge Haven Drive.
 - ~~ii) Applerock Avenue at the intersections of Bob Schram Way.~~
- 41) The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Sunningdale Road West or other routes as designated by the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**.
- 42) Should lands to the east not be developed, the Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:
- i) Heardcreek Trail – east limit

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

- 43) The Owner shall remove all other existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
- 44) 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.
- 45) 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.
- 46) The Owner shall ensure all streets with bends of approximately 90 degrees shall have a minimum inside street line radius with the following standard:

Road Allowance	S/L Radius
20.0 m	9.0 m
19.0 m	9.5 m
18.0 m	10.0 m

- 47) The Owner shall construct Heardcreek Trail ~~Street 'F'~~ at the eastern boundary of the subject property in alignment with the proposed road to the east as shown in the proposed draft plan of subdivision 39T-05512.
- 48) The Owner shall construct Buroak Drive ~~Street 'B'~~ at the western boundary of the subject property in alignment with the proposed secondary collector road to the west as shown in the proposed draft plan of subdivision 39T-11503.
- 49) Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.
- 50) The Owner shall ~~be required to~~ make minor boulevard improvements on Sunningdale Road West adjacent to this Plan, to the specifications of the City and at no cost to the City, consisting of clean-up, grading and sodding as necessary.
- 51) The Owner shall construct raised cross-walks on Heardcreek Trail at the midpoint of Block 39 and Block 38, and on Saddlerock Avenue at the midpoint of Block 37 and Block 36, and on Saddlerock Avenue at the midpoint of the redlined Park Block and Block 36, as per the accepted engineering drawings, to the satisfaction of the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**.

Planning

- 52) Within one (1) year of registration of the plan of subdivision, the owner shall fence all lots/blocks abutting park blocks with 1.5meter high chain link fence in accordance with current City park standards (SPO 4.8) or approved alternate. Fencing shall be completed to the satisfaction of the City.
- 53) All park blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the Open Space limits to the satisfaction of the City.
- 54) No grading shall occur within proposed park blocks except where determined to be appropriate by the City.
- 55) The Owner shall convey Block ~~36, 37, 38, 39 and 40~~ **24, 25, 26 and 27** as indicated on the attached draft plan for park purposes to satisfy the parkland dedication requirements.
- 56) Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners adjacent to the open space, and education package which

explains the stewardship of natural area, the value of existing tree cover, and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of the City.

- 57) As part of the Design Studies submission, the Owner shall have a Tree Preservation Report and Plan prepared for lands within the proposed draft plan of subdivision. Tree preservation shall be established prior to grading/servicing design to accommodate maximum tree preservation. The Tree Preservation Report and Plan shall focus on the preservation of quality specimen trees within Lots and Blocks and shall be completed in accordance with the current City of London Guidelines for the preparation of Tree Preservation Reports and Tree Preservation Plans to the satisfaction of the ~~Director, Development and Compliance Division~~ **Deputy City Manager, Planning and Development or designate**. The Owner shall incorporate the approved Tree Preservation Plan on the accepted grading plans.
- 58) As part of the Design Studies submission, the Owner shall submit for approval a concept park plan for Blocks ~~37, 38 and 39~~ **25, 26 and 27** delineating the multi-use pathway alignment, roadway and park treatments for the intersection of the pathway blocks and ~~Streets "L" and "F"~~ **Heardcreek Trail** and roadway crossing treatments for ~~Streets "L" and "F"~~ **Heardcreek Trail**.

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

- 59) As part of the Design submission, the Owner shall submit a plan to the Approval Authority proposing the lotting pattern for all residential Blocks, which shall be consistent with the approved zoning for these blocks and acceptable to the City. The proposed block lotting plan shall be reviewed and accepted with respect to City services, road geometries, easements requirements, minimum centerline radii of curvature of roads in subdivisions, etc., to the satisfaction of the City. The accepted lotting pattern shall be reflected on the final registered plan.
- 60) Within one (1) year of registration of the plan, the Owner shall prepare and deliver to all homeowners an education package which advises potential purchasers of the ongoing agricultural activities occurring in the vicinity. The educational package shall be prepared to the satisfaction of the City.
- 61) The Owner shall obtain all necessary permits from the UTRCA prior to the commencement of any soil disturbance within the regulated area under the jurisdiction of the UTRCA.
- 62) The Owner shall register on title and include in all Purchase and Sale or Lease Agreements the requirement that the homes to be designed and constructed on all corner lots including lots flanking the park corridor blocks in this Plan, are to have design features, such as but not limited to porches, windows or other architectural amenities that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard. Further, the owner shall obtain approval of their proposed design from the City prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.

General Conditions

- 63) 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.
- 64) Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works the sewers as necessary, all to the specifications and satisfaction of the ~~City Engineer~~ **Deputy City Manager, Environment and Infrastructure or designate**, at no cost to the City.
- 65) **Once construction of any private services, i.e.: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed re-lotting 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 Deputy City Manager, Environment and Infrastructure or designate and at no cost to the City.

~~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.~~

- 66) The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision ***as per the accepted engineering drawings***, at no cost to the City, all to the specifications and satisfaction of the ~~City Engineer~~ ***Deputy City Manager, Environment and Infrastructure or designate***.
- 67) In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the plan.
- 68) The Owner shall have the common property line of Sunningdale Road West graded in accordance with the accepted engineering drawings, at no cost to the City.
- ~~69) 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.~~

- ~~70) The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities, to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City Engineer, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties, shall:~~
- ~~i) commence upon completion of the Owner's service work connections to the existing unassumed services; and~~
 - ~~ii) continue until the time of assumption of the affected services by the City.~~
- ~~71) 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.~~
- 72) ***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.~~

~~73) 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.~~

74) Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its professional engineer notify new and 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 along with any remedial works prior to assumption, all in accordance with Council policy for "Guidelines for Notification to Public for Major Construction Projects".

~~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".~~

75) The Owner shall not commence construction or installations of any services including clearing or servicing of lands with this plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (eg. Ministry of the Environment Certificates; City/Ministry/Government permits: Approved Works, water connection, water-taking, crown Land, navigable waterways; approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of Environment, City; etc.)

76) 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-Deputy City Manager, Environment and Infrastructure or designate**, at no cost to the City.

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

78) 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-Deputy City Manager, Environment and Infrastructure or designate**.

79) 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.

80) 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.

81) Prior to the acceptance of engineering drawings 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.

- 82) ***In conjunction with the engineering drawings submission, the Owner shall have its 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 contaminants 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. 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.~~

- 83) In the event this plan develops prior to ~~Plan 39T-05511 and~~ Plan 39T-05512, to the east, the Owner shall make all necessary arrangements to construct adequate municipal services, grading, drainage and accesses over the external lands, to develop this plan, all to the satisfaction of the ***City Engineer Deputy City Manager, Environment and Infrastructure or designate***, at no cost to the City.
- 84) The Owner shall incorporate the accepted recommendations of the various accepted servicing reports/studies (eg. sanitary servicing design, storm and SWM design, water servicing, transportation requirements, hydrogeological, geotechnical, etc.) in the accepted engineering drawings to address all servicing issues, to the satisfaction of the ***City Engineer Deputy City Manager, Environment and Infrastructure or designate***, at no cost to the City.
- 85) The Owner shall have its consulting engineering update the necessary engineering drawings to reflect the red-line revisions to the draft plan of subdivision, to the satisfaction of the City.
- 86) In conjunction with the submission of engineering drawings, the Owner's shall have its consulting engineer provide a hydraulic grade line analysis to confirm there will be no adverse impact on storm sewers at Saddlerock Avenue off Buroak Drive (existing 375mm storm sewer 35.5m in length) and at Buroak Drive between manhole R93 and R9 (1200mm storm sewer 49.7m in length).
- 87) In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per SW-7.0 to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.
- ## The Owner shall implement barrier curb through this plan of subdivision as per the Design Specifications and requirements Manual (DSRM), to the satisfaction of the Deputy City Manager, Environment and Infrastructure or designate.***
- ## The Owner shall comply with all City standards as found in the Design Specifications and Requirements Manual (eg. reverse curves, 6 metre straight tangents, etc.), to the satisfaction of the Deputy City Manager, Environment and Infrastructure or designate.***
- ## The Owner shall comply with the Complete Streets Manual (eg. road widths, lay-bys's, etc.) to the satisfaction of the Deputy City Manager, Environment and Infrastructure or designate.***

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 municipal or private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services and these services are operational, 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.

In conjunction with first submission of engineering drawings, 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.

In conjunction with the first submission of engineering drawings, the Owner shall have it's professional engineer provide a conceptual design of the proposed traffic calming measures, to be constructed along Buroak Drive, including parking bays, curb extensions, raised pedestrian crossings, speed cushions, bike lanes and other measures, to the satisfaction of the City.