

File Number: 39T-08501

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 HIGHLAND GREEN LONDON INC. HIGHLAND GREEN SUBDIVISION 181 – 199 COMMISSIONERS ROAD EAST 39T-08501

RECOMMENDATION

That, on the recommendation of the Senior Planner, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Highland Green London Inc. for the subdivisions of land over Part of Lot 28, Concession 1, (Geographic Township of Westminster), City of London, County of Middlesex, situated on the south side of Commissioners Road East, between Carnegie Land and Upper Queens, municipally known as 181-199 Commissioners Road East.

- (a) the attached Special Provisions, (Schedule “C”), to be contained in a Subdivision Agreement between The Corporation of the City of London and Highland Green London Inc. for the Highland Green Subdivision; (39T-08501) **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.

BACKGROUND

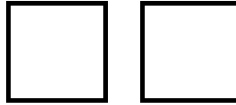
This application for Draft Plan of Subdivision Approval was accepted on May 28, 2007 and was assigned the subdivision file number 39T-07505. However, it was determined the face of the plan showed incorrect owner information. A corrected plan was filed with the City on January 7, 2008. The previous file was closed and the new file is assigned as 39T-08501. The correspondence and background information from the previous file was transferred into the current file.

This application for Draft Plan of Subdivision Approval was accepted on May 28, 2007. The application was circulated to the required agencies and municipal departments on June 8, 2007 and advertised in the London Free Press Civic Corner on June 9, 2007. A notice of Public Meeting was advertised in the London Free Press on June 28, 2008, and a notice of Public Meeting was sent out on July 4, 2008. The Public Meeting was held on July 14, 2008.

On September 27, 2010 a report was presented to the Environment & Transportation Committee meeting recommending amendments to the Draft Approval relating to the construction of a sanitary pumping station and forcemain, and requiring payment to cover the cost of basement flooding mitigation measures for homeowners in the area. This change was supported by Council and on January 19, 2011, Draft Approval was modified to enact this change.

An emergency extension was granted, extending the lapse date to October 31, 2011. A one (1) year extension was subsequently granted on October 25, 2011, resulting in a lapse date of October 31, 2012, and another 180 day extension granted on October 18, 2012, resulting in a lapse date of April 30, 2013. On April 9th, 2013, a report went to PEC recommending a one (1) year extension.

This subdivision shall be registered in one (1) phase, consisting of 25 single family detached and



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one open space block.

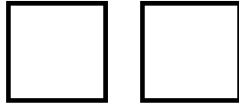
The Development Services Division has reviewed these special provisions with the Owner who is in agreement with them.

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

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

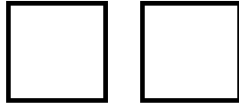
PREPARED BY:	RECOMMENDED BY:
ALANNA RILEY MCIP, RPP SENIOR PLANNER DEVELOPMENT SERVICES DIVISION	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY, MCIP, RPP MANAGER, DEVELOPMENT SERVICES	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT & COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL

AR/fg
Attach.
May 14, 2012



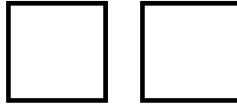
Schedule A – Location Map

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Schedule B – Finance Summary Table



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Schedule D – Special Provisions

PART II – SPECIAL PROVISIONS

28. 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) 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.
- b) The Owner shall grade the portions of Lot 5, which have a common property line with Commissioners Road East, to blend with the existing road grades on Commissioners Road East, in accordance with the City Standard "Subdivision Grading Along Arterial Roads" and at no cost to the City.

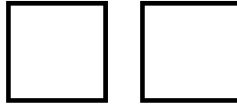
The Owner shall direct its Professional Engineer to establish the elevations along the common property line which will blend with the existing centreline of road grades, and show these elevations on the subdivision Lot Grading Plans, submitted for acceptance by the City.

- c) The Owner shall adhere to its geotechnical engineer's recommendation 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 within the Affected Lands and shall ensure that the specific requirements have been established by a geotechnical engineer for each Lot within the Affected Lands in order to protect the proposed buildings on the said Lots from settlement and other harmful effects.

The Owner shall register against the title of each Lot within the Affected Lands, and shall include in the agreement of purchase and sale and in the transfer or deed of each Lot within the Affected Lands, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Lots 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 Director of Building Control upon completion of the foundation on the Lots within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

- d) Barricades are to be maintained at the east limit of Edwin Drive and Carnegie Lane in Plan 33M-433 until the removal of the temporary rights-in/rights-out only access on Commissioners Road East servicing Edwin Drive, or as otherwise directed by the City Engineer. At that time, the Owner agrees to remove the barricades with the removal of the temporary turning circles in Plan 33M-433.
- e) At the time the barricade at the east limit of Edwin Drive in Plan 33M-433 is removed, the Owner shall remove the temporary turning circle on Edwin Drive and adjacent lands, in Plan 33M-433 to the west of this Plan, and complete the construction of Edwin Drive in this



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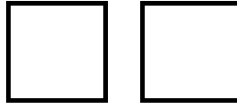
location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City, at no cost to the City.

If funds have been provided to the City by the developer of Plan 33M-433 for the removal of the temporary turning circle and the construction of this section of Edwin Drive and all associated works, the City shall reimburse the Owner for the substantiated cost of completing these works, up to a maximum value that the City has received for this work.

- f) Prior to any construction activity in this Plan of subdivision, the Owner shall install a temporary rights-in/rights-out only access from Commissioners Road East to Edwin Drive, to the satisfaction of the City, at no cost to the City.
- g) The Owner shall maintain the temporary rights-in/rights-out only access until the permanent rights-out access is installed and barricades at Carnegie Lane and Edwin Drive removed as directed by the City.
- h) The Rights-in/right-out access servicing Edwin Drive at Commissioners Road East will only be permitted on a temporary basis. The Owner shall install all base asphalt and curb and gutter in this Plan of Subdivision prior to the removal of the temporary rights-in/rights-out only access from Commissioners Road East. At that time, the Owner shall construct the permanent rights-out only access to Commissioners Road East at Edwin Drive and remove the barricades at Carnegie Lane and Edwin Drive in Plan 33M-433 to the west of this Plan, all to the satisfaction and/or direction by the City.
- i) 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 Commissioners Road East with a temporary restricted rights-in/rights-out only access to this Plan of subdivision, or as otherwise directed by the City.
- j) The Owner shall register against the title of all lots in this plan and shall include the following in the Agreement of Purchase and Sale for the transfer of each of the said lots, a covenant by the purchaser or transferee to observe and comply with the following:
 - i) temporary rights-in/rights-out only access to Commissioners Road East at Edwin Drive will remain in place only during the construction stage of this plan or as directed by the City; and
 - ii) the permanent rights-out only access to Commissioners Road East at Edwin Drive will be installed following the removal of the temporary rights-in/rights-out access. Full access to Commissioners Road East will be available via Carnegie Lane.
- k) 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) a fully serviced road connection where Edwin Drive in this Plan joins with Commissioners Road East, including all underground services and related works;
 - (ii) a fully serviced road connection where Edwin Drive in this Plan joins with Edwin Drive in Plan 33M-433, including all underground services and related works;
 - (iii) a fully serviced road connection where Carnegie Lane in this Plan joins with Carnegie lane in Plan 33M-433, 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 Commissioners Road East 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



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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's Environmental & Engineering Services Department prior to commencing any construction on City land or right-of-way.

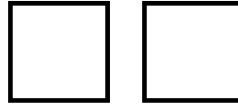
Where required by the City, the Owner shall establish and maintain a Traffic Management Plan (TMP) intended to harmonize a construction project's physical requirements with the operational requirements of the City, the transportation needs of the travelling public and access concerns of area property 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.

- l) Prior to the construction of works on existing City streets and in this Plan, 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 and construction traffic in conjunction with this subdivision in accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects".
- m) The Owner shall construct the watermains to service the Lots in this Plan and connect them to the City's existing water supply system, being the 200 mm (8 inch) diameter water main on Carnegie Lane, the 100 mm (6 inch) diameter watermain on Edwin Drive and the 300 mm (10 inch) diameter watermain on Commissioners Road East in accordance with the approved Water Servicing Report, to the specifications of the City Engineer.
- n) Sewage treatment capacity at the Greenway Pollution Control Plant is available for this Plan as of June, 2013 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before June, 2014.

In the event that this Plan and this Agreement are not registered before June, 2014, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City 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.

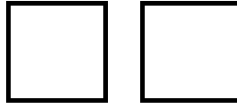
The Owner acknowledges that sewage treatment capacity at the Greenway Pollution Control Plant must be allocated for this Plan prior to the Owner's application for building permits in this Plan.

- o) The Owner shall construct the sanitary sewers to service the Lots in this Plan and connect them to the City's existing sanitary sewage system being the 200 mm (8 inch) diameter sanitary sewer on Commissioners Road East.
- p) 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 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 in conjunction with the first occupancy. 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;



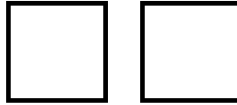
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- (ii) Flow monitoring of the sanitary sewer may be required and a record of the flows provided to the City. If the flows are in excess of theoretical flows, the Owner shall be required to pay the City for the excess flow;
 - (iii) Installation of 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) Testing of the sanitary sewer system before commissioning shall be carried out in accordance with OPSS 410 and the City of London Standard Contract Documents with respect to infiltration testing, exfiltration testing and low pressure air testing;
 - (v) 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;
 - (vi) On demand by the City of London 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
 - (vii) The Owner or their representative shall prepare and submit a recommendation to the City of London 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.
- q) 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. Alternatively, the City may require the Owner to undertake smoke testing at his own cost for this purpose and provide a record of the results to the City. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
- r) The Owner shall construct the storm sewers to service the Lots in this Plan, which is located in the Thames Valley Area Subwatershed, and connect them to the City's existing storm sewer system being the 600 mm (24 inch) diameter storm sewer on Commissioners Road East.
- 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.
- (s) Prior to the issuance of Certificate of Conditional Approval, the Owner shall install the proposed stormwater management system, as identified on the accepted design drawings, including all orifice control devices on private property and on Commissioners Road East.
 - t) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the erosion and sediment control report, within the approved Storm/Drainage and SWM Functional Design 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.
 - u) 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 Thames Valley Area Subwatershed Study;



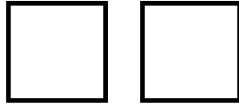
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- (ii) The approved Storm/Drainage and SWM Servicing Functional Design Report (dated April 2, 2012) for the subject land, shall incorporate, but not be limited to, the on-site SWM Best Management Practices (BMP) that will provide the post-development storm/drainage flows control in order to meet the existing storm/drainage system conditions;
 - (iii) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - (iv) The City of London Environmental and Engineering Services Department Design Specifications and Requirements as revised;
 - (v) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - (vi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- v) Prior to the issuance of any Certificate of Conditional Approval for this subdivision, all relevant storm/drainage and SWM servicing works, including major and minor storm flow routes, 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.
- w) Prior to assumption, the Owner shall address forthwith any deficiencies of the stormwater works and/or monitoring program.
- x) Prior to registration of this Plan, the Owner's Professional 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, 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.
- y) The Owner shall implement SWM 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.
- z) The Owner shall have their Professional Engineer submit semi-annual monitoring reports to the City demonstrating that the works perform in accordance with the approved design criteria. The reports are to provide test results on the volume and nature of the sediment accumulating in the stormwater management works. The timing and content of the monitoring reports is to be in accordance with the City's "Monitoring and Operational Procedure for Stormwater Management Facilities" guidelines. The Owner shall ensure that the monitoring program commences when building permits have been issued on fifty percent (50%) of the lots in the Plan and shall continue until assumption.
- aa) Prior to assumption, the Owner shall operate, monitor and maintain the works. The Owner shall ensure that any removal and disposal of sediment is to an approved site satisfactory to the City.
- ab) The Owner shall register against the title of Lots incorporating rear yard catchbasins, which includes Lots 6, 7, 13, 14, 16, 17, 23 and 24 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 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.



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- ac) The Owner shall register against the title of Lots 6, 7, 13, 14, 16, 17, 23 and 24 in this Plan and shall include the following in the Agreement of Purchase and Sale for the transfer of each of the said lots, a covenant by the purchaser or transferee to observe and comply with the following:
- i) Stormwater management controls have been implemented on the affected lots which will provide storage on these lots in conjunction with the stormwater management system for this Plan of subdivision in accordance with the approved SWM Report prepared by Eng Plus Ltd., and
 - ii) The purchaser or transferee shall not alter or adversely affect the said stormwater management controls and/or stormwater storage areas on the said lots as shown on the accepted lot grading and servicing drawings for this subdivision.
- ad) The Owner shall report any contamination encountered during construction or anything suspected as such, to the City, and, in this event, 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.
- ae) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall remove the existing retaining walls at the east limit of Carnegie Lane and Edwin Drive in Plan 33M-433 to the west of this Plan and make all necessary arrangements to grade the adjacent lands outside the boundaries of this Plan to be compatible with the accepted grades in this Plan, to the satisfaction of the City, at no cost to the City.
- af) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have the existing accesses and services to 179, 199, 203 and 205 Commissioners Road East, located within this Plan, relocated and/or reconstructed to the satisfaction of the City, at no cost to the City. Any portion of existing services not used shall be abandoned and capped to the satisfaction of the City, all at no cost to the City. In addition, the Owner shall regrade areas within Lot 10 in this Plan (currently known as 199 Commissioners Road East) to be compatible with the accepted subdivision servicing, grading and drainage, to the satisfaction of the City, at no cost to the City.
- ag) Prior to the issuance of a Certificate of Conditional Approval, in order to develop this site, the Owner shall make arrangements with the adjacent property owner to the west to regrade a portion of the property abutting Lots 1 to 4 and Edwin Drive, north of Lot 4, in conjunction with grading and servicing of this subdivision, to the specifications of the City, at no cost to the City.
- ah) The Owner shall carry out all planting work on the public road allowance as noted in the tree planning plan (prepared by ENG Plus) to the satisfaction of the City. For Lots 20 to 25, inclusive, all plantings will be completed within one year of issuing the first building permit for one of these Lots. A warranty period of two (2) years shall apply to all plantings to the satisfaction of the City.
- ai) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lots 10 to 25, both inclusive:
- "Purchasers/tenants are advised that their use and enjoyment of their property may be negatively impacted by the proximity of golf course operations on adjoining property".
- aj) The following warning clause shall be registered on title and included in all Agreements of Purchase and Sale or Lease for Lot 5 of this Plan:
- "This dwelling unit has been fitted with a forced air heating system and the ducting, etc. was sized to accommodate central air-conditioning. Installation

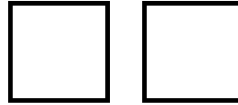


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of air conditioning by the occupant will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the Ministry of the Environment noise criteria.

The location and installation of the outdoor air conditioning device should be done so as to comply with noise criteria of MOE publication NPC-216, Residential Air Conditioning Devices and thus minimize the noise impacts both on and in the immediate vicinity of the subject property.”

- ak) Within one (1) year of the issuance of a building permit for Lot 5, the Owner shall install wrought iron fencing along the north side of Lot 5 consistent with the south side of Commissioners Road East, all to the satisfaction of the City and at no cost to the City.
- al) The Owner shall design the dwelling on Lot 5 to protect the outdoor living for Lots 5 and 6 of this Plan, in order to avoid the need for the installation of a noise attenuation wall along Commissioners Road East (as per the recommendation in the ENG Plus Environmental Noise Assessment Study, November 2009), all to the satisfaction of 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 1441380 Ontario Ltd. to which it is attached and forms a part.

SPECIAL WORKS AND SERVICES**Roadways**

- Edwin Drive (between Commissioners Road East and Carnegie Lane) and Carnegie Lane shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').
- Edwin Drive (from Carnegie Lane to the west limit of the plan) shall have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 15.0 metres.
- Include minimum 30 metre tapers on Edwin Drive at Carnegie Lane at the west limit and at Edwin Drive, south of Carnegie Lane) in the Plan where streets are reduced in width (eg. from 18.0 metre to 15.0 metre road width), all to the satisfaction of the City. The road shall be equally aligned from the centreline.

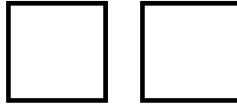
Sidewalks

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

- (i) Carnegie lane – north boulevard
- (ii) Edwin Drive – west boulevard from Carnegie Lane to Commissioners Road East

Pedestrian Walkways

There are no walkways in 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 1441380 Ontario Ltd. to which it is attached and forms a part.

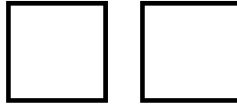
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

- 0.3 metre (one foot) reserves: Blocks 26 and 27
- Road Widening (dedicated on face of plan): Block 28
- Walkways: NIL
- 5% Parkland Dedication: Cash-in-lieu for all units pursuant to the City of London By-Lay CP-9.
- Stormwater Management: NIL

LANDS TO BE SET ASIDE FOR SCHOOL SITE:

- School Site: NIL



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SCHEDULE 'E'

This is Schedule 'E' to the subdivision Agreement dated _____ between The Corporation of the City of London and 1441380 Ontario 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:	\$ 161,728
BOND PORTION:	\$1,205,549
TOTAL	\$1,367,277

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

*CASH PORTION:	\$ 161,728
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:	\$1,205,549

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-08501

SCHEDULE 'F'

This is Schedule 'F' to the Subdivision Agreement dated this _____ between The Corporation of the City of London and 1441380 Ontario Ltd., to which it is attached and forms a part.

Multi-Purpose Easements

- (a) Multi-purpose easements for servicing including easement for stormwater management controls, shall be deeded to the City in conjunction with this Plan, within this Plan, on an alignment and of sufficient width acceptable to the City as follows:
 - (i) Lots 6, 7, 13, 14, 16, 17, 23 and 24