

Report to Planning and Environment Committee

To: Chair and Members
Planning & Environment Committee

From: Scott Mathers, MPA, P.Eng.,
Deputy City Manager, Planning and Economic Development

Subject: Draft Plan of Subdivision – Three Year Extension and Redline
Revision
Application By: Drewlo Holdings Inc.
Address: 58 Sunningdale Road West

Meeting on: May 30, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, the Approval Authority **BE ADVISED** that Council supports the request for a three (3) year extension of the draft plan of subdivision approval for the draft plan submitted by Drewlo Holdings Inc. (File No. 39T-16503), prepared by MTE and certified by P.R. Levac OLS, (File No 50861-102, dated May 18, 2022), as red-lined amended, which shows 41 single detached lots, two (2) residential part blocks, three (3) medium density blocks, one (1) commercial block, one (1) road widening block, and four (4) 0.3m reserve blocks all served by an extension of Callingham Drive, an extension of Pelkey Road, and three (3) new local streets, **SUBJECT TO** the conditions contained in the attached Schedule "A".

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 residential draft plan of subdivision 39T-16503.

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 plan of subdivision will provide for future residential land uses 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.
3. The red-line revisions as proposed are compatible and in keeping with the character of the existing and proposed neighbourhood.

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 site is a 12.4 ha parcel of land located at the southwest corner of Richmond Street North and Sunningdale Road West. The site is currently farmed for cash crops. There are no structures on the property.

The subject site is located east of the developed Sunningdale Meadows Subdivision (39T-10502) which is comprised of single detached dwellings, medium density blocks and high density blocks. Lands on the east side of Richmond Street and south of Sunningdale Road contain the Uplands Subdivision (circa 1970) consisting mostly of single detached dwellings. There is also a high-rise apartment building immediately adjacent to this proposed subdivision. To the north of the site is the Richmond North Subdivision (39T-04513) which consists of low, medium and high-density blocks as well as a 6 ha Main Street Commercial block. To the south are large single detached dwelling lots designated for future low density residential development.

1.2 Previous Reports Related to this Matter

June 1998 – Report to the Planning Committee recommending adoption of the Sunningdale Area Plan.

June 2007 – 1985 Richmond Street OMB decision and Official Plan Amendment (OPA409).

November 2009 – Staff report to Planning Committee OMB decision PL-090268 upholding Council's decision at 2118 Richmond Street.

November 14, 2016 – Public Participation Meeting and Report to Planning Committee recommending the consideration of a red line draft plan of subdivision, Official Plan Amendment and Zoning By-law Amendment.

August 28, 2017 – Report to Planning Committee in response to appeals to the Ontario Municipal Board, dated July 19, 2017, submitted by Analee Ferreira on behalf of Barvest Realty Inc. (attached Schedule "1") on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application; and a non-decision by Municipal Council within 120 days relating to an Official Plan and Zoning By-law amendment applications concerning lands located at 58 Sunningdale Road West.

July 22, 2019 – Report to Planning Committee report on the Ontario Municipal Board decision of the appeal by Analee Ferreira on behalf of Barvest Realty Inc. relating to draft plan of subdivision, Official Plan and Zoning By-law Amendment for the lands located at 58 Sunningdale Road West.

2.0 Discussion and Considerations

2.1 Planning History

This application for Draft Plan of Subdivision Approval was accepted on June 14, 2016. It was circulated to the required agencies and municipal departments on June 21, 2016 and advertised in the Londoner on June 30, 2016. On November 14, 2016 a public participation meeting was held at the Planning and Environment Committee meeting to consider a red line draft plan of subdivision, Official Plan amendment and Zoning By-law Amendment.

At the public participation meeting, the agent for the applicant requested that the application be referred back to staff for further discussion with the public, staff and the applicant regarding the requested expansion of the commercial block. At its meeting held on November 22, 2016, Municipal Council resolved that the application by Barvest Realty Inc., relating to the property located at 58 Sunningdale Road West be referred to a future Planning and Environment Committee meeting to provide an opportunity for further discussions between the community.

On July 19, 2017, Analee Ferreira on behalf of Barvest Realty Inc. submitted appeals to the Ontario Municipal Board, on the basis of a non-decision by the City of London Approval Authority within 180 days relating to a draft plan of subdivision application; and

a non-decision by Municipal Council within 120 days relating to an official Plan and zoning by-law amendment application.

The OMB hearing was held on March 4, 2019 by teleconference. On March 4, 2019 oral decision was made approving the draft plan of subdivision with conditions. On June 18, 2019 the OMB issued its written decision to allow the lands to be developed with 41 single detached lots, three medium density blocks, one commercial block and two residential part blocks and several 0.3 metre reserve blocks, all served by an extension of Callingham Drive, an extension of Pelkey Road and three new local streets subject to the completion of conditions as directed by the Board. Draft approval was granted on March 5, 2019.

2.4 Applicant Request

The Applicant has requested a three (3) year draft plan extension for the lands. Staff are recommending the standard three (3) year extension to ensure adequate time is given to complete the subdivision.

2.5 Redline and Changes

The attached amendments to the conditions of draft approval are required to ensure that these lands are developed to today's standards. The changes to conditions of draft approval are to address engineering and planning issues. The amendments to the conditions of draft approval are shown as highlights for revisions, ~~strikeouts~~ for deletions and underlines for additions on the attached Schedule "A".

No changes are proposed to the approved zoning at this time, lotting pattern, or road alignments within the draft plan. The applicant has requested a minor redline changes to the plan, that the block limit between Block 45 and Block 46 be shifted east, revising the size of Block 45 (Multi Family Medium Density) to be +/- 2.52 ha and the size of Block 46 (Commercial) to be +/- 2.18ha. The removal of Block 48 is also requested for the road widening purchased by the City of London on March 18, 2022. In support of this request, the zoning limits will need to be adjusted accordingly to delineate areas that have been draft approved. A future rezoning application will be submitted to reflect these redline changes for Block 45.

As a result of these minor changes to the conditions of draft approval, an extension may be granted and there is no requirement for public notice of the changes (in accordance with Section 50 (33) & (47) of the *Planning Act*).

2.6 Policy Context

Provincial Policy Statement

The redlined subdivision accommodates a range and mix of residential units and densities, such as street townhomes, single detached dwellings, and various cluster housing zones, various retail, and commercial uses. The grid type pattern and short residential blocks promote a more efficient subdivision pattern that allows for pedestrian walkability and efficiency in services.

The lands are close to existing parks and schools, to meet the needs of the future residents. The plan layout will foster social interaction and facilitate active transportation and community connectivity.

The subject lands are within the Urban Growth Boundary (settlement area) as identified in the Official Plan and are designated to permit a mix of uses. There are no Mineral and Petroleum, Mineral Aggregate Resources issues associated with this proposal. There are no Natural Hazards associated with this plan.

It is staff's position that the draft plan of subdivision will provide for a healthy, livable and safe community. It will provide for a walkable community, and provides for on street

pedestrian linkages to commercial, open space and parkland.

(1989) Official Plan

The (1989) Official Plan contains policy on draft plans of subdivisions, and extensions to draft plans. Policy 19.6.3. specifies that as part of a request by an applicant for an extension to a draft plan of subdivision approval, the Approval Authority, in considering this request, may apply new conditions or amend existing conditions of draft approval, based on new or updated policies, guidelines and community standards.

The lands are designated Low Density Residential, Multi-Family, Medium Density Residential and Community Commercial Node on the southwest corner of Richmond Street and Sunningdale Road on Schedule A of the (1989) Official Plan. The zoning for all the Blocks reflects the current designations, including zoning provisions related to density and height as per the OMB decision.

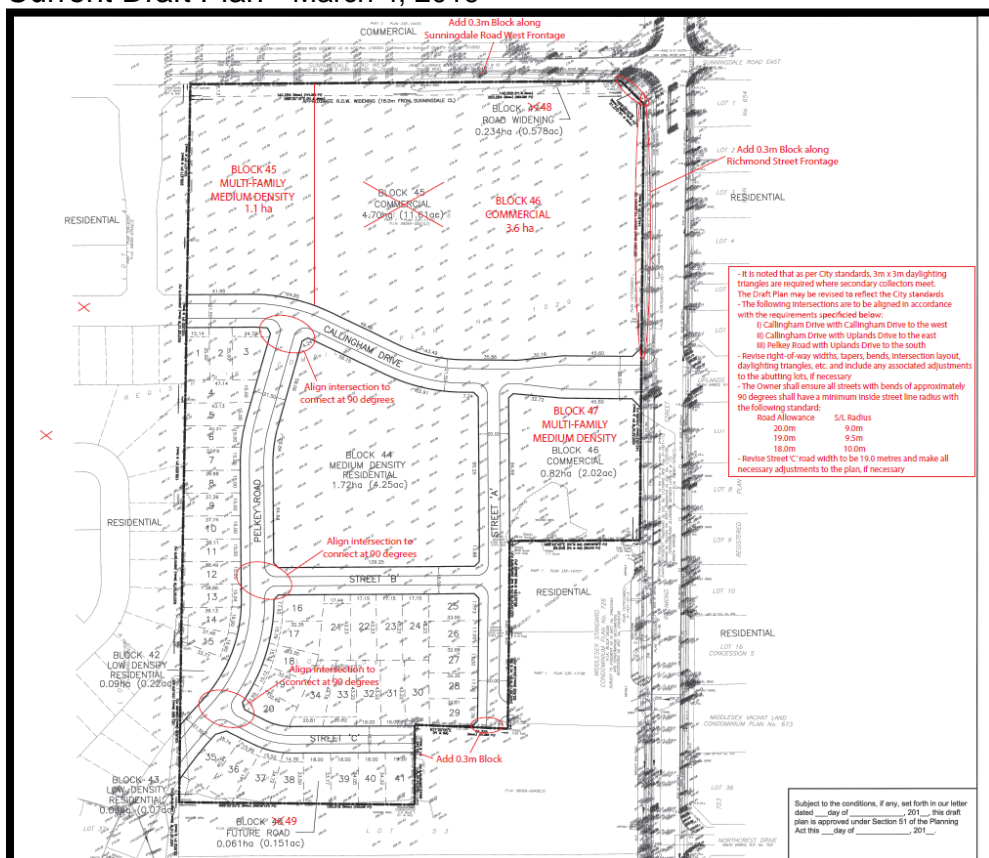
The London Plan

The policies of The London Plan encourage a mix of housing types within the Neighbourhoods Place Type. The Shopping Area Place Type permits a broad range of retail, service, office, entertainment, recreational, educational, institutional, and residential and mixed-use buildings. The lands are located along an Urban Thoroughfare (Richmond Street), and a Civic Boulevard (Sunningdale Road South).

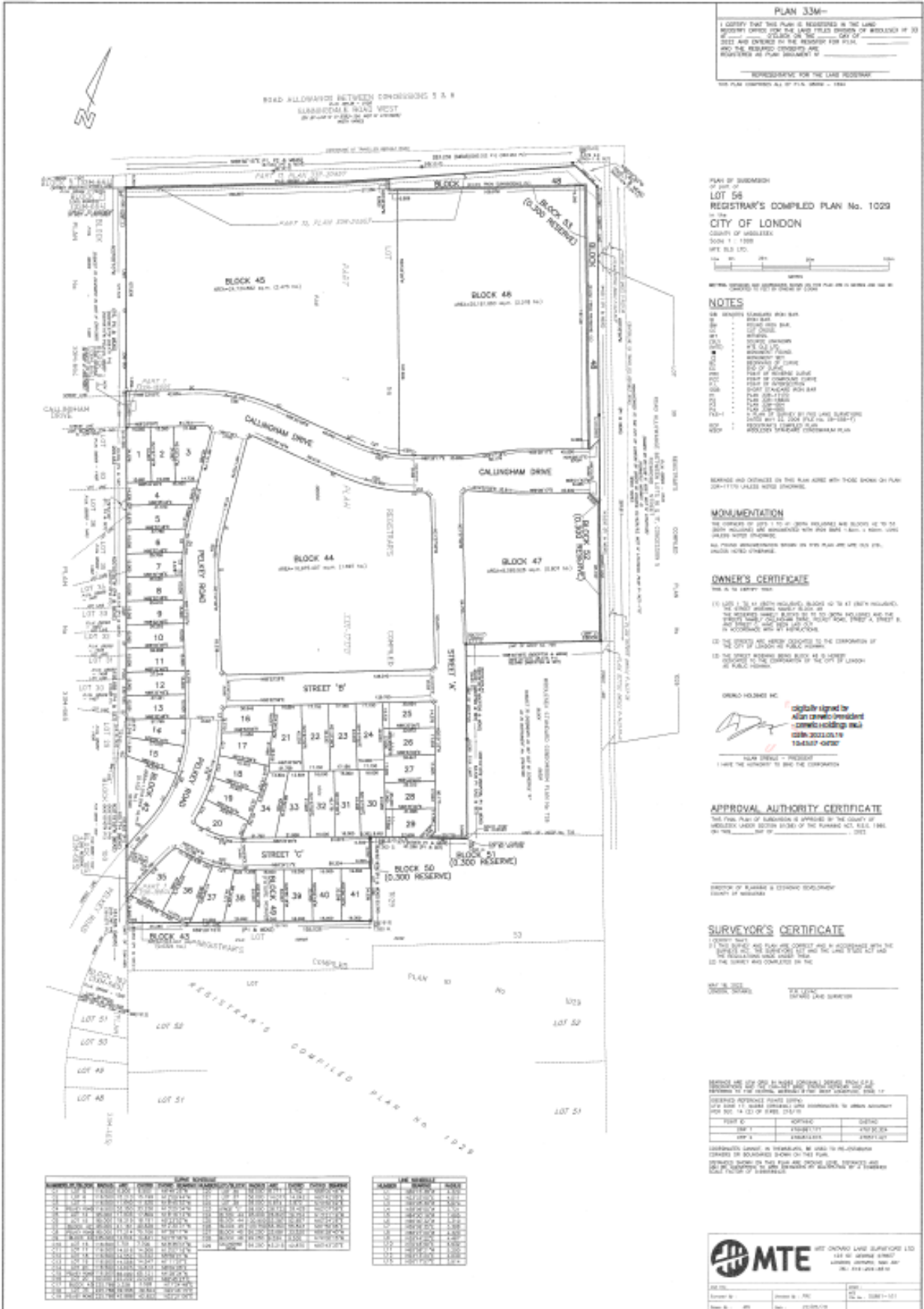
Sunningdale Area Plan

The Sunningdale Area Plan policies supersede the policies of the (1989) Official Plan and The London Plan. The subject site is located within the Sunningdale Residential Neighbourhood, and the lands are designated Low and Medium Density Residential to encourage a mix of housing types, forms and intensities throughout the Sunningdale Neighbourhood and within individual developments, at an intensity that is higher than is found in more recent suburban neighbourhoods. A minimum and maximum density of development have been incorporated into the zoning for the site, as well as a range of housing, such as single detached, street town, cluster housing, retail and commercial uses.

Current Draft Plan - March 4, 2019



Redline Draft Plan of Subdivision – May 18, 2022



PLAN 33M-
 I CERTIFY THAT THIS PLAN IS REGISTERED IN THE LAND REGISTRY OFFICE FOR THE LAND FILES DIVISION OF MINISTRY OF LAND AND FORESTRY OF THE PROVINCE OF ONTARIO, AND THE REQUIRED CHARGES ARE REGISTERED IN PLAN DOCUMENT # _____
 REPRESENTATIVE FOR THE LAND REGISTRY
 THE PLAN COMPRISED ALL OF P.L.S. 33M - 1991

PLAN OF SUBDIVISION
 OF PART OF
LOT 58
 REGISTRAR'S COMPILED PLAN No. 1029
 IN THE
CITY OF LONDON
 COUNTY OF MIDDLESEX
 BOOK 1, 1991
 MTE SURVEYORS

NOTES
 1. ALL DIMENSIONS ARE TO CENTRE UNLESS OTHERWISE SPECIFIED.
 2. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE SURFACE UNLESS OTHERWISE SPECIFIED.

MONUMENTATION
 THE CORNERS OF LOTS 1 TO 41 ARE TO BE MONUMENTED AS FOLLOWS:
 1. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 2. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 3. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 4. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 5. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.

OWNER'S CERTIFICATE
 I, THE OWNER, HEREBY CERTIFY THAT THE CORNERS OF
 ALL LOTS ARE MONUMENTED AS FOLLOWS:
 1. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 2. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 3. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 4. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.
 5. ALL CORNERS TO BE MONUMENTED WITH 100MM DIAMETER GALVANNEAL STEEL PIPE.

APPROVAL AUTHORITY CERTIFICATE
 THE PLAN OF SUBDIVISION IS APPROVED BY THE COUNTY OF MIDDLESEX LANDS SECTION UNDER THE PLANNING ACT, R.S.O. 1990, CHAPTER 487, SECTION 37.
 APPROVED: _____
 DATE: _____

SURVEYOR'S CERTIFICATE
 I, THE SURVEYOR, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE PROVINCE OF ONTARIO AND THAT I HAVE CONDUCTED THIS SURVEY IN ACCORDANCE WITH THE SURVEY ACT AND REGULATIONS THEREUNDER.
 APPROVED: _____
 DATE: _____

LOT	AREA (HA)	AREA (ACRES)
1	0.010	0.0025
2	0.010	0.0025
3	0.010	0.0025
4	0.010	0.0025
5	0.010	0.0025
6	0.010	0.0025
7	0.010	0.0025
8	0.010	0.0025
9	0.010	0.0025
10	0.010	0.0025
11	0.010	0.0025
12	0.010	0.0025
13	0.010	0.0025
14	0.010	0.0025
15	0.010	0.0025
16	0.010	0.0025
17	0.010	0.0025
18	0.010	0.0025
19	0.010	0.0025
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21	0.010	0.0025
22	0.010	0.0025
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25	0.010	0.0025
26	0.010	0.0025
27	0.010	0.0025
28	0.010	0.0025
29	0.010	0.0025
30	0.010	0.0025
31	0.010	0.0025
32	0.010	0.0025
33	0.010	0.0025
34	0.010	0.0025
35	0.010	0.0025
36	0.010	0.0025
37	0.010	0.0025
38	0.010	0.0025
39	0.010	0.0025
40	0.010	0.0025
41	0.010	0.0025

LOT	AREA (HA)	AREA (ACRES)
48	0.010	0.0025
49	0.010	0.0025
50	0.010	0.0025
51	0.010	0.0025

MTE MTE ONTARIO LAND SURVEYORS LTD
 121 ST. GEORGE STREET
 TORONTO, ONTARIO M5E 1A7
 TEL: 416-961-8814

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 DATE: _____

Conclusion

Staff are recommending a three (3) year extension to the Draft Approval for this plan of subdivision, subject to the revised conditions as attached. The proposed plan and recommended conditions of Draft Approval will ensure that development proceeds in accordance with Provincial Policy Statement, The London Plan, and the (1989) Official Plan. A three (3) year extension is recommended to allow sufficient time for registration of the lands within this Draft Plan.

Prepared by: Sean Meksula, MCIP, RPP
Senior Planner, Subdivisions and Condominiums

Reviewed by: Bruce Page
Manager, Subdivision Planning

Recommended by: Gregg Barrett, AICP
Director, Planning and Development

Submitted by: Scott Mathers, MPA, P. Eng.
Deputy City Manager,
Planning and Economic Development

Note: The opinions contained herein are offered by a person or persons qualified to provide expert opinion. Further detail with respect to qualifications can be obtained from Development Services.

cc: Matt Feldberg, Manager, Subdivisions and Development Inspections
cc: Bruce Page, Manager, Subdivisions
cc: Matt Davenport, Manager, Subdivisions

May 24, 2022

SM/GB/BP/Sm/sm

Y:\Shared\DEVELOPMENT SERVICES\4 - Subdivisions\2016\39T-16503 - 58 Sunningdale Rd W (SM)\Draft Approval Extension Jan 2022\PEC\DRAFT_58 Sunningdale Rd W_Barvest Realty Subdivision Extension to draft approval 39T-16503 (SM).docx

Appendix A

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS AND AMENDMENTS TO DRAFT APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-16503, ARE AS FOLLOWS

***highlights** for revisions, ~~strikeouts~~ for deletions and underlines for additions

No. Condition

1. This draft approval applies to the draft plan as submitted by Barvest Realty Inc. (File No. 39T-16503), prepared by MTE and certified by P.R. Levac OLS, (File No 50861-102, dated May 18, 2022), as red-lined amended, which shows 41 single detached lots, two (2) residential part blocks, three (3) medium density blocks, one (1) commercial block, one (1) road widening block, and four (4) 0.3m reserve blocks all served by an extension of Callingham Drive, an extension of Pelkey Road, and three (3) new local streets
2. This approval applies for three years, and if final approval is not given by that date, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
3. The road allowances included in this draft plan shall be shown on the face of the plan and dedicated as public highways.
4. The Owner shall request that street(s) shall be named to the satisfaction of the City.
5. The Owner shall request that the municipal address shall be assigned to the satisfaction of the City.
6. Prior to final approval, the Owner shall submit to the City a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
7. The subdivision agreement between the Owner and the City shall be registered against the lands to which it applies. Prior to final approval the Owner shall pay in full all municipal financial obligations/encumbrances on the said lands, including property taxes and local improvement charges.
8. Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision
9. Phasing of this subdivision (if any) shall be to the satisfaction of the City
10. In conjunction with registration of the plan, the Owner shall provide to the appropriate authorities such easements as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
11. Prior to final approval, for the purposes of satisfying any of the conditions of draft approval herein contained, the Owner shall file with City a complete submission consisting of all required clearances, fees, and final plans, and to advise the City in writing how each of the conditions of draft approval has been, or will be, satisfied. The Owner acknowledges that, in the event that the final approval package does not include the complete information required by the City, such submission will be returned to the Owner without detailed review by the City.
12. The Owner shall not commence construction or installations of any services (e.g. clearing or servicing of land) involved with this plan prior to obtaining all necessary

permits, approvals and/or certificates that need to be issued in conjunction with the development of the subdivision, unless otherwise approved by the City in writing; (e.g. 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.)

Planning

13. The Owner shall obtain and submit to the City a letter of archaeological clearance from the Southwestern Regional Archaeologist of the Ministry of Culture. The Owner shall not grade or disturb soils on the property prior to the release from the Ministry of Culture.
14. The Owner to register on title and include in all Purchase and Sale Agreements the requirement that the homes to be designed and constructed on all corner lots in this Plan, are to have design features, such as but not limited to porches, windows or other architectural elements that provide for a street oriented design and limited chain link or decorative fencing along no more than 50% of the exterior sideyard or to be extended to the rear wall of the dwelling unit if greater than 50% abutting the exterior side yard road frontage. Further, the owner shall obtain approval of their proposed design from the Manager of Urban Design prior to any submission of an application for a building permit for corner lots with an exterior sideyard in this Plan.
15. ~~The Owner shall transfer the Future Development Block 49, on the south side of Street "C" as needed, at no cost to the City. Should the adjacent lands develop for residential use and Future Development Block 49 is required for access purposes, the Future Development Block 49 shall be sold at market value, as determined by the City acting reasonably to the owners of the adjacent lands for access purposes, and the City shall pay the net proceeds of that sale (minus any City costs) to the Owner of this plan (39T-16503) within 30 days of such sale. Should the City determine that the Future Development Block 49 is not needed for access purposes, then the City would transfer the lot back to the Owner of this plan for a nominal fee.~~

The Owner shall establish Future Development Block (Block 49), on the south side of Street "C" for future access should the adjacent lands develop for residential use. At the time of registration of the Plan, the Owner shall register on title of the Future Development Block (Block 49), in a form satisfactory to the City, a restrictive covenant prohibiting any dealings with the block (including any development, transfer, mortgage or lease of the lands) unless otherwise permitted by the City, until the tenth (10th) anniversary of the City's passing of a by-law assuming the works and services in this plan. Should the adjacent land develop for residential uses within this ten (10) year period and Future Development Block 49 is required for access purposes, the Future Development Block (Block 49) shall be sold upon the City's direction to the adjacent landowner at market value, as determined by a third-party appraisal. In the event of a dispute between the owner of the adjacent lands and the Owner with respect to the appraised value of the Future Development block, either party may request that the City in its sole discretion make a determination on the market value.

16. The Owner shall comply with Canada Post in regards to Community Mailbox requirements, to the satisfaction of the City.

Parks Planning

17. The Owner shall provide 2% of the value of the commercial blocks the day before the issuance of the first building permit and cash in lieu will be required for all

residential development in accordance with By-law CP-9 all to the satisfaction of the City.

Engineering - Sanitary

Sanitary:

18. In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer prepare and submit the following sanitary servicing design information:
 - i.) Provide a sanitary drainage area plan, including the preliminary sanitary sewer routing and the external areas to be serviced (eg. 1985 Richmond Street, Winder Lands to the south, Baran lands and existing lands east of Richmond Street), to the satisfaction of the City;
 - ii.) Propose a suitable routing for the sanitary sewer to be constructed through this plan;
 - iii.) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, provide an hydrogeological report that includes an analysis to establish the water table level of lands within the subdivision with respect to the depth of the sanitary sewers and recommend additional measures, if any, which need to be undertaken;

19. In accordance with City standards or as otherwise required by the Deputy City Manager, Environment and Infrastructure;, 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 Callingham Drive and the 250 mm diameter sanitary sewer located on Pelkey Road;
 - ii.) ~~Construct servicing for 1985 Richmond Street~~ Construct sanitary sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan, including 1985 Richmond Street (as dictated by the Agreements registered as Instrument Number ER634304 and ER503412), all to the specifications of the Deputy City Manager, Environment and Infrastructure;
 - iii.) Make provisions for oversizing of the internal sanitary sewers in this draft plan to accommodate flows from the upstream lands external to this plan, all to the 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
 - iv.) Where trunk sewers are greater than 8 metres in depth and are located within the municipal roadway, the Owner shall construct a local sanitary sewer to provide servicing outlets for private drain connections, to the satisfaction of the City. The local sanitary sewer will be at the sole cost of the Owner. Any exception will require the approval of the Deputy City Manager, Environment and Infrastructure;.

20. 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.) Install Parson Manhole Inserts (or approved alternative satisfactory to the Deputy City Manager, Environment and Infrastructure;) in all sanitary sewer maintenance holes at the time the maintenance hole(s) are installed within the proposed draft plan of subdivision. The Owner shall not remove the

- inserts until sodding of the boulevard and the top lift of asphalt is complete, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure;
- iv.) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407; and
 - v.) Implementing any additional measures recommended through the Design Studies stage.
21. Prior to registration of this Plan, the Owner shall obtain consent from the Deputy City Manager, Environment and Infrastructure; to reserve capacity at the Greenway/Adelaide Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the Deputy City Manager, Environment and Infrastructure; 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.
- i.) 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 Deputy City Manager, Environment and Infrastructure;. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

22. 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.) Identifying the storm/drainage and SWM servicing works for the subject and external lands and how the interim drainage from external lands will be handled, all to the satisfaction of the City;
 - ii.) Identifying major and minor storm flow routes for the subject and external lands, to the satisfaction of the City;
 - iii.) Ensure that all existing upstream external flows traversing this plan of subdivision are accommodated within the overall minor and major storm conveyance servicing system(s) design, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure;.
 - iv.) 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;
~~Developing an erosion/sediment control plan that will identify all erosion and sediment control measures for the subject lands in accordance with City of London and Ministry of the Environment standards and requirements, all to the satisfaction of the City. This plan is to include measures to be used during all phases on construction; and~~
 - v.) 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 Deputy City Manager, Environment and Infrastructure;
 - vi.) Make provisions to oversize and deepen the internal storm sewers in this plan, if necessary, to accommodate flows from upstream lands external to this plan;

23. The above-noted Storm/Drainage and SWM Servicing Functional Report or a SWM Servicing Letter/Report of Confirmation, prepared by the Owner's consulting professional engineer, shall be in accordance with the recommendations and requirements of the following:
- i.) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study and any addendums/amendments;
 - ii.) The approved Functional Stormwater Management Plan for the Sunningdale SWM Facility # 4 and Compensation Area, prepared by DelCan (April 2011) or any updated Functional Stormwater Management Plan;
 - iii.) The City's Design Requirements for Permanent Private Stormwater Systems approved by City Council and effective as of January 1, 2012. The stormwater requirements for PPS for all medium/high density residential, institutional, commercial and industrial development sites are contained in this document, which may include but not be limited to quantity/quality control, erosion, stream morphology, etc.;
 - iv.) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - v.) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - vi.) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - vii.) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
24. In accordance with City standards or as otherwise required by the Deputy City Manager, Environment and Infrastructure, 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 storm sewer system, namely, the 975 mm diameter storm sewer located on Pelkey Road and the 825 mm diameter storm sewer on Callingham Drive, outletting to the existing Regional Sunningdale SWM Facility # 4 via the existing sewer connections within plans 33M-664 and 33M-665;
 - ~~i.) Construct servicing for 1985 Richmond Street~~ Construct storm sewers within this plan at an appropriate size and depth to accommodate flows from upstream lands which are tributary to this system and external to this plan, including 1985 Richmond Street (as dictated by the Agreements registered as Instrument Number ER634304 and ER503412), all to the specifications of the Deputy City Manager, Environment and Infrastructure;
 - ii.) Make provisions to oversize and deepen the internal storm sewers, if necessary, in this plan to accommodate flows from upstream lands external to this plan
 - iii.) 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
 - iv.) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
25. 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 Deputy City Manager, Environment and Infrastructure, 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 made by the geotechnical report accepted by the City; and
26. 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.
27. In conjunction with the first submission of engineering drawings, the Owner shall have a report prepared by a qualified consultant, and if necessary, a detailed hydro geological investigation carried out by a qualified consultant, to determine the following:
- i.) the effects of the construction associated with this subdivision on the existing ground water elevations and domestic or farm wells in the area
 - ii.) identify any abandoned wells in this plan
 - iii.) assess the impact on water balance in the plan
 - iv.) any fill required in the plan
 - v.) provide recommendations for foundation design should high groundwater be encountered
 - vi.) identify all required mitigation measures including Low Impact Development (LIDs) solutions
 - vii.) address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - viii.) provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site.
- all to the satisfaction of the City.
28. Prior to the issuance of any Certificate of Conditional Approval, the Owner's professional engineer shall certify that any remedial or other works as recommended in the accepted hydro geological report are implemented by the Owner, to the satisfaction of the City, at no cost to the City.
29. The Owner shall ensure the post-development discharge flow from the subject site must not exceed capacity of the stormwater conveyance system. In an event where the condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirements for permanent Private Stormwater Systems.

Watermains

30. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report including the following design information, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure;:
- a) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - b) Identify domestic and fire flows for the potential ICI/medium/high density Blocks from the low-level (high-level) water distribution system;
 - c) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - d) Include modeling for two fire flow scenarios as follows:
 - i) Max Day + Fire confirming velocities and pressures within the system at the design fire flows, and
 - ii) Max Day + Fire confirming the available fire flows at fire hydrants at 20 PSI residual. Identify fire flows available from each proposed

hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);

~~Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);~~

- e) Include a staging and phasing report as applicable which addresses the requirement to maintain interim water quality;
 - f) Develop a looping strategy to the satisfaction of the Deputy City Manager, Environment and Infrastructure when development is proposed to proceed beyond 80 units;
 - g) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable; The Winder Lands to the south must be serviced by appropriately sized mains
 - h) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - i) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - j) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - k) Include full-sized water distribution and area plan(s);
 - l) Identify on the water distribution plan the location of valves, hydrants, and the type and location of water quality measures to be implemented (including automatic flushing devices) the fire hydrant rated capacity & marker colour, and the design fire flow applied to development Blocks;
 - n) Adherence to the North London Water Servicing Strategy
 - o) Identify the servicing strategy for 1985 Richmond Street North
 - p) An engineering analysis to determine the extent of external watermains are required to serve Blocks within this plan, at no cost to the City.
 - q) Provide a servicing concept acceptable to the City Engineer for the proposed street townhouse (or narrow frontage) lots which demonstrates separation requirements for all services is being achieved;
31. Prior to the issuance of any Certificates of Conditional Approval the Owner shall install and commission the accepted water quality measures required to maintain water quality within the water distribution system during build-out, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure;, at no cost to the City. The measures which are necessary to meet water quality requirements, including their respective flow settings, etc shall be shown clearly on the engineering drawings.
32. Prior to the issuance of any Certificate of Conditional Approval and in accordance with City standards or as otherwise required by the Deputy City Manager, Environment and Infrastructure;, 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 high-level municipal system, namely, the existing 200 mm diameter watermain on Callingham Drive, the 300 mm diameter watermain on Pelkey Road and the 400 mm diameter watermain on Richmond Street (high level system);
 - ii.) If a watermain connection is required, provide an easement and temporary watermain connection between Street 'A' and Street 'C'
 - iii.) Deliver confirmation that the watermain system has been looped to the satisfaction of the Deputy City Manager, Environment and Infrastructure; when development is proposed to proceed beyond 80 units; and
 - iv.) The available fireflow and appropriate hydrant colour code (in accordance with the City of London Design Criteria) are to be shown on engineering drawings;
The fire hydrant colour code markers will be installed by the City of London at the time of Conditional Approval

33. The Owner shall ensure implemented water quality measures shall remain in place until there is sufficient occupancy demand to maintain water quality within the Plan of Subdivision without their use. The Owner is responsible for the following:
- i) to meter and pay the billed costs associated with any automatic flushing devices including water discharged from any device at the time of their installation until removal;
 - ii) any incidental and/or ongoing maintenance of the automatic flushing devices;
 - iii) payment for maintenance costs for these devices incurred by the City on an ongoing basis until removal;
 - iv) all works and the costs of removing the devices when no longer required; and
 - v) ensure the automatic flushing devices are connected to an approved outlet.
34. With respect to the proposed blocks, the Owner shall include in all agreements of purchase and sale, and/or lease of Blocks in this plan, a warning clause advising the purchaser/transferee that should these develop as a Vacant Land Condominium or in a form that may create a regulated drinking water system under O.Reg. 170/03, the Owner shall be responsible for meeting the requirements of the legislation.
35. If deemed a regulated system, there is potential the City of London could be ordered to operate this system in the future. As such, the system would be required to be constructed to City standards and requirements
36. The Owner shall obtain all necessary approvals from the Deputy City Manager, Environment and Infrastructure; for individual servicing of blocks in this subdivision, prior to the installation of any water services for the blocks.
37. The Owner shall ensure the limits of any request for Conditional Approval shall conform to the staging and phasing plan as set out in the accepted water servicing report and shall include the implementation of the interim water quality measures. In the event the requested Conditional Approval limits differ from the staging and phasing as set out in the accepted water servicing report, the Owner would be required to submit revised plans and hydraulic modeling as necessary to address water quality.

STREETS, TRANSPORTATION & SURVEYS

Roadworks

38. All through intersections and connections with existing streets and internal to this subdivision shall align with the opposing streets based on the centrelines of the street aligning through their intersections thereby having these streets centred with each other, in accordance with City standards, unless otherwise approved by the Deputy City Manager, Environment and Infrastructure;. The following intersections are to be aligned to the satisfaction of the City:
- i.) Callingham Drive with Callingham Drive to the west
 - ii.) Callingham Drive with Uplands Drive to the east
 - iii.) Pelkey Road with Pelkey Road to the south
39. In conjunction with the first submission of engineering drawings, the Owner shall provide a concept plan showing the alignment of Callingham Drive opposite Uplands Drive, to the satisfaction of the City.
40. In conjunction with the submission of detailed design drawings, the Owner shall have his consulting engineer provide a proposed layout of the tapers for streets in this plan that change right-of-way widths with minimum 30 metre tapers (~~eg. from 20.0 metre to 19.0 metre road width~~), all to the satisfaction of the Deputy City Manager, Environment and Infrastructure;. The roads shall be tapered equally aligned based on the alignment of the road centrelines. It should be noted tapers

are not to be within an intersection.

41. In conjunction with the first submission of engineering drawings, the Owner shall provide a conceptual layout of the roads and rights-of-way of the plan to the Deputy City Manager, Environment and Infrastructure; for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, bends, intersection layout, daylighting triangles, pavement markings, turn lanes, etc., and include any associated adjustments to the abutting lots.
42. At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 10 metre tangent being required along the street lines of the intersecting road (eg. Pelkey Road at Callingham Drive and Street 'C' at Pelkey Road).
43. In conjunction with the first submission of engineering drawings, the Owner shall have its professional consulting engineer confirm that all streets in the subdivision have centreline radii which conforms to the City of London Standard "Minimum Centreline Radii of Curvature of Roads in Subdivisions:"
44. The Owner shall have its professional engineer design and construct the roadworks in accordance with the following road widths:
 - i.) Callingham Drive and Pelkey Road have a minimum road pavement with (excluding gutters) of 6.0 metres 9.5 metres plus parking lay-bys with a minimum road allowance of 23 metres 21.5 metres.
 - ii.) Street 'A' have a minimum road pavement width (excluding gutters) of 7.5 metres 8.0 metres with a minimum road allowance of 20 metres.
 - iii.) Street 'C' have a minimum road pavement width (excluding gutters) of 7.5 metres 7.0 metres with a minimum road allowance of 20 metres 19 metres.
 - iv.) Street 'B' have a minimum road pavement width (excluding gutters) of 7.5 metres 6.0 metres with a minimum road allowance of 20 metres 18 metres.
The Owner shall construct a gateway (without island) treatment feature on Callingham Drive at the intersection of Richmond Street with a right of way width of 28.0 metres for a minimum length of 45.0 metres tapered back over a distance of 30 metres to the standard secondary collector Neighbourhood Connector Road right of way width of 23.0 metres 21.5 metres, to the satisfaction of the City. Landscaped gateway features shall be installed within a widened boulevard area, to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure.
45. The Owner shall construct Callingham Drive and Pelkey Road to neighbourhood connector ~~secondary collector road~~ standards, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.

Sidewalks/Bikeways

46. The Owner shall construct a 1.5 metre sidewalk on both sides of all streets in this Plan. the following streets:
 - i.) ~~Callingham Drive~~
 - ii.) ~~Pelkey Road~~
47. The Owner shall construct a 1.5 metre sidewalk on one side of the following streets:
 - i.) ~~Street 'A' west boulevard~~
 - ii.) ~~Street 'B' north boulevard~~
 - iii.) ~~Street 'C' north boulevard~~
 - iv.) Richmond Street – along entire frontage of plan to 1985 Richmond Street
 - v.) Sunningdale Road – along entire frontage of plan
48. In conjunction with the first submission of engineering drawings, the Owner shall provide details of a 1.5 metre sidewalk on both sides of all streets and details of the sidewalks on Richmond Street and Sunningdale Road, to the specifications of

the City. A 2.50m boulevard width (back of curb to sidewalk) shall be provided.

~~At the time of site plan approval for Block 46, the Owner shall install temporary street lights at the intersection of the commercial driveway and Sunningdale Road West, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;, at no cost to the City.~~

~~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.~~

49. In conjunction with the submission of engineering drawings, the Owner shall have a qualified professional engineer provide to the City Engineer for review and acceptance appropriate drawings and calculations (eg photometric) for street lights that exceeds the street lighting standards in new subdivisions as required by the City Engineer at no cost to the City.

50. In conjunction with the first submission of engineering drawings, the Owner shall provide details of street lighting on all streets and walkways in this plan to the satisfaction of the City, at no cost to the City.

Boundary Road Works

51. In conjunction with the Focused Design Studies, the Owner shall update the 58 Sunningdale Road Traffic Impact Study, to the satisfaction of the City. Prior to undertaking this study, the Owner shall contact the Transportation Planning and Design Division regarding the scope and requirements of this study.
52. The Owner shall implement all recommendations outlined in the approved Transportation Impact Assessment, at no cost to the City, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;.
53. The Owner shall be required to make minor boulevard improvements on Sunningdale Road West and Richmond Street North 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.
54. The Owner shall grade their site in accordance with the Sunningdale Road Environmental Assessment, to the satisfaction of the City and at no cost to the City.
55. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall make adjustments to the existing street lights on Richmond Street or provide temporary street lights to provide for sufficient illumination at the intersection of Callingham Drive and Richmond Street, at no cost to the City, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;.
56. In conjunction with the first submission of engineering drawings, the Owner shall have it's professional consulting engineer submit design criteria for the left turn and right turn lanes on Richmond Street North at Callingham Drive for review and acceptance by the City.
57. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct left and right turn lanes at Callingham Drive on Richmond Street North and all associated works, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;.

Road Widening

~~The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West and Richmond Street North to 18.0 metres from the centreline of the original road allowance.~~

58. The Owner shall be required to dedicate 3.0 m x 3.0 m “daylighting triangles” at the intersection of ‘collector’ road streets in the Plan (ie. Where Callingham Drive meets Pelkey Road) to satisfy requirements necessary for servicing bus transit routes, as specified by the Deputy City Manager, Environment and Infrastructure.
59. The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West to 24.0 metres from the centreline of the existing road to a point 150.0 metres west of Richmond Street.
60. The Owner shall be required to dedicate sufficient land to widen Sunningdale Road West to 18.0 metres from the point 150.0 metres to the West of the existing road for the remaining portion along Sunningdale Road West.
61. The Owner shall be required to dedicate sufficient land to widen Richmond Street to 18 metres ~~22.50 metres~~ from the centreline of the existing road to a point 150.0 metres South of Sunningdale Road West.
62. The Owner shall be required to dedicate sufficient land to widen Richmond Street to 22.50 metres from the point 150.0 metres to the West of the existing road for the remaining portion along Richmond Street.
63. The Owner shall be required to dedicate 6.0 m x 6.0 m “daylighting triangles” at the arterial roads, to the satisfaction of the City.

Vehicular Access

64. The Owner shall cooperate with the landowner(s) of 1985 Richmond Street in satisfying conditions of the Agreements registered as Instrument Number ER634304 and ER503412. The Owner shall provide access to 1985 Richmond Street from the internal road network in this plan, at no cost to the City, to the satisfaction of the City.

Traffic Calming

65. 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, on internal streets in this plan of subdivision, to be relocated and/or constructed along Callingham Drive and Pelkey Road, including raised intersections, parking bays, curb extensions, speed cushions and other measures, to the satisfaction of the City.
66. The Owner shall relocate and/or construct traffic calming measures associated with this traffic calming plan, including parking bays, curb extensions, speed cushions and other measures to the satisfaction of the City.
67. The Owner shall construct a raised intersection on Callingham Drive at Pelkey Road, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;, at no cost to the City. Should it be determined, the raised intersection will affect the major overland flow route, the Owner shall construct alternative traffic calming measures on Callingham Drive, to the satisfaction of the Deputy City Manager, Environment and Infrastructure;.

Construction Access/Temporary/Second Access Roads

68. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize either Sunningdale Road West (via Villagewalk Boulevard and Callingham Drive), or Richmond Street (via Callingham Drive), or other routes as designated by the City.
69. In the event any work is undertaken on an existing street, the Owner shall establish and maintain a Traffic Management Plan (TMP) in conformance with City guidelines and to the satisfaction of the City for any construction activity that will occur on existing public roadways. The Owner shall have its contractor(s) undertake the work within the prescribed operational constraints of the TMP. The TMP will be submitted in conjunction with the subdivision servicing drawings for this plan of subdivision.
70. The Owner shall construct a temporary turning facility for vehicles at the following location(s), to the specifications of the City:
- i.) Street 'A' – south limit
 - ii.) Street 'C' – east limit

Temporary turning circles/facilities 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.

71. The Owner shall ~~remove the temporary turning facility on Pelkey Road and adjacent lands, in Plan 33M-665 to the south of this Plan, and~~ complete the construction of Pelkey Road on adjacent lands (Plan 33M-665), to the south of this plan, in this location as a fully serviced road, including restoration of adjacent lands, to the specifications of the City.

If funds have been provided to the City by the Owner of Plan 33M-665 for ~~the removal of the temporary turning facility and~~ the construction of this section of Pelkey Road 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.

~~In the event that Pelkey Road in Plan 33M-665 is constructed as a fully serviced road by the Owner of Plan 33M-665, then the Owner shall be relieved of this obligation.~~

72. In conjunction with first submission of engineering drawings, the Owner shall provide a pavement marking plan, to include all turn lanes, etc., to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
73. The Owner shall ensure that no vehicular access will be permitted to Blocks fronting Richmond Street North and Sunningdale Road West. All vehicular access is to be via the internal subdivision streets.
74. The Owner shall restrict access to Richmond Street North and Sunningdale Road West by establishing blocks for 0.3 metre (1') reserves along the entire frontages, to the satisfaction of the City.

GENERAL CONDITIONS

75. 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.

76. 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.
77. Prior to final approval, the Owner shall make arrangements with the affected property owner(s) for the construction of any portions of services or grading situated on private lands outside this plan, and shall provide satisfactory easements over these works, as necessary, all to the specifications and satisfaction of the City, at no cost to the City.
78. In conjunction with the first submission of engineering drawings, the Owner shall provide, to the City for review and acceptance, a geotechnical report or update the existing geotechnical report recommendations to address all geotechnical issues with respect to the development of this plan, including, but not limited to, the following:
- i.) servicing, grading and drainage of this subdivision
 - ii.) road pavement structure
 - iii.) dewatering
 - iv.) foundation design
 - v.) removal of existing fill (including but not limited to organic and deleterious materials)
 - vi.) the placement of new engineering fill
 - vii.) any necessary setbacks related to slope stability for lands within this plan
 - viii.) identifying all required mitigation measures including Low Impact Development (LIDs) solutions,
 - ix.) Addressing all issues with respect to construction and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability for lands within this plan, if necessary, to the satisfaction and specifications of the City. The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback.

and any other requirements as needed by the City, all to the satisfaction of the City.

79. The Owner shall implement all geotechnical recommendations to the satisfaction of the City.
80. Once construction of any private services, ie: water storm or sanitary, to service the lots and blocks in this plan is completed and any proposed relotting of the plan is undertaken, the Owner shall reconstruct all previously installed services in standard location, in accordance with the approved final lotting and approved revised servicing drawings all to the specification of the Deputy City Manager, Environment and Infrastructure; and at no cost to the City.
81. The Owner shall connect to all existing services and extend all services to the limits of the draft plan of subdivision, at no cost to the City, all to the specifications and satisfaction of the Deputy City Manager, Environment and Infrastructure;.

~~In conjunction with the first submission of engineering drawings, the Owner shall have his consulting engineer submit a concept plan which shows how all servicing (water, sanitary, storm, gas, hydro, street lighting, water meter pits, Bell, Rogers, etc.) shall be provided to condominiums/townhouses indicated on Block 44. It will be a requirement to provide adequate separation distances for all services which are to be located on the municipal right-of-way to provide for required separation distance (Ministry of Environment Design Standards) and to allow for adequate space for repair, replacement and maintenance of these services in a manner acceptable to the City.~~

82. The Owner shall have the common property line of Sunningdale Road West and Richmond Street North graded in accordance with the City of London Standard "Subdivision Grading along Arterial Roads", at no cost to the City.
83. 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.

84. The Owner shall pay a proportional share of the operational, maintenance and/or monitoring costs of any affected unassumed sewers or SWM facilities (if applicable) to third parties that have constructed the services and/or facilities to which the Owner is connecting. The above-noted proportional share of the cost shall be based on design flows, to the satisfaction of the City, for sewers or on storage volume in the case of a SWM facility. The Owner's payments to third parties shall:
- i.) commence upon completion of the Owner's service work, connections to the existing unassumed services; and
 - ii.) continue until the time of assumption of the affected services by the City.
85. With respect to any services and/or facilities constructed in conjunction with this Plan, the Owner shall permit the connection into and use of the subject services and/or facilities by outside owners whose lands are served by the said services and/or facilities, prior to the said services and/or facilities being assumed by the City.

The connection into and use of the subject services by an outside Owner will be conditional upon the outside Owner satisfying any requirements set out by the City, and agreement by the outside Owner to pay a proportional share of the operational maintenance and/or monitoring costs of any affected unassumed services and/or facilities.

86. 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 Deputy City Manager, Environment and Infrastructure; and Chief Building Official immediately, and if required by the Deputy City Manager, Environment and Infrastructure; 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 Deputy City Manager, Environment and Infrastructure; 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 Deputy City Manager, Environment and Infrastructure; and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the Deputy City Manager, Environment and Infrastructure; 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 Deputy City Manager, Environment and Infrastructure; and review for the duration of the approval program.

If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the Deputy City Manager, Environment and Infrastructure; 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.

87. Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the Deputy City Manager, Environment and Infrastructure; and the Owner shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment “Guidelines for Use at Contaminated Sites in Ontario”, “Schedule A – Record of Site Condition”, as amended, including “Affidavit of Consultant” which summarizes the site assessment and restoration activities carried out at a contaminated site, in accordance with the requirements of latest Ministry of Environment and Climate Change “Guidelines for Use at Contaminated Sites in Ontario” and file appropriate documents to the Ministry in this regard with copies provided to the City. The City may require a copy of the report should there be City property adjacent to the contamination.

Should any contaminants be encountered within this Plan, the Owner shall implement the recommendations of the geotechnical engineer to remediate, removal and/or disposals of any contaminates within the proposed Streets, Lot and Blocks in this Plan forthwith under the supervision of the geotechnical engineer to the satisfaction of the City at no cost to the City.

In the event no evidence of contamination is encountered on the site, the geotechnical engineer shall provide certification to this effect to the City.

88. The Owner’s professional engineer shall provide full-time 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 Deputy City Manager, Environment and Infrastructure;
89. In conjunction with the first submission of engineering drawings, the Owner shall have it’s professional engineer provide an opinion for the need for an Environmental Assessment under the Class EA requirements for the provision of any services related to this Plan. All class EA’s must be completed prior to the submission of engineering drawings.
90. 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 it’s professional engineer notify existing property owners in writing, regarding the sewer and/or road works proposed to be constructed on existing City streets in conjunction with this subdivision, all in accordance with Council policy for “Guidelines for Notification to Public for Major Construction Projects”.~~

91. The Owner shall not commence construction or installations of any services (eg. clearing or servicing of land) involved with this Plan prior to obtaining all necessary permits, approvals and/or certificates that need to be issued in conjunction with the

development of the subdivision, unless otherwise approved by the City in writing (eg. Ministry of the Environment Certificates, City/Ministry/Government permits: Approved Works, water connection, water-taking, crown land, navigable waterways, approvals: Upper Thames River Conservation Authority, Ministry of Natural Resources, Ministry of the Environment, City, etc.)

92. 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.
93. In conjunction with the first submission 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.
94. 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 Deputy City Manager, Environment and Infrastructure, at no cost to the City.
95. 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.
96. In conjunction with registration of the Plan, the Owner shall provide to the appropriate authorities such easements and/or land dedications as may be required for all municipal works and services associated with the development of the subject lands, such as road, utility, drainage or stormwater management (SWM) purposes, to the satisfaction of the City, at no cost to the City.
97. 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.
98. The Owner shall remove all existing accesses and restore all affected areas, all to the satisfaction of the City, at no cost to the City.
99. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
100. Prior to the issuance of a Certificate of Conditional Approval for Blocks 42 and 43 in this plan, Blocks 42 and 43 shall be combined with lands to the south and west to create developable lots and/or blocks, to the satisfaction of the City. The above-noted blocks shall be held out of development until they can be combined with adjacent lands to create developable lots and/or blocks.
101. Prior to the issuance of a Certificate of Conditional Approval for Block 45 in this plan, Block 45 shall be combined with lands to the west to create a developable block, to the satisfaction of the City. The above-noted block shall be held out of development until they can be combined with adjacent lands to create a developable block.
102. Lot 30 shall be held out of development until lands to the south and east develop.
103. Prior to the issuance of a Certificate of Conditional Approval for Pelkey Road, the Owner shall construct new services and make adjustments to the existing works

and services on Pelkey Road in Plan 33M-665, adjacent to this plan to accommodate the proposed works and services on this street to accommodate the lots in this plan fronting this street (eg. private services, street light poles, traffic calming, etc.) in accordance with the approved design criteria and accepted drawings, all to the satisfaction of the Deputy City Manager, Environment and Infrastructure; at no cost to the City.

104. Should Commercial, Industrial or Institutional blocks exist within this plan of subdivision, the Owner shall either register against the title of Block 46, in this Plan, or shall include in the agreement of purchase and sale for the transfer of each of the Blocks, a covenant by the purchaser or transferee stating that the purchaser or transferee of the Blocks may be required to construct sewage sampling manholes, built to City standards in accordance with the City's Waste Discharge By-law No. WM-2, as amended, regulating the discharge of sewage into public sewage systems. If required, the sewage sampling manholes shall be installed on both storm and sanitary private drain connections, and shall be located wholly on private property, as close as possible to the street line, or as approved otherwise by the Deputy City Manager, Environment and Infrastructure;
105. Where site plan approval is required, which includes street facing townhouse blocks, the Owner shall install servicing on streets in this plan of subdivision for these blocks only after site plan approval has been obtained or as otherwise directed by the City, all to the satisfaction of the City, at no cost to the City.
106. The Owner shall make all necessary arrangements with any required owner(s) to have any existing easement(s) in this plan quit claimed to the satisfaction of the City and at no cost to the City. The Owner shall protect any existing private services in the said easement(s) until such time as they are removed and replaced with appropriate municipal and/or private services at no cost to the City.
107. 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.
108. In conjunction with the 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 Deputy City Manager, Environment and Infrastructure; 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.
109. In conjunction with the submission of engineering drawings, the Owner shall provide a minimum lot frontage of 6.7 metres as per City standards to accommodate street townhouses within this draft plan of subdivision, all the specifications and satisfaction of the City.
110. In conjunction with the first submission of engineering drawings, the Owner shall identify locations of all existing infrastructure, ie. Water, septic, storm, hydro, driveways, etc. and their decommissioning or relocation, to the satisfaction of the Deputy City Manager, Environment and Infrastructure.
111. In conjunction with first submission of engineering drawings, the Owner shall provide details to show how Municipal Nos.1985 Richmond Street will be serviced and accessed and identifying the location of an easement over any Blocks in this Plan if needed for servicing of 1985 Richmond Street.

Redline Draft Plan of Subdivision Revisions

