



File Number: 39T-10502

TO:	CHAIR AND MEMBERS PLANNING AND ENVIRONMENT COMMITTEE MEETING ON JULY 23, 2013
FROM:	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR, DEVELOPMENT AND COMPLIANCE SERVICES AND CHIEF BUILDING OFFICIAL
SUBJECT	SUNNINGDALE GOLF & COUNTRY CLUB LTD. AND 160 SUNNINGDALE ROAD WEST LTD. SUNNINGDALE MEADOWS SUBDIVISION 39T-10502

RECOMMENDATION

That, on the recommendation of the Manager, Development Planning, Development Services, the following actions be taken with respect to entering into a subdivision agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. and 160 Sunningdale Road West Ltd., for the subdivisions of land, situated on the south side of Sunningdale Road West, mid way between Richmond Street and Wonderland Road North.

- (a) the attached Special Provisions to be contained in a Subdivision Agreement between The Corporation of the City of London and Sunningdale Golf & Country Club Ltd. and 160 Sunningdale Road West Ltd., for the subdivision of land over Part of Lots 41 and 48, Registrar’s Compiled Plan 1029, (Geographic Township of London), City of London, County of Middlesex (Geographic Township of London for the Sunningdale Meadows Subdivision (39T-10502) **BE APPROVED**;
- (b) the applicant **BE ADVISED** that the Director of Development Finance has summarized the claims and reviews 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; and

BACKGROUND

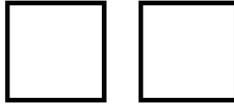
This application for Draft Plan of Subdivision Approval was accepted on February 24, 2010. It was circulated to the required agencies and municipal departments on March 10, 2010 and advertised in the London Free Press Civic Corner on March 20, 2010. A notice of Public Meeting was advertised in the London Free Press on February 19, 2011, and a notice of Public Meeting was sent out on February 23, 2011. The Public Meeting was held on March 7, 2011.

This is the second and final phase of this development, with Phase 1 being registered on June 10th, 2012 as 33M-647

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

This phase of the subdivision shall be registered in one (1) phase, consisting of 55 single family detached Lots.

The Development Services Unit has reviewed these special provisions with the Owner. Questions were raised by the Owner concerning special provision clause k), relating to the confirmation of water quality requirements and clause r), relating to the \$60,000 security required for erosion & sediment control; however, no modifications are being proposed to these requirements.

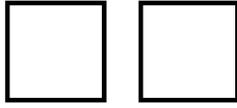


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A copy of the location plan is attached for the information of the Committee.

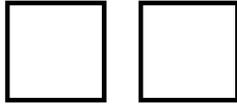
PREPARED BY:	RECOMMENDED BY:
FRANK GERRITS DOCUMENTATION COORDINATOR DEVELOPMENT SERVICES DIVISION	ALLISTER MACLEAN MANAGER, DEVELOPMENT PLANNING DEVELOPMENT SERVICES
CONCURRED BY:	SUBMITTED BY:
TERRY GRAWAY MANAGER, DEVELOPMENT SERVICES & PLANNING LIAISON	GEORGE KOTSIFAS, P. ENG. MANAGING DIRECTOR,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

AM/fg
Attach.
June 24, 2013



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LOCATION MAP



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Schedule "B"

Related Estimated Costs and Revenues



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28. PART II – SPECIAL PROVISIONS

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

- a) In the event that the Owner undertakes relotting, the Owner shall relocate all utilities, municipal services and private services as are necessary for any relotted lots 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 any relotting in this Plan prior to the issuance of a Certificate of Conditional Approval for works serving the relotted lots. 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 Engineer in accordance with the City's security requirements.
- b) The Owner shall adhere to the geotechnical engineer's recommendation with respect to the placement of engineered 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.

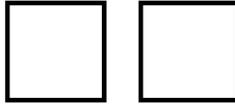
Prior to the issuance of a Certificate of Conditional Approval, the Owner shall identify to the City the Lots within the Affected Lands and shall ensure that the specific requirements have been established by a geotechnical engineer for each Lot within the Affected Lands in order to protect the proposed 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 with the Affected Lands, a covenant by the purchase or transferee stating that the purchaser or transferee of the Lot 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 Lot within the Affected Lands that the building construction was completed in accordance with the Owner's geotechnical engineer's recommendations.

- c) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall have a qualified consultant confirm that all recommendations in the hydrogeological investigation for this subdivision have been implemented with respect to the effects of the construction associated with the subdivision on existing ground water elevations, private wells in the area and the impact on the water balance of the subject plan, to the satisfaction of the City.
- d) Barricades are to be maintained at south limit of Meadowlands Way until the issuance of any Certificate of Conditional Approval in this Plan, or as otherwise directed by the City, at such time of the issuance of a CCA for this plan, the Owner shall remove the barricades as necessary and restore the boulevard.

The Owner shall advise all purchasers of land within this subdivision that any traffic to and from this subdivision will not be permitted to pass the barricade(s) until the removal of the barricade(s) is authorized by the City.

- e) 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



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access the site from Sunningdale Road West via Meadowlands Way.

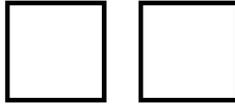
- f) The Owner agrees that no construction traffic contracted by the Owner for the construction of services for this subdivision which are to be assumed by the City, will utilize existing streets adjacent to this Plan, except as approved otherwise by the City. The Owner further agrees to restrict this construction traffic to and from this subdivision to Meadowlands Way except as otherwise approved by the City. Barricades which may be used to restrict construction traffic during the construction of the underground services associated with the issuance of a Certificate of Conditional Approval, as identified by 9. INITIAL CONSTRUCTION OF SERVICES AND BUILDING PERMITS OF PART 1 – GENERAL PROVISIONS, may be removed with the issuance of the Certificate of Conditional Approval, unless otherwise directed by the City Engineer. Should the subdivision develop in stages as allowed by other conditions of the subdivision agreement, the Owner will reinstate the necessary construction traffic restrictions with development of each stage as each stage develops, to the satisfaction of the City.
- g) 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 Meadowlands Way in this Plan joins with Meadowlands Way in Plan 33M-647, including all underground services and related works;
 - (ii) a fully serviced road connection where Meadowlands Way in this Plan joins with Quarrier Road in Plan 33M-465, including all underground services and related works;

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

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

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

- h) Prior to the construction of works on existing City streets, the Owner shall have its Professional Engineer notify in writing all affected property owners of all works proposed to be constructed on existing City streets in conjunction with this subdivision in



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accordance with the City's policy on "Guidelines for Notification to Public for Major Construction Projects".

- i) Prior to the issuance of any Certificate of Conditional Approval in this Plan, the Owner shall erect advisory signs at all street entrances to this Plan for the purpose of informing the public of the traffic calming measures implemented within this Plan.

- j) 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 Meadowlands Way and the 300 mm (12 inch) diameter watermain located within an easement between Lots 22 and 23 in Plan 33M-465, to the specifications of the City Engineer.

- k) Prior to the issuance of any Certificates of Conditional Approval, the Owner shall have it's Professional Engineer confirm water quality requirements for the watermains in this Plan are being implemented in accordance with the accepted design studies and City standards to demonstrate there is adequate water turnover to maintain water quality or implement any accepted recommendations by the use of the following:
 - i) valving to shut off future connections which will not be used in the near term; and/or
 - ii) automatic flushing devices to maintain water quality, with it being noted that the water flushed by the device is to be measured (by a water meter in a meter pit) and the cost of water charged to the Owner. Where automatic flushing devices will be used, calculations of the turnover required to maintain chlorine residual are to be provided in order to justify the settings for the automatic flushing device.all to the satisfaction of the City Engineer, at no cost to the City.

- l) Sewage treatment capacity at the Greenway/Adelaide Pollution Control Plant is available for this Plan as of July, 2013 and will be reserved by the City for this Plan provided this Plan and this Agreement are registered before July, 2014.

In the event that this Plan and this Agreement are not registered before July, 2014, then the reserved treatment capacity in the Plant may be forfeited in the absolute discretion of the City Engineer and in the event of such forfeiture, the Owner shall apply to the City to have sewage treatment capacity allocated to this Plan, if such capacity is available at that time.

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

- m) 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 Meadowlands Way and the 200 mm (8 inch) diameter sanitary sewer located on Block 117 in Plan 33M-647.

The sanitary sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City and at no cost to the City unless otherwise specified herein.

- n) The Owner shall take measures to control and prevent inflow and infiltration and silt from entering the sanitary sewer system during construction and to ensure that the sanitary sewer system is constructed to minimize inflow into the system, all at the Owner's cost. 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:



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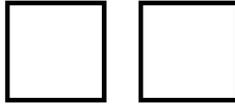
- i) Installation of a plug in the sanitary sewer system (for this draft plan) at the downstream end of the sanitary sewer. The plug can be removed in conjunction with the first occupancy. This plug may only be removed by the City of London inspectors or Operations. The Owner shall be responsible for 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;
 - ii) Flow monitoring of the sanitary sewer may be required and a record of flows provided to the City. If the flows are in excess of theoretical flows, the Owner will be required to pay the City for the excess flow;
 - iii) Installation of Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) in all sanitary sewer manholes within this draft plan at the time of installation of the manhole. 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 shall be carried out in accordance with OPSS 407, OPSS 410 and the City of London Standard Contract Documents with respect to infiltration testing, exfiltration testing and low pressure air testing. The Owner shall have its Professional Engineer provide a report of the test results to the City;
 - v) The Owner shall take steps to ensure that during the construction on private property of this phase of subdivision, practices which contravene the City of London By-laws and allow storm water and sediment to enter the sanitary sewer system are prevented; and
 - vi) Capping private drain connection to lots which are vacant or not occupied in this Plan 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. If any private drain connection is found without a cap, the Owner shall ensure a cap is installed within 48 hours of being advised by the City. The removal of the cap shall be at the cost of the Owner and shall be made only at the time of or immediately prior to occupancy of that lot.
- o) The Owner shall permit the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer. The City may require smoke testing to be undertaken until such time as the sewer is assumed by the City.
- p) The Owner shall construct the storm sewers to service the Lots in this Plan, which is located in the Medway Creek Subwatershed, and connect them to the City's existing storm sewer system being the 600 mm (24 inch) diameter storm sewer on Meadowlands Way, south of Callingham Drive and the 600 mm (24 inch) diameter storm sewer located on Block 117 in Plan 33M-647 and outlet them to the Regional Sunningdale SWM Facility # 4 in Registered Plan 33R-18064..
- The storm sewers required in conjunction with this Plan shall be sized to accommodate all upstream lands to the specifications of the City Engineer and at no cost to the City unless otherwise specified herein.
- q) The Owner shall implement and monitor all erosion and sediment control measures, in accordance with the erosion and sediment control measures accepted by the City in the Functional SWM Report, 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.
- r) The Owner shall provide a security in the amount of \$60,000 for this Plan to ensure that the Erosion and Sediment Control Plan (ESCP) be executed in accordance with the City Engineer approval procedure and criteria. In the event of failure to properly implement and maintain the require ESCP, the ESCP security will be used to undertake all



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necessary clean-up work, all to the satisfaction of the City.

- s) The Owner shall have its consulting Professional Engineer supervise the construction of the stormwater servicing works, including any temporary works to the satisfaction of the City and according to the recommendations and requirements of the following:
- (i) The SWM criteria and environmental targets for the Medway Creek Subwatershed Study;
 - (ii) The approved Storm/Drainage and SWM Servicing Functional Report for the subject lands;
 - (iii) The accepted Schedule 'B' Municipal Class EA for Storm Drainage and Stormwater Management Servicing Works for Sunningdale Area Storm Drainage and Stormwater Management Servicing for Undeveloped Lands;
 - (iv) The approved Functional Stormwater Management Plan for Sunningdale SWM Facility 4;
 - (v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the file manager process;
 - (vi) The City's Waste Discharge and Drainage By-laws, lot grading standards, policies, requirements and practices;
 - (vii) The City of London Design Specifications and Requirements Manual, as revised;
 - (viii) The Ministry of the Environment SWM Practices Planning and Design Manual (2003); and
 - (ix) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
- t) 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.
- u) The Owner shall address forthwith any deficiencies of the stormwater works.
- v) Prior to assumption, the Owner shall operate, monitor and maintain the Sunningdale Meadows Phase 3 stormwater works.
- w) Prior to the issuance of any Certificate of Conditional Approval, The Owner's consulting 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.
- x) 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.
- y) The Owner shall register against the title of Lots incorporating rear yard catchbasins, which includes Lots 12, 13, 16, 17, 49, 52 and 53 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



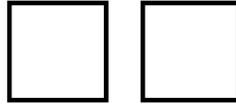
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setbacks and associated underside of footing (U.S.F.) elevations, by not constructing any structure within the setback areas, and not disturbing the catchbasin and catchbasin lead located in the setback areas. This protects these catchbasins and catchbasin 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 Engineer.

- z) The Owner shall register against the title of the Lots incorporating a sanitary and storm sewer easement, which includes Lots 27 and 28 in this Plan should the easement be reduced as approved by the City from City standards, and all other affected Lots, as shown on the accepted plans and drawings and shall include 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 underside of footing (U.S.F.) elevations associated with the reduced easements, by not constructed any structure within the reduced easement areas, and not disturbing the sanitary and storm sewer located in the easement areas. This protects the sanitary and storm sewer from damage or adverse effects during and after construction. The minimum 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.
- ab) 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.
- ac) The Owner agrees that if, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, these deposits must be reported to the City immediately, and if required by the City, the Owner will, at his expense, retain a Professional Engineer competent in the field of methane gas to investigate these deposits and to submit a full report on them to the City. If the report indicate the presence of methane gas, then all of the recommendations of the engineer contained in any such report submitted to the City shall be implemented and carried out under the supervision of the Professional Engineer, to the satisfaction of the City and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas monitoring program, if required, subject to the approval of the City for review for the duration of the approved program.

If a permanent venting system or facility is recommended in the report, the Owner further agrees to register against the title of each affected Lot and include in the agreement of sale for the conveyance or transfer of each of the affected Lots, a covenant by the purchaser or transferee (and by each successive Owner after such purchaser or transferee) stating that the Owners of the subject Lots must have the required system or facility designed, constructed and monitored to the specifications of the City, and that the Owner 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.

- ad) Within one (1) year of the registration of this Plan, the Owner shall construct wooden walkway fences, without gates, adjacent to all public pedestrian walkways, entirely on private property and at no cost to the City, in lieu of chain link fencing as specified in City Standard N. SR-7.0 and as permitted by the City, as specified and in accordance with the approved servicing drawings, to the satisfaction of the City. The wooden fence shall be a minimum of 1.2 metres (4.0 ft) in height, and shall conform to the City's current fence by-law requirements. Any approved wooden fence shall terminate 6.0 metres



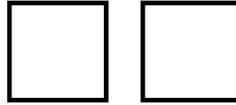
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from the street line. All maintenance, repair and replacement of the wooden fences shall be the responsibility of the private owner(s), at no cost to the City.

The Owner shall register against the title of Lots 27 and 28 in this Plan adjacent to a public walkway, and shall include in the agreement of purchase and sale and in the transfer of each affected Lot, a covenant by the purchase or transferee stating that the City will not participate, either financially or otherwise, in any maintenance, repair or replacement associated with the wooden fences adjacent to the public walkway.

The Owner shall construct a chain link fence, without gates, in standard location and of standard height and design on either side of the remainder of the walkway, to the front lot line, as specified in City Standard No. SR-7.0, as no cost to the City.

- ae) Prior to the issuance of a Certificate of Conditional Approval, the Owner shall provide adequate temporary measures, if necessary, such as easements, catchbasins, grading, erosion and sediment control measures, etc. to address any grading or drainage issues that may arise along the boundary of this Plan.
- af) Prior to the issuance of any Certificates of Conditional Approval in this Plan, all temporary measures constructed as part of Sunningdale Meadows Subdivision, Plan 33M-647, shall be removed by the Owner when no longer required and the area shall be restored, to the satisfaction of the City, at no cost to the City.
- ag) The Owner shall make arrangements with the owner of lands to the east to construct private services for Lots 1 to 12 in Plan 39T-11504 Phase 2 fronting Meadowlands Way.
- ah) The Owner shall only develop Block 57 of this Plan, in conjunction with lands to the east in Draft Plan 39T-11504 Phase 2 to create a developable Lot, all to the satisfaction of the City.
- ai) Within one (1) year of registration of this Plan, the Owner shall prepare and deliver to all purchasers and transferees of the lots in this plan, an education package as approved by the City, that explains the stewardship of natural areas and the value of existing tree cover within this Plan of Subdivision and within the Medway Valley.



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SCHEDULE 'C'

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

SPECIAL WORKS AND SERVICES

Roadways

- Meadowlands Way shall have a minimum road pavement width (excluding gutters) of 9.5 metres (31.2') with a minimum road allowance of 21.5 metres (70').
- Bradwell Chase shall have a minimum road pavement width (excluding gutters) of 8.0 metres (26.2') with a minimum road allowance of 20.0 metres (66').

Sidewalks

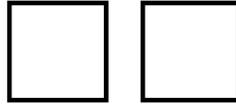
A 1.5 metre (5 foot) sidewalk shall be constructed on both sides of Meadowlands Way.

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

- (i) Bradwell Chase – south and outside boulevard

Pedestrian Walkways

City of London standard 3.0m wide pedestrian walkways shall be constructed on Block 56 of this Plan.



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SCHEDULE 'D'

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

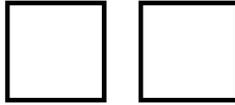
Prior to the Approval Authority granting final approval of this Plan, the Owner shall transfer to the City, all external lands as prescribed herein. Furthermore, within thirty (30) days of registration of the Plan, the Owner shall further transfer all lands within this Plan to the City.

LANDS TO BE CONVEYED TO THE CITY OF LONDON:

0.3 metre (one foot) reserves:	Nil
Road Widening (Dedicated on the face of the plan):	Nil
Walkways:	Block 56
5% Parkland Dedication	Parkland was taken through previous phase, being 33M-647
Dedication of land for Parks in excess of 5%:	Nil
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 Sunningdale Golf & Country Club Ltd. And 160 Sunningdale Road West Limited 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:	\$ 268,053 **
BOND PORTION:	\$1,622,477
TOTAL	\$1,890,530 **

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

CASH PORTION:	\$ 268,053 **
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:	\$1,622,477

**** Includes \$60,000 for Erosion and Sediment Control Plan security as per Clause 28 r).**

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.



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SCHEDULE 'F'

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

Multi-Purpose Easements

- (a) Multi-purpose easements for servicing, including an easement for storm and sanitary sewers, 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 Engineer as follows:
 - (i) Lots 27 and 28