

File Number: 39T-11504
A.MacLean

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON MAY 28, 2013
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SPECIAL PROVISIONS 160 SUNNINGDALE ROAD WEST LTD. TRICAR SUBDIVISION (PHASE 2) 39T-11504

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and 160 Sunningdale Road West Ltd. for the subdivisions of land over Part of Lot 41, Registrar’s Compiled Plan 1029 (Geographic Township of London), City of London, County of Middlesex, situated on the south side of Sunningdale Road West, on the west side of Richmond Street and Meadowlands Way.

- (a) the attached Special Provisions, (Schedule “C”), to be contained in a Subdivision Agreement between The Corporation of the City of London and 160 Sunningdale Road West Ltd. for the Tricar Subdivision, (Phase 2) (39T-11504) **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director, Development Finance has summarized the claims and revenues to be as per Schedule “B”, attached hereto,
- (c) the Mayor and the City Clerk **BE AUTHORIZED** to execute this Agreement, any amending agreements and all documents required to fulfill its conditions.
- (d) that Committee and Council **BE ADVISED** that the applicant has entered into a purchase and sale agreement with Norquay Sunningdale Land Corp. and an assignment agreement is being presented to committee under a separate report.

BACKGROUND

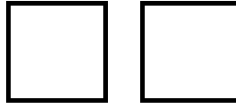
The application for Draft Plan of Subdivision Approval was accepted on November 17, 2011, with draft approval given by City of London Approval Authority on May 31, 2012.

Phase 1 of the development was approved by Council on January 30, 2013.

This subdivision shall be registered in one (1) phase, consisting of one hundred and one (101) single family lots and two (2) residential blocks, three (3) reserve blocks, one (1) walkway, all served by extension of Pelkey Road and three (3) new local streets, namely Humberside Common, Bradwell Chase and Bradwell Court.

The Development Services Division has reviewed these special provisions with the Owner who is in agreement with them.

This report has been prepared in consultation with the City’s Solicitors Office.

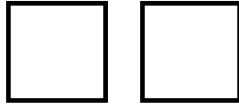


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A copy of the location plan is attached as Schedule "A" for the information of the Committee.

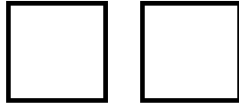
PREPARED BY:	RECOMMENDED BY:
FRANK GERRITS DOCUMENTATION COORDINATOR DEVELOPMENT SERVICES DIVISION	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

AM/fg
Attach.
May 13, 2013



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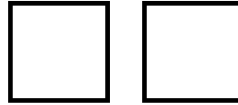
Schedule A – Location Map



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Schedule "B"

Related Estimated Costs and Revenues



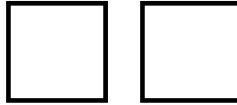
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Schedule C – Special Provisions

28. **PART II – SPECIAL PROVISIONS**

The Owner shall make all payments, carry out and perform all the works and satisfy all the provisions hereinafter set out in these Special Provisions.

- a) Prior to assumption of this subdivision in whole or in part by the City, and as a condition of such assumption, the Owner shall pay to the City Treasurer the following amounts as set out or as calculated by the City, or portions thereof as the City may from time to time determine:
- (i) For the removal of the temporary turning facility on Pelkey Road inside this Plan, an amount of \$20,000.
 - (ii) For the removal of the temporary turning facility at the west limit of Bradwell Chase inside this Plan, if necessary, an amount of \$20,000.
- b) In the event that the Owner undertakes relotting, the Owner shall relocate all utilities, municipal services and private services as are necessary for the relotted blocks in this Plan to the specifications of the City and at the Owner's entire expense. The City may require additional inspections by the Owner's professional engineer and the City of London of relocated utilities, municipal services and private services, including video inspections and ball tests of sewers, as a result of the relotting of blocks in this Plan prior to the issuance of a Certificate of Conditional Approval for works serving the relotted blocks. Should the amount of security held by the City at the time the blocks in this Plan are to be relotted be insufficient to cover the cost of relocation of utilities, municipal services, private services and associated works for the said relotting, then prior to the issuance of the Certificate of Conditional Approval for works serving the said relotting, the Owner shall deposit an additional amount of security with the City for the said works as determined by the City in accordance with the City's security requirements.
- c) The Owner shall adhere to the geotechnical engineer's recommendation under the full time supervision of a geotechnical engineer with respect to the placement of engineering fill and the construction of utilities, roadways, driveways and buildings on areas within this Plan as identified by the geotechnical engineer (the "Affected Lands") to ensure the satisfactory construction thereof. The Owner shall provide a geotechnical engineer's certification to the City upon completion of the removal and/or filling that the works were carried out in accordance with the geotechnical engineer's recommendations.
- Prior to the issuance of a Certificate of Conditional Approval, the Owner shall identify to the City the Lots and Blocks within the Affected Lands and shall ensure that the specific requirements have been established by a geotechnical engineer for each Lot and Block within the Affected Lands in order to protect the proposed buildings on the said Lots and Blocks from settlement and other harmful effects.
- The Owner shall register against the title of each Lot and Block within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot and Block with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot or Block within the Affected Lands must adhere to the recommendations of the geotechnical engineer, and shall deliver a certificate of a geotechnical engineer to the City's Managing Director, Development & Compliance Services and Chief Building Official upon completion of the foundation on the Lot or Block within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.
- d) The Owner shall construct a temporary turning facility at the north limit of Pelkey Road, to the satisfaction of the City and at no cost to the City.



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If the Owner requests the City to assume Pelkey Road, all as shown on this Plan of Subdivision, prior to its extension to the north, the Owner shall pay to the City at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning facility and associated works (temporary sidewalk ramps) at the north limit of Pelkey Road and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5metre (5 foot) concrete sidewalks on both sides, and restoring adjacent lands, including the relocation of any driveways, all to the specifications of the City. The estimated cost, including legal fees for releasing easements and/or transferring blocks, and doing the above-noted work on this street is \$20,000 for which amount sufficient security is to be provided in accordance with 28(a). The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

When the lands abutting this Plan of Subdivision develop and the temporary turning facility is removed, the City will quit claim the easements which were used for temporary turning facility purposes which are no longer required at no cost to the City.

Barricades are to be maintained at north limit of Pelkey Road until assumption of this Plan of Subdivision or as otherwise directed by the City. At the time of assumption of this Plan, the Owner agrees to remove the barricades, restore the boulevards and complete the construction of the roadworks within the limits of the temporary turning facility.

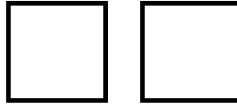
- e) The Owner shall construct a temporary turning facility at the west limit of Bradwell Chase, over Lot 12 of this plan, if necessary, should lands to the west not be developed, to the satisfaction of the City and at no cost to the City.

If the Owner requests the City to assume Bradwell Chase, all as shown on this Plan of Subdivision, prior to its extension to the west, the Owner shall pay to the City at the time of the assumption of this subdivision by the City the amount estimated by the City at the time, to be the cost of removing the temporary turning facility at the west limit of Bradwell Chase and completing the curb and gutter, asphalt pavement, Granular 'A', Granular 'B', sodding of the boulevard, 1.5metre (5 foot) concrete sidewalks on the south boulevard, and restoring adjacent lands, including the relocation of any driveways, all to the specifications of the City. The estimated cost, including legal fees for releasing easements and/or transferring blocks, and doing the above-noted work on this street is \$20,000 for which amount sufficient security is to be provided in accordance with 28(a). The Owner shall provide the cash to the City at the request of the City prior to assumption of the subdivision if needed by the City.

When the lands abutting this Plan of Subdivision develop and the temporary turning facility is removed, the City will quit claim the easements which were used for temporary turning facility purposes which are no longer required at no cost to the City.

Barricades are to be maintained at west limit of Bradwell Chase, if necessary, until assumption of this Plan of Subdivision or as otherwise directed by the City. At the time of assumption of this Plan, the Owner agrees to remove the barricades, restore the boulevards and complete the construction of the roadworks within the limits of the temporary turning facility.

- f) Prior to commencing any construction on this site, the Owner shall notify the City of London Police Services of the start of construction for this Plan of Subdivision.
- g) The Owner shall direct all construction traffic including all trades related traffic associated with installation of services and construction of dwelling units in this Plan to access the site from Meadowlands Way or Villagewalk Boulevard and Pelkey Road via Plane Tree Drive.



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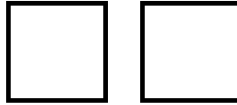
- h) The Owner shall construct or install all of the following required works to the specifications of the City and in accordance with the plans accepted by the City:
- (i) should lands to the west in Draft Approved Plan 39T-10502 (Sunningdale Meadows Phase 2) be developed, a fully serviced road connection where Bradwell Chase in this Plan joins with Meadowlands Way in Draft Approved Plan 39T-10502 (Sunningdale Meadows Phase 2), including all underground services and related works;
 - (ii) should lands to the north in Draft Plan 39T-11504 (Tricar Meadows Phase 1), be developed a fully serviced road connection where Humberside Common in this Plan joins with Callingham Drive in Draft Plan 39T-11504 (Tricar Meadows - Phase 1), including all underground services and related works;
 - (iii) a fully serviced road connection where Pelkey Road in this Plan joins with Pelkey Road in Plan 33M-465, including all underground services and related works;

The Owner shall complete all work on the said street(s) in accordance with current City standards, procedures and policies, and restore the road(s), and ensure that adequate precautions are taken to maintain vehicular and pedestrian traffic and existing water and sewer services at all times during construction, except as approved otherwise by the City. The Owner shall provide full-time supervision by its professional engineer for all works to be constructed on Meadowlands Way, Callingham Drive and Pelkey Road in accordance with current City policies. Upon completion of these works, a Certificate of Completion of Works is to be supplied to the City, pursuant to the General Provisions and **Schedule 'G'** of this Agreement.

The Owner shall complete the works specified above on a schedule acceptable to the City or as otherwise specified herein. Where the Owner is required to close any City of London road section the Owner shall have available for submission to the City a Traffic Protection Plan acceptable to the City (or his/her designate), a schedule of construction for the proposed works on the above-noted street(s) and a detail of the proposed timing and duration of the said works in accordance with the Ministry of Labour and Ministry of Transportation requirements within the Ontario Traffic Manual Book 7. Further, the Owner shall obtain a Permit for Approved Works from the City prior to commencing any construction on City land or right-of-way.

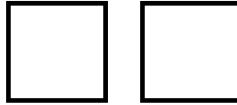
Where required by the City, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property owners in conformity with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways needed to provide services for this Plan of Subdivision. The Owner's contractor(s) shall undertake the work within the prescribed operational constraints of the TMP. The TMP shall be submitted by the Owner at the time of submission of servicing drawings for this Plan of Subdivision, and shall become a requirement of the said drawings.

- i) Prior to the construction of works on existing City streets, the Owner shall have its professional engineer notify in writing all affected property owners of all works proposed to be constructed on existing City streets in conjunction with this subdivision in accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects".
- j) The Owner shall notify the purchasers of Lots 1 and 2 in this Plan abutting the traffic calming circle at Meadowlands Way and Callingham Drive in the plan to the west that there may be some restrictions for driveway access due to diverter islands built on the road.
- k) The Owner shall construct the centre island proposed to be provided on Bradwell Court to the specifications and satisfaction of the City, and at no cost to the City.



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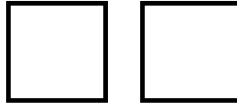
- l) The Owner shall construct the watermains to service the Lots and Blocks in this Plan and connect them to the City's water supply system, being the proposed 200 mm (8 inch) diameter water main on Bradwell Chase, the existing 300 mm (12 inch) diameter watermain on Pekley Road at Quarrier Road and the proposed 200 mm (8 inch) diameter watermain on Callingham Drive, to the specifications of the City Engineer.
- m) The Owner shall construct water services to connect Lots 1 to 12, both inclusive to the proposed watermain on Meadowlands Way or make best efforts for these works to be completed with the owner of the adjacent lands.
- n) Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have it's professional engineer confirm water quality requirements for the watermain in this Plan by submitting to the City Engineer design calculations which demonstrate there is adequate water turnover to maintain water quality for review and acceptance and/or implement any accepted recommendations by the use of the following:
- i) valving to shut off future connections which will not be used in the near term; and/or
 - ii) 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.
- all to the satisfaction of the City Engineer, at no cost to the City.
- o) Prior to the issuance of any Certificate of Conditional Approval in this Plan, the Owner shall designate to the City which Lots in the Plan the Owner initially wants to remove from the holding provision, up to the maximum number of Lots that may develop without restrictions.
- p) Sewage treatment capacity at the Adelaide/Greenway Pollution Control Plant is available for this Plan as of January 15, 2013 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before January 15, 2014.
- In the event that this Plan and this Agreement are not registered before January 15, 2014, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity allocated to this Plan, if such capacity is available at that time.
- The Owner acknowledges that sewage treatment capacity at the Adelaide/Greenway Pollution Control Plant must be allocated for this Plan prior to the Owner's application for building permits in this Plan.
- q) The Owner shall construct the sanitary sewers to service the Lots and Blocks in this Plan and connect them to the City's sanitary sewage system being the proposed 300 mm (12 inch) diameter sanitary sewer on Callingham Drive and the existing 250 mm (10 inch) diameter sanitary sewer on Pelkey Road.
- The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City and at no cost to the City unless otherwise specified herein.
- r) The Owner shall construct private services to connect Lots 1 to 12, both inclusive (in Draft Approved Plan 39T-11504-1) to the proposed sanitary sewer on Meadowlands Way or make arrangements for these works to be completed with the owner of the adjacent lands.
- s) The Owner shall take measures to control and prevent any inflow and infiltration and silt from entering the sanitary sewer system during the construction and to ensure that the sanitary sewer system is constructed to minimize inflow into the system, all at the Owner's cost. Quality control measures and submission of reports of these quality control measures to the City to confirm that the constructed works meet



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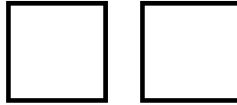
acceptable inflow and infiltration works will be required. The Owner shall also be required to take measures to prevent inflow and infiltration from entering the sanitary sewer system after construction of the sanitary sewer works, all to the satisfaction of the City and at no cost to the City. These measures shall include the following:

- (i) Installation of a plug in the sanitary sewer system (for this draft plan) at the downstream end of the sanitary sewer. The plug can be removed upon the submission and acceptance of sanitary inspection video. This plug may only be removed by the City of London inspectors or operations. The Owner shall be responsible for the maintenance and cleaning or emptying of the sanitary sewer as required. The sanitary sewer must be clean and dry before the plug will be removed;
 - (ii) Flow monitoring of the sanitary sewer may be required and a record of the flows provided to the City. If the flows are in excess of theoretical flows, the Owner shall be required to pay the City for the excess flow;
 - (iii) Installation of Parson manhole inserts (or approved alternative satisfactory to the City) in all sanitary sewer manholes within this draft plan at the time of installation of the manhole as well as in previously approved phases. The Owner shall not remove the inserts until the sodding of the boulevards and the top lift of asphalt is completed;
 - (iv) The Owner shall take steps to ensure that during the construction on private property of this phase of subdivision and previous phases of subdivisions, practices which contravene City of London by-laws and allow stormwater and sediment to enter the sanitary sewer system are prevented;
 - (v) On demand by the City and within 48 hours thereof, the Owner shall plug any sanitary private drain connections of lots which are vacant or not occupied within this subdivision in order to prevent practices which contravene City of London By-laws and allow excessive levels of inflow and infiltration and sediment to enter the sanitary sewer system. The restoration of the private drain connection will be at the sole cost of the Owner and may be make only at the time of or immediately prior to the occupancy of that Lot; and
 - (vi) The Owner or their representative shall prepare and submit a recommendation to the City which indicates groundwater levels within the subdivision and recommended measures to be taken during construction to ensure that there is no infiltration or inflow to the sanitary sewer manholes. Leakage testing of the Sanitary Sewer System Manholes shall be carried out in accordance with OPSS 407.
- t) The Owner shall 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. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
- u) The Owner shall construct the storm sewers to service the Lots and Blocks in this Plan, which is located in the Medway Creek Subwatershed, and connect them to the City's storm sewer system being the proposed 1500 mm (60 inch) diameter storm sewer on Callingham Drive which outlets to the Regional Sunningdale SWM Facility 4 and the existing 1050 mm (42") diameter storm sewer located on Pelkey Road in Plan 33M-465.
- The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City and at no cost to the City unless otherwise specified herein.
- v) The Owner shall grade and drain the west boundary of Lots 1 to 13, both inclusive, to blend in with the abutting road (Meadowlands Way) in Draft Approved Plan 39T-10502, to the satisfaction of the City, at no cost to the City.



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- w) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the erosion and sediment control report accepted by the City, to be used during construction and implementation of the plan satisfactory to the City. The Owner shall correct any deficiencies of the erosion and sediment control measures forthwith.
- x) 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 to undertake all necessary clean-up work, all to the satisfaction of the City Engineer.
- y) 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 and according to the recommendations and requirements of the following:
- (i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
 - (ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - (iii) The accepted Schedule 'B' Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works for the Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands and any amendments;
 - (iv) The approved Functional Stormwater Management Plan for Sunningdale SWM Facility 4;
 - (v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - (vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - (vii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements as revised;
 - (viii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - (ix) Applicable Acts, Policies, Guidelines, Stnadards and Requirements of all required approval agencies.
- z) Prior to the issuance of any Certificate of Conditional Approval for this subdivision, or as otherwise approved by the City, all relevant storm/drainage and SWM servicing works, including major and minor storm flow routes, and the Regional Sunningdale SWM Facility 4 and all related storm/drainage servicing for the subject lands must be completed and operational, in accordance with approved design criteria and accepted drawings, all to the specifications and satisfaction of the City.
- aa) 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. Notwithstanding any requirements of the City 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.
- ab) The Owner shall register against the title of Lots incorporating rear yard catchbasins, which includes Lots 13, 14, 16, 17, 22 and 23 in this Plan and all other affected Lots shown on the accepted plans and drawings, and shall include this information in the agreement of purchase and sale for the transfer of each of the affected Lots, a covenant by the purchaser or transferee to observe and comply with the minimum building setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin leads from damage or adverse effects during and after construction. The minimum building setbacks from these works and associated

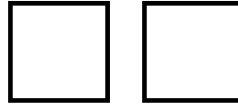


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underside of footing (U.S.F.) elevations have been established as indicated on the subdivision lot grading plan, attached hereto as **Schedule "I"** and on the servicing drawings accepted by the City.

- ac) Prior to the issuance of a Certificate of Conditional Approval or as otherwise agreed to by the City, the Owner shall construct and maintain until assumption a chain link fence without gates, adjacent to the walkway (Block 104) in accordance with City Standard No. SPO 4.8
- ad) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall provide adequate temporary measures, if necessary, such as easements, catchbasins, grading, erosion and sediment control measures, etc. to address any grading or drainage issues that may arise along the boundary of this Plan.
- ae) The Owner shall hold Blocks 102 and 103 of this Plan out of development until such time that it be combined with lands to the north and east to create developable Lots and/or Blocks, allto the satisfaction of the City.
- ag) The Owner shall only develop Lot 13 in this Plan, in conjunction with lands to the west to create a developable Lot, all to the satisfaction of the City.
- af) The Owner shall hold Lots 1 to 12, both inclusive out of development until lands to the west are developed. As an alternative to holding these Lots out of development, should the subject plan develop in advance of plan of subdivision 39T-10502 to the west, the Owner shall make arrangements with the affected property owner(s) for the construction of a fully serviced road on Meadowlands Way and Callingham Drive situated on private lands outside this Plan and shall provide satisfactory road allowance to the City, as necessary, all to the specifications and satisfaction of the City, at no cost to the City. An amending subdivision agreement may be required to include the obtaining of the land for a standard right-of-way, dedicating the land to the City, the design and construction of the road and providing sufficient security for the construct of a fully serviced road.
- ag) The Owner shall hold Lots 47 to 63, both inclusive, out of development until lands to the north develop. As an alternative to holding these Lots out of development, should the subject plan develop in advance of plan of subdivision 39T-11504 (Phase 1) to the north, the Owner may make arrangements with the affected property owner(s) for the construction of a fully serviced road on Meadowlands Way and Callingham Drive situated on private lands outside this Plan and shall provide satisfactory road allowance to the City, as necessary, all to the specifications of the City, at no cost to the City. An amending subdivision agreement may be required to include the obtaining of the land for a standard right-of-way, dedicating the land to the City, the design and construction of the road and providing sufficient security for the construct of a fully serviced road.
- ah) The Owner shall register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on Lots 1 and 101, shall have a side entry garage, with driveway access from Meadowlands Way (for Lot 1) and Humberside Common (for Lot 101), a main entry of the home which fronts Callingham Drive and limited chain link or decorative fencing along not more than 50% of the exterior sideyard abutting Callingham Drive.

Prior to any submission of an application for a building permit for Lots 1 and/or 101, the Owner shall obtain approval of their proposed design, of this Plan from the City.



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SCHEDULE 'C'

This is Schedule 'C' to the Subdivision Agreement dated _____ between The Corporation of the City of London and 160 Sunningdale Road West Ltd. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES

Roadways

- Pelkey Road shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
- Bradwell Chase (from the east side of Humberside Common to Meadowlands Way) shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20.0 metres (66').
- Humberside Common and Bradwell Chase (east of Humberside Common) shall have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 19 metres (62');
- Bradwell Court shall have a minimum road pavement width and minimum road allowance as accepted by the City.

Sidewalks

A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of:

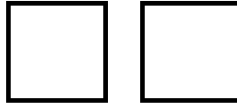
- (i) Pelkey Road
- (ii) Humberside Common from Callingham Drive to Bradwell Chase

A 1.5 metre (5 foot) sidewalk shall be constructed on one side of:

- (i) Bradwell Chase – outside boulevard (north, east and south)
- (ii) Humberside Common (south of Bradwell Chase)– west boulevard

Pedestrian Walkways

City of London standard 3.0m wide pedestrian walkways shall be constructed on Block 104 of this Plan.



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SCHEDULE 'D'

This is Schedule 'D' to the Subdivision Agreement dated this _____ day of _____, 20__, between the Corporation of the City of London and 160 Sunningdale Road West Ltd. to which it is attached and forms a part.

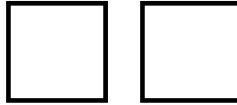
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Block 105, <i>NOTE:</i> One additional reserve block to be added to final plan, situated at west end of Bradwell Chase
Road Widening (Dedicated on the face of the plan):	Nil
Walkways:	Block 104
5% Parkland Dedication	Nil – Parkland was given through 33M-465 (Draft Approved Plan 39T-00513)
Stormwater Management:	Nil

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

School Site:	Nil
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File Number: 39T-11504
A.MacLean

SCHEDULE 'E'

This is Schedule 'E' to the subdivision Agreement dated _____ between The Corporation of the City of London and 160 Sunningdale Road West Ltd. to which it is attached and forms a part.

The total value of security to be supplied to the City is as follows:

CASH PORTION:	\$ 298,059
BOND PORTION:	\$1,892,532
TOTAL	\$2,190,591**

(a) The following security shall be deposited with the City Treasurer at the time of signing this Agreement:

CASH PORTION:	\$ 298,059**
BOND PORTION:	NIL

(b) The following security shall be deposited with the City Treasurer, before the issuance of a Certificate of Conditional Approval respecting land within this subdivision:

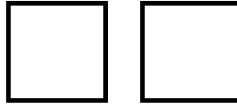
CASH PORTION:	NIL
BOND PORTION:	\$1,892,531

**** Includes \$60,000 for Erosion and Sediment Control Plan security as per Clause y).**

The security shall be supplied to the city in accordance with the policy adopted by the City Council on April 6, 1987, when it approved Clause 15 of the 11th Report of the Planning Committee, and its amendments.

Please refer to Section 9. Initial Construction of Services and Building Permits of Part 1 – General Provisions, which may limit the issuance of a building permit until the security requirements have been satisfied.

The above-noted security includes a statutory holdback calculated in accordance with the Provincial legislation, namely the CONSTRUCTION LIEN ACT, R.S.O. 1990.



File Number: 39T-11504
A.MacLean

SCHEDULE 'F'

This is Schedule 'F' to the Subdivision Agreement dated this _____ between The Corporation of the City of London and 160 Sunningdale Road West Ltd., to which it is attached and forms a part.

Multi-Purpose Easements

- (a) Multi-purpose easements shall be deeded to the City in conjunction with this Plan, over lands external to this Plan, on an alignment and of sufficient width acceptable to the City Engineer as follows:
 - (i) North limit of Pelkey Road for temporary grading and drainage measures; and
 - (ii) Along the entire east limit of plan for temporary grading and drainage measures

- (b) Temporary turning circle easements (if necessary) shall be deeded to the City in conjunction with this Plan over:
 - (i) Part of Block 102, and
 - (ii) Part of Lot 12