

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: Application by 2219008 Ontario Limited (York Developments)
3493 Colonel Talbot Road
Extension of Draft Plan Approval

Date: August 22, 2022

Recommendation

That, on the recommendation of the Director, Planning and Development, with respect to the application of 2219008 Ontario Limited (York Developments) relating to the lands located at 3493 Colonel Talbot Road, the Approval Authority **BE ADVISED** that Municipal Council supports issuing a three (3) year extension to Draft Plan Approval for the residential plan of subdivision **SUBJECT TO** the revised conditions contained in the attached Appendix "A" (File No. 39T-14504).

Executive Summary

Summary of Request

This request is for a three (3) year extension of draft plan approval for a proposed residential subdivision known as the Silverleaf Subdivision located on the west side of Colonel Talbot Road, south of Pack Road.

Purpose and the Effect of Recommended Action

The purpose and effect is to recommend the Approval Authority for the City of London approve the requested extension of draft plan approval which is currently set to lapse on September 19, 2022, subject to the conditions appended to this report.

Rationale of Recommended Action

1. The requested three (3) year extension is reasonable to allow sufficient time for the registration of the subdivision plan.
2. The land use pattern, lot/block configurations, and road alignments in this subdivision do not change. Therefore, an extension of the lapse date can be supported, subject to the recommended conditions which represent an update to the previous conditions of draft approval.

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 Previous Reports Related to this Matter

March 29, 2021 – Report to Planning and Environment Committee – 3493 Colonel Talbot Road – 2219008 Ontario Limited – Silverleaf Subdivision Phase 2 – Special Provisions (File No. 39T-14504).

September 9, 2019 – Report to Planning and Environment Committee – Silverleaf Subdivision 3493 Colonel Talbot Road – 2219008 Ontario Ltd. (York Developments) – Request for Extension of Draft Plan Approval (File No. 39T-14504).

2.0 Discussion and Considerations

2.1 Property Description

The Silverleaf Subdivision lands are situated in the southwest quadrant of the City of London, at the southwest corner of Colonel Talbot Road and Pack Road. The property is within the City of London's Southwest Area Secondary Plan and forms part of the North Lambeth Residential Neighbourhood. The subdivision plan has a total area of approximately 40.5 ha (100 ac.) and the site has been cleared and graded through previous planning approval processes. The remaining draft approved lands which are the subject of this extension request are situated between Pack Road to the north, existing and under-construction single detached homes (Silverleaf Phases 1 & 2) and the Mathers Stream corridor to the west, and Colonel Talbot Road to the east. Agricultural lands, rural residences and naturalized areas exist to the north of the site across Pack Road, and to the south is an existing low density residential subdivision.

2.2 Current Planning Information

- The London Plan Place Type – Neighbourhoods and Green Space
- Zoning – Lots and blocks within the draft plan comprise various Residential (R1, R6, and R8) Special Provision Zones, Convenience Commercial (CC), Automobile Service Station (SS), and Open Space (OS1 & OS5) Zones.

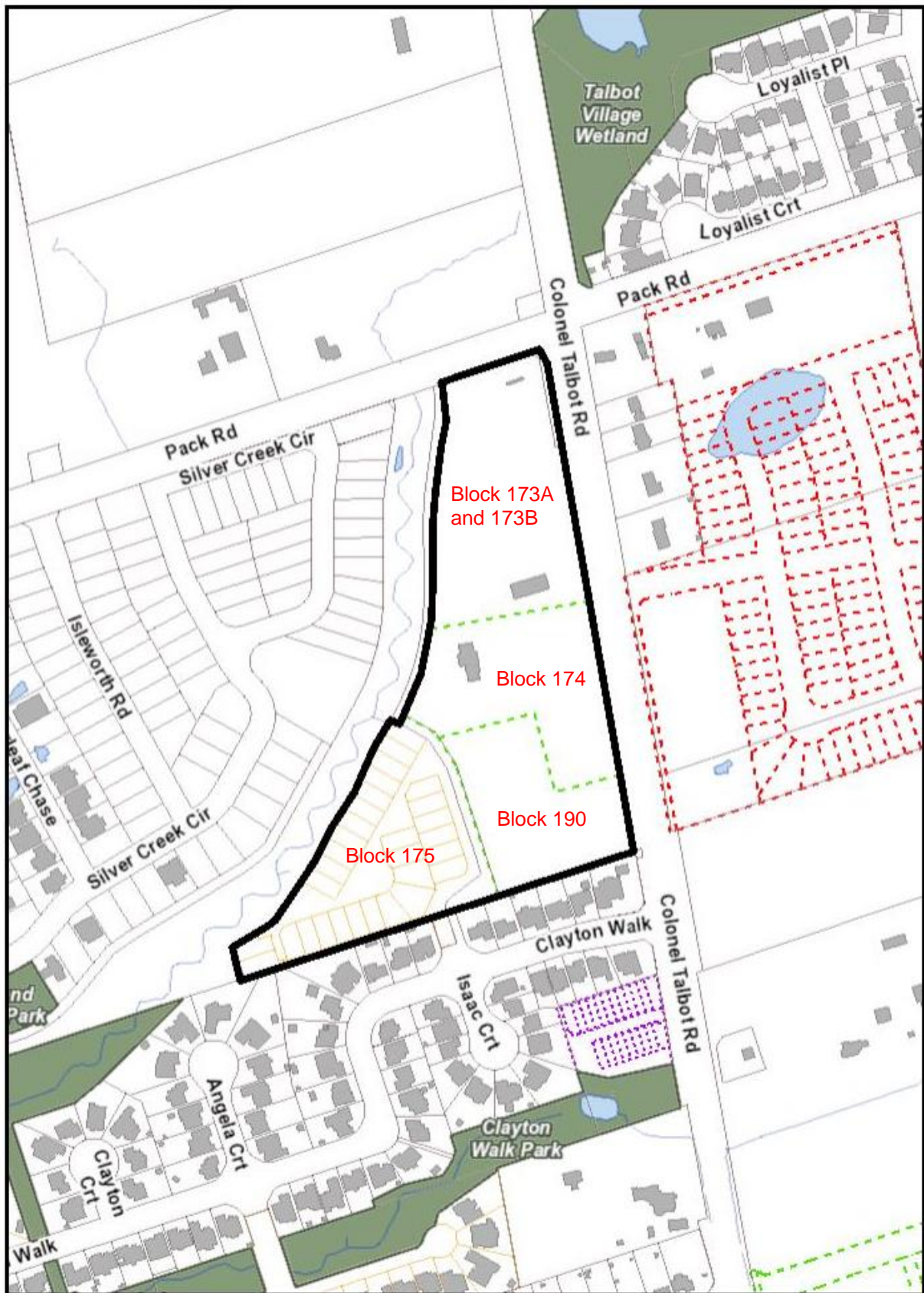
2.3 Site Characteristics

- Current Land Use – residential dwelling with accessory building, and vacant lands
- Frontage – approx. 400 metres along Colonel Talbot Road
- Depth – varies from approx. 82 metres to 325 metres
- Area – approx. 6.84 hectares (remaining draft-approved lands outside of registered Phases 1 & 2)
- Shape – Irregular

2.4 Surrounding Land Uses

- North – rural residential and agricultural
- East – rural residential and agricultural
- South – low density residential
- West – low density residential and open space

2.5 Location Map



Location Map

Subject Property: 3493 Colonel Talbot Rd
 Applicant: YORK DEVELOPMENTS
 File Number: 39T-14504
 Created By: Larry Mottram
 Date: 7/18/2022
 Scale: 1:4000

Legend

-  Subject Property
-  Parks
-  Assessment Parcels
-  Buildings
-  Address Numbers



2.8 Requested Action

This request is for a three (3) year extension of the remaining lands within the draft plan which consists of a mixed-use commercial/multi-family residential block (Block 173) and three (3) multi-family residential development blocks (Blocks 174, 175 and 190).

The northerly portion of Block 173, at the southwest corner of Pack Road and Colonel Talbot Road, has received site plan approval and is being developed for a proposed convenience store, gas bar and car wash. A provisional consent for a lot severance was also issued for this portion of the property on December 23, 2021 which will effectively split Block 173 into two portions (173A and 173B). The applicant advises that Blocks 173B, 174 and 190 are currently advancing through the site plan approval process as one application. Block 175 consists of a proposed 30 unit vacant land condominium development serviced by a private road connecting to Isaac Court and Clayton Walk.

An extension of Draft Approval is required in order to have sufficient time to complete the final approval and registration process. The requested extension would afford York Developments sufficient time to coordinate the required approvals and registration of agreements to complete the development blocks and other related elements of the subdivision. The applicant has not proposed any changes to the lotting configuration, road pattern or zoning that applies to these lands.

A Draft Approval extension period of three (3) years is being recommended in accordance with standard City practice. If final approval has not been provided within the three year period and the applicant requests an extension, there will be another opportunity to formally review the conditions and ensure that they are relevant to current planning policies, municipal servicing requirements, and the projects listed in the updated Growth Management Implementation Strategy (GMIS).

2.9 Community Engagement

Notice was not circulated to the public regarding the request for extension of draft approval given that no significant changes are being proposed to the zoning, lotting pattern or roadway alignments in the draft approved plan (39T-14504). In accordance with Section 51(45) of the *Planning Act* notice will be provided to the applicant, as well as any persons or public bodies who are prescribed under the Act and anyone who previously requested notification.

2.10 Policy Context

The London Plan

These lands are located within the Neighbourhoods Place Type in The London Plan. Neighbourhoods allow for a range of low to mid-rise residential uses such as single detached, semi-detached, duplex, townhouses, secondary suites, home occupations, group homes, townhouses, stacked townhouses and low-rise apartment buildings (Table 10). Certain secondary uses including mixed-use buildings and stand-alone retail, service and office uses may also be permitted. The remaining undeveloped blocks within the draft plan and corresponding zoning are consistent with the Neighbourhood Place Type permitted uses and policies.

The Draft-Approved Plan also incorporates a high degree of neighbourhood connectivity and a multi-use walking/cycling pathway system identified on the Active Mobility Network mapping. The subject blocks within the draft plan are immediately adjacent and have access to an existing multi-use pathway which runs parallel to the re-aligned and renaturalized Mathers Stream open space corridor, including a pedestrian bridge connection to a neighbourhood park and previously registered phases of the Silverleaf Subdivision on the west side of the stream corridor.

Southwest Area Secondary Plan

The London Plan recognizes the need and role of a Secondary Plan to provide more detailed policy guidance for a specific area that goes beyond the general policies. The Southwest Area Secondary Plan (SWAP) forms part of The London Plan, and its policies prevail over the more general planning policies if there is a conflict (Policies 1556 & 1558). The Silverleaf Subdivision lands are within the North Lambeth

Residential Neighbourhood, and within the Low Density Residential (LDR), Medium Density Residential (MDR), and Open Space and Environmental Review designations. A range of low and medium density residential uses are permitted, as well as a limited range of secondary permitted uses and passive open space uses. The draft plan of subdivision extension conforms to the The London Plan and the Secondary Plan (SWAP).

The Draft Approval conditions have been re-circulated and reviewed with municipal departments and agencies to determine their relevance within the context of current regulatory requirements. As a result, there are minor wording modifications and revisions, as well as a few new clauses added reflecting current municipal standards and requirements. Two phases of the subdivision have been registered which has resulted in a number of deleted conditions having been completed as part of the final approval. The amendments to the conditions of draft approval are shown as **highlights** for revisions, ~~strikeouts~~ for deletions and underlines for additions on the attached Appendix "A". The recommended three year extension would result in a new draft approval lapse date on or before September 19, 2025.

3.0 Financial Impact/Considerations

Through the completion of the works associated with this application fees, development charges and taxes will be collected. There are no direct financial expenditures associated with this application.

4.0 Key Issues and Considerations

The key issues and considerations have been reviewed and addressed through the draft plan of subdivision approval process. The conditions have been re-circulated and reviewed with municipal departments and agencies as previously noted. The recommended conditions represent an update to the previous draft conditions with some minor revisions, deletions, and three new conditions added on the last page.

Conclusion

Staff recommend a three (3) year extension to Draft-Approval for this plan of subdivision, subject to the revised conditions included in Appendix A. The recommended extension is considered appropriate and reasonable to allow sufficient time for final approval and registration of this subdivision plan.

Prepared by: **Larry Mottram, MCIP, RPP**
Senior Planner, Subdivisions and Condominiums

Reviewed by: **Bruce Page, MCIP, RPP**
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 Planning and Development.

CC: Matt Feldberg, Manager, Subdivisions and Development Inspections
August 15, 2022
SM/GB/BP/LM/lm

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Appendix A

APPENDIX 39T-14504 (Conditions to be included for draft plan approval)

THE CORPORATION OF THE CITY OF LONDON'S CONDITIONS TO FINAL APPROVAL FOR THE REGISTRATION OF THIS SUBDIVISION, FILE NUMBER 39T-14504 ARE AS FOLLOWS:

NO.	CONDITIONS
1.	This approval applies to the draft plan, submitted by MHBC Planning prepared by Callon Dietz, File No. 39T-14504, drawing dated June 19, 2014, as revised October 28, 2015, <u>as red-line amended</u> , which shows 64 residential units in the form of single detached dwellings, one mixed use/medium density residential block (Block 173), three (3) medium density residential blocks (Blocks 174, 175 and 190), all serviced by Pack Road, Colonel Talbot Road, and 6 local public streets.
2.	This draft approval and these conditions replaces the conditions of draft approval granted on March 15, 2019 September 19, 2019 for plan 39T-14504 as it applies to lands located at 3493 Colonel Talbot Road on the west side of Colonel Talbot Road and south of Park Road; legally described as Part of Lot 75, West of the North Branch of the Talbot Road (Geographic Township of Westminster), City of London, County of Middlesex, situated on the south side of Pack Road, west of Colonel Talbot Road.
3.	This approval of the draft plan applies for a period of three (3) years <u>until September 19, 2025</u> , and if final approval is not given within that time, the draft approval shall lapse, except in the case where an extension has been granted by the Approval Authority.
4.	The road allowances included in this draft plan shall be shown and dedicated as public highways.
5.	The Owner shall within 90 days of draft approval submit proposed street names for this subdivision to the City.
6.	The Owner shall request that addresses be assigned to the satisfaction of the City in conjunction with the request for the preparation of the subdivision agreement.
7.	The Owner, prior to final approval, shall submit to the Approval Authority a digital file of the plan to be registered in a format compiled to the satisfaction of the City of London and referenced to NAD83UTM horizon control network for the City of London mapping program.
8.	Prior to final approval, appropriate zoning shall be in effect for this proposed subdivision.
9.	The Owner shall enter into a subdivision agreement and shall satisfy all the requirements, financial and otherwise, of the City of London in order to implement the conditions of this draft approval.
10.	The subdivision agreement between the Owner and the City of London shall be registered against the lands to which it applies once the plan of subdivision has been registered.
11.	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.

12. No construction or installations of *any* kind (eg. clearing or servicing of land) involved with this plan shall be undertaken by the Owner 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 Manager of Development Planning in writing (eg. MOE certificates; City/Ministry/Agency permits: Approved Works, water connection, water-taking, navigable waterways; approvals: UTRCA, MNR, MOE, City; etc; etc.). No construction involving installation of services requiring an EA is to be undertaken prior to fulfilling the obligations and requirements of the Province of Ontario's Environmental Assessment Act and the City of London.

Development Services – Planning and Development

13. The Owner shall carry out an archaeological survey and rescue excavation of any significant archaeological remains found on the site to the satisfaction of the Southwestern Regional Archaeologist of the Ministry of Culture; and no final approval shall be given, and no grading or other soil disturbance shall take place on the subject property prior to the letter of release from the Ministry of Culture.
14. In conjunction with the first submission of engineering drawings, the Owner shall submit a Noise Impact Study which recommends noise mitigation measures in accordance with the Ministry of the Environment Guidelines and the City of London policies and guidelines that excludes the requirement for a continuous berm/barrier along the Pack Road and/or Colonel Talbot Road frontage, all to the satisfaction of the City.
15. The Owner shall construct a 1.5m high chain link fencing without gates in accordance with current City park standards (SPO 4.8) or approved alternate, along the property limit interface of all existing and proposed private lots adjacent to existing and/or future Park and Open Space Blocks. No fencing is to be provided between Multiple Residential Blocks 173, 174, 175 & 190 and adjacent Park Blocks. Fencing shall be completed to the satisfaction of the City, within one (1) year of the registration of the plan.
16. The Owner shall prepare and deliver to all homeowners an education package which explains the stewardship of natural area, the value of existing tree cover and the protection and utilization of the grading and drainage pattern on these lots. The educational package shall be prepared to the satisfaction of City and UTRCA.
17. The Owner shall not grade into any open space areas. Where lots or blocks abut an open space area, all grading of the developing lots or blocks at the interface with the open space areas are to match grades to maintain existing slopes, topography and vegetation. In instances where this is not practical or desirable, any grading into the open space shall be to the satisfaction of the City.
18. Prior to construction, site alteration or installation of services, robust silt fencing/erosion control measures must be installed and certified with site inspection reports submitted to the Environmental and Parks Planning Division monthly during development activity along the edge of the ESA.
19. The Owner shall, as part of the first submission of engineering drawings prepare a tree preservation report and plan for lands within the proposed draft plan of subdivision. The tree preservation report and plan shall be focused on the preservation of quality specimen trees within lots and blocks. The tree preservation report and plan shall be completed in accordance with current approved City of London guidelines for the preparation of tree preservation reports and tree preservation plans, to the satisfaction of the City as part of the design studies submission. Tree preservation shall be established first and

grading/servicing design shall be developed to accommodate maximum tree preservation.

20. All parkland blocks lands shall be sufficiently protected from sediment throughout the construction period. A sediment barrier shall be established along the park block limits to the satisfaction of ~~Development Services~~ and the City.
21. The Owner shall implement all recommendations from the October 27, 2015 approved Environmental Impact Study and addendum prepared by Stantec Consulting Inc. As part of the design studies, the owner shall indicate how each of the recommendations will be implemented (ie, design studies, engineering review, special provisions)
22. Within one (1) year of registration of the plan, the owner shall grade, service and seed all parkland to the satisfaction of the City.
23. The Owner agrees 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 (including lots with side frontages to parks and/or open spaces), 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 abutting the exterior sideyard road/park/open space frontage. Further, the owner shall obtain approval of their proposed design to the satisfaction of the ~~Managing Director of Planning, City Planner or his/her designate~~ prior to any submission of an application for a building permit for corner lots with an exterior sideyard or an interior sideyard fronting a street, park or open space block in this Plan.
24. As part of the first submission of engineering drawings, the Owner will be required to provide a detailed urban design guidelines (for Architectural Control) for this subdivision, including all proposed building forms and implementation processes, to the satisfaction of the City.
25. As part of the first submission of engineering drawings, the Owner shall design the window street for Block 175 and be required to provide an updated block plans for Blocks 173, 174, 175 & 190 detailing locations of buildings, building orientation, pedestrian circulation, parking areas, and building orientation towards the public streets and open spaces, to the satisfaction of the City. Ensure block plans and the urban design guidelines are in conformance with the policies of the Southwest Area Secondary Plan and the City's Placemaking Guidelines.
26. Block 173 shall be divided into two separate and distinct blocks as per the red-line plan which includes Block 173 as the southern portion and a new Block as the northern portion with a total area of 0.650ha.
27. No opaque fencing or noise walls are to be provided along the property limit between the new block to the north of Block 173 and adjacent Park Blocks.

SEWERS & WATERMANS

Sanitary:

28. In conjunction with the first submission of engineering drawings submission, the Owner shall have his consulting engineer prepare and submit and/or provide an update to 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, to the satisfaction of the City;
 - ii) Provide a sanitary drainage report including the sewer routing invert and profile information relating to any crossing(s) of storm drainage channels

- and any external areas to be included in the design area, to the satisfaction of the City Engineer;
- iii) Provide a report outlining the upgrades which will be required for the addition of sanitary flows to the Southwinds Pumping Station and a related work plan;
 - iv) Provide confirmation of the proposed ultimate service area by gravity to connect to the future planned Colonel Talbot sanitary trunk sewer and confirm a gravity connection can be made to the future planned Colonel Talbot sewer, all in accordance with the Southwest Area Sanitary Servicing Master Plan and to the satisfaction of the City Engineer;
 - v) Provide 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, to meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407.
29. In accordance with City standards or as otherwise required by the City Engineer, 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 300 mm ~~250 mm~~ (10") diameter sanitary sewer located on Isaac Drive and the 600 mm diameter ~~future~~ sanitary trunk sewer on Colonel Talbot Road to the ~~proposed~~ Colonel Talbot Pumping Station, ~~in accordance with the Growth Management Implementation Strategy (GMIS) which is tendered and is being constructed;~~
 - ii) Undertake necessary upgrades to the Southwinds Pumping Station and forcemain, all in accordance with the approved work plan
 - iii) Make appropriate arrangements for the City to install the private drain connections for ~~Blocks 173, 174, 175, 190 and new Block~~ Blocks 173, 174, and 190 with the proposed Colonel Talbot Servicing trunk sewer at the Owner's expense;
 - iv) Construct a maintenance access road and provide a standard municipal easement for any section of the sewer not located within the road allowance, to the satisfaction of the City;
 - v) 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
 - vi) 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 City Engineer.
30. In order to prevent any inflow and infiltration from being introduced to the sanitary sewer system, the Owner shall, throughout the duration of construction within this plan, undertake measures within this draft plan to control and prevent any inflow and infiltration and silt from being introduced to the sanitary sewer system during and after construction, satisfactory to the City, at no cost to the City, including but not limited to the following:
- i) Not allowing any weeping tile connections into the sanitary sewers within this Plan;
 - ii) Permitting the City to undertake smoke testing or other testing of connections to the sanitary sewer to ensure that there are no connections which would permit inflow and infiltration into the sanitary sewer;
 - iii) Having his consulting engineer confirm that the sanitary sewers meet allowable inflow and infiltration levels as per OPSS 410 and OPSS 407;
 - iv) Installing Parson Manhole Inserts (or approved alternative satisfactory to the City Engineer) 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 City Engineer; and

- v) Implementing any additional measures recommended through the Design Studies stage.

- 31. Prior to registration of this Plan, the Owner shall obtain consent from the City Engineer to reserve capacity at the Oxford Pollution Control Plant for this subdivision. This treatment capacity shall be reserved by the City Engineer subject to capacity being available, on the condition that registration of the subdivision agreement and the plan of subdivision occur within one (1) year of the date specified in the subdivision agreement.

Failure to register the Plan within the specified time may result in the Owner forfeiting the allotted treatment capacity and, also, the loss of his right to connect into the outlet sanitary sewer, as determined by the City Engineer. In the event of the capacity being forfeited, the Owner must reapply to the City to have reserved sewage treatment capacity reassigned to the subdivision.

Storm and Stormwater Management (SWM)

- 32. 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 or provide an update to the existing Functional Report 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) Identifying how the existing drainage from external lands will be accommodated (eg. external flows conveyed into this plan via the existing culverts under Pack Road and Colonel Talbot Road)
- iv) Providing details of a pipe design to convey flow from the intermittent tributary upstream of Pack Road West, from the existing culvert to an approved outlet along Mathers Stream;
- v) identifying how/where the existing tributary (generally near east entrance road) is to be diverted to the main tributary watercourse (may need additional land or right-of-way to accommodate additional pipe), to the satisfaction of the City Engineer.
- vi) Providing a fluvial geomorphological assessment prepared by a qualified engineer to support the proposed watercourse alterations, to the satisfaction of the City Engineer and at no cost to the City;
- vii) Providing details of channel enhancements design to the Upper Reach of the Mathers Stream corridor, all in accordance with the Dingman Creek No. B-4 SWM Facility and Tributary Channel Improvement/Modification EA (April 2015), at the Owner's expense and all to the satisfaction of the UTRCA and the City.
- viii) Having its consulting geotechnical engineer provide an update to the existing geotechnical report to address all geotechnical issues relating to slope stability associated with the open watercourses in this Plan, construction, grading and drainage of this subdivision and any necessary setbacks related to erosion, maintenance and structural setbacks related to slope stability. The report shall address the following, to the specifications and satisfaction of the City Engineer and the Upper Thames River Conservation Authority:
 - Accurately delineate the Riverine Erosion Hazard limit
 - Identify existing erosion and/or slope hazards
 - Assess the impact of the proposed development on existing hazards
 - Assess the potential for the proposed development to create new

hazards

- Identify measures to safely avoid the potential hazards, including appropriate development setback from the River Erosion Hazard Limit
- Identifying and providing details where there may be two type of fill materials that meet granular fill. This must be benched into the other fill.
- Identifying the extent of fill needed to service the site which addresses benching as per the report and slope stability to establish property limits and building setbacks
- Identifying filling of the tributary and considerations with regards to impact on roads, buildings and services.

In addressing the above, the report shall take into consideration the required/proposed fill within the plan as well as the proposed channel improvements.

The Owner shall provide written acceptance from the Upper Thames River Conservation Authority for the final setback;

- ix) 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 shall be ; and
 - x) Implementing SWM soft measure Best Management Practices (BMP's) within the Plan, where possible, to the satisfaction of the City. The acceptance of these measures by the City will be subject to the presence of adequate geotechnical conditions within this Plan and the approval of the City Engineer.
 - xi) Should the proposed Storm/Drainage and SWM servicing works vary from the approved Functional SWM Plan for North Lambeth (Cumming Cockburn 2005), an updated Functional SWM Plan may be required to address the above, in lieu of a SWM Servicing Letter/Report of Confirmation.
33. 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 Dingman Creek Subwatershed Study and any addendums/amendments;
 - ii) The approved Storm/Drainage and SWM Servicing Function Report for the subject lands;
 - iii) The approved Functional Stormwater Management Plan/Report for Dingman Tributary Regional SWM Facility B-4 or any updated Functional Stormwater Management Plan;
 - iv) The accepted Municipal Class Environmental Assessment (EA) Study for Storm/Drainage and Stormwater Management (SWM) Servicing and Tributary Improvement/Modification Works for the Dingman Creek No. B-4 SWM Facility and any addendums/amendments;
 - v) The Stormwater Letter/Report of Confirmation for the subject development prepared and accepted in accordance with the File Manager Process;
 - vi) The approved Functional Stormwater Management Plan for North Lambeth Subdivision, prepared by Cumming Cockburn Limited (2005) or any updated Functional SWM Plan;
 - vii) The approved Courtney Environmental Impact Study (EIS) for this site,

- prepared by Stantec Consulting Ltd. (July 2014) and any addendums/amendments;
- viii) The City of London Environmental and Engineering Services Department Design Specifications and Requirements, as revised;
 - ix) The City's Waste Discharge and Drainage By-laws, lot grading standards, Policies, requirements and practices;
 - x) The Ministry of the Environment SWM Practices Planning and Design Manual, as revised; and
 - xi) Applicable Acts, Policies, Guidelines, Standards and Requirements of all required approval agencies.
 - xii) The City Design Requirements for Permanent Private Stormwater Systems were approved by City Council and is effective as of January 01, 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.
34. In accordance with City standards or as otherwise required by the City Engineer, 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 the portion of this plan west of the watercourse, located within the Dingman Creek Subwatershed, and connect them to the existing Dingman Tributary SWMF B4 Facility;~~
 - ii) Construct storm sewers to serve the portion of this plan east of the watercourse and connection them to the existing municipal storm sewer system, namely, the 1200 mm (48") diameter storm sewer located on Isaac Drive in Plan 33M-524;
 - iii) Make provisions to oversize and deepen the internal storm sewers in this plan to accommodate flows from upstream lands external to this plan;
 - v) 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
 - vi) Address forthwith any deficiencies of the stormwater works and/or monitoring program.
35. Prior to the issuance of any Certificates of Conditional Approval for any lot in this plan, the Owner shall complete the following:
- i) For lots and blocks in this plan or as otherwise approved by the City Engineer, 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, slope stability report and recommendations by the hydrogeological report on the engineering drawings, including but not limited to slope stability and engineered fill recommendations, accepted by the City;
36. 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.

37. 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, or provide an update to the existing hydro geological report, to determine, including but not limited to, the following:
- i) Identify any abandoned wells in this plan.
 - ii) Assess the impact on water balance in the plan, as applicable.
 - iii) Assess any fill required in the plan.
 - iv) Provide recommendations for foundation design should high groundwater be encountered.
 - v) To meet allowable inflow and infiltration levels as identified by OPSS 410 and OPSS 407, include 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
 - vi) Determine the effects of the construction associated with this subdivision on the existing groundwater elevations and domestic or farm wells in the area and identify any abandoned wells in this plan, assess the impact on water balance and any fill required in the plan, as well provide recommendations for foundation design should high groundwater be encountered, to the satisfaction of the City. The hydrogeological investigation should identify all required mitigation measures including Low Impact Development (LIDs) solutions and associated details, as necessary, to the satisfaction of the City Engineer. Details related to proposed LID solutions, if applicable, should include information related to the long term operations of the LID systems as it relates to seasonal fluctuations of the groundwater table. If necessary, the report is to also address any contamination impacts that may be anticipated or experienced as a result of the said construction as well as provide recommendations regarding soil conditions and fill needs in the location of any existing watercourses or bodies of water on the site. The hydrogeological investigation should also include the development of appropriate short-term and long-term monitoring plans (if applicable), and appropriate contingency plans (if applicable), in the event of groundwater interference related to construction.
 - vii) Determine water taking requirements to facilitate construction (i.e., PTTW or EASR be required to facilitate construction), including sediment and erosion control measures and dewatering discharge locations.
 - viii) address any contamination impacts that may be anticipated or experienced as a result of the said construction
 - ix) 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.

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.

38. The Owner shall ensure the post-development discharge flow from the subject site must not exceed the capacity of the stormwater conveyance system. In an event, where the above condition cannot be met, the Owner shall provide SWM on-site controls that comply to the accepted Design Requirement for Permanent Private Stormwater systems.
39. The Owner's professional engineer shall 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 City Engineer.

Watermains

40. In conjunction with the first submission of engineering drawings, the Owner shall have their consulting engineer prepare and submit a water servicing report or provide an update to the existing water servicing report, including the following design information, all to the satisfaction of the City Engineer:
- i) Water distribution system analysis & modeling and hydraulic calculations for the Plan of Subdivision confirming system design requirements are being met;
 - ii) Identify domestic and fire flows for the potential ICI/medium/high density Blocks from the low-level (high-level) water distribution system;
 - iii) Address water quality and identify measures to maintain water quality from zero build-out through full build-out of the subdivision;
 - iv) ~~Identify fire flows available from each proposed hydrant to be constructed and determine the appropriate colour hydrant markers (identifying hydrant rated capacity);~~
 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);
 - v) Include a staging/phasing report as applicable which addresses the requirement to maintain interim water quality;
 - vi) Develop a looping strategy when development is proposed to proceed beyond 80 units;
 - vii) Identify any water servicing requirements necessary to provide water servicing to external lands, incorporating existing area plans as applicable;
 - viii) Identify any need for the construction of or improvement to external works necessary to provide water servicing to this Plan of Subdivision;
 - ix) Identify any required watermain oversizing, if necessary, and any cost sharing agreements;
 - x) Identify the effect of development on existing water infrastructure – identify potential conflicts;
 - xi) Include full-sized water distribution and area plan(s);
 - xii) 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);
41. 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 City Engineer, 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.
42. In accordance with City standards or as otherwise required by the City Engineer, the Owner shall complete the following for the provision of water services for this draft plan of subdivision:
- i) Construct watermains to serve new Block, Blocks 173, 174, and 190 473, 474, 475 and 490 in this Plan and connect them to the existing municipal system, namely, the existing 600 mm (24") diameter watermain on Colonel Talbot Road and Block 175 490 to the existing 200 mm diameter watermain on Isaac Drive. It is noted the 200 mm diameter watermain on Isaac Drive will have to be connected and put into service by the Owner since it is currently not in service;
 - ii) Deliver confirmation that the watermain system has been looped to the

satisfaction of the City Engineer when development is proposed to proceed beyond 80 units. It is noted all municipal watermains being proposed shall be located within the City right of way in standard location. Municipal watermains are not to be located in easements or walkways;

- iii) Available fire flows and appropriate hydrant rated capacity colour code markers are to be shown on the engineering drawings; the coloured fire hydrant markers will be installed by the City of London at the time of Conditional Approval;
43. Prior to the issuance of any Certificate of Conditional Approval, the Owner shall implement the accepted recommendations of the water servicing report to address the water quality requirements for the watermain system, to the satisfaction of the City Engineer, at no cost to the City.
44. Prior to the installation of any water services for the Block in this Plan, the Owner shall obtain all necessary approval from the City Engineer for individual servicing of the said blocks.
45. With respect to the proposed medium density condominium blocks, Blocks 173, 174, 175 and 190, the Owner shall include in all agreements of purchase and sale, and or lease of Blocks 173, 174, 175 and 190 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.

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.

46. 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.
47. 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

48. 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, unless otherwise approved by the City Engineer.

49. In conjunction with the first submission of engineering drawings, the Owner shall have its consulting engineer provide the following, all to the specifications and satisfaction of the City Engineer:
- i) provide a proposed layout plan of the internal road network including taper details for streets in this plan that change right-of-way widths with minimum 30 metre tapers for review and acceptance with respect to road geometries, including but not limited to, right-of-way widths, tapers, tangents, bends, intersection layout, daylighting triangles, etc., and include any associated adjustments to the abutting lots. The roads shall be equally tapered and aligned based on the road centrelines and it should be noted tapers are not to be within intersections.
 - ii) 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:"
 - iii) ~~prepare a conceptual design for the window street for Street F to consider such issues as grading the common boulevard between Pack Road and the window street, overland flow routes, sidewalk connections, servicing, to the satisfaction of the City Engineer.~~
50. ~~The Owner shall red-line the plan, as necessary, to provide 6.0 metre straight tangents between the reverse curves on Street 'F' (Silver Creek Circle extension) as required in the Design Specifications and Requirements Manual, to the satisfaction of the City Engineer.~~
51. ~~The Owner shall have its professional engineer design and construct the roadwork's in accordance with the following road widths:~~
- i) ~~Street 'C' and Street 'F' (with the exception of the window street portion) have a minimum road pavement width (excluding gutters) of 6.0 metres (19.7') with a minimum road allowance of 18 metres (60').~~
 - ii) ~~Street 'F' (window street portion) have a minimum road pavement width (excluding gutters) of 7.0 metres (23') with a minimum road allowance of 14.5 metres as per Window Street Guidelines.~~
 - iii) ~~Street 'C' from Pack Road to 30 metres (100') south has a minimum road pavement width (excluding gutters) of 10.0 metres (32.8') with a minimum road allowance of 21.5 metres (70'). The widened road on Street 'C' shall be equally aligned from the centreline of the road and tapered back to the 6.0 metres of road pavement width (excluding gutters) and 18.0 metres of road allowance width for this street with 30 metre (100') long tapers on both street lines.~~
52. The Owner shall provide a temporary working easement along the Colonel Talbot Road frontage of Blocks 173, 174 and 190 ~~173, 174, 175, 190 and the new Block north of 173~~ in order to allow for the reconstruction of Colonel Talbot Road, which shall be released by the City when it is no longer needed, at no cost to the City.
53. ~~The Owner shall revise Lot 1 and Lot 2 property lines to connect perpendicular to Pack Road street line as per City standards.~~
54. ~~At 'tee' intersection, the projected road centreline of the intersecting street shall intersect the through street at 90 degrees with a minimum 6 metre tangent being required along the street lines of the intersecting road, to the satisfaction of the City.~~

Sidewalks/Bikeways

55. ~~In accordance with the approved Southwest Area Plan (SWAP), the Owner shall construct a 1.5 metre sidewalk on both sides of the following streets:~~
- i) ~~Street 'C'~~
 - ii) ~~Street 'F'~~

56. ~~The Owner shall provide sidewalk links from Street 'F' to the future sidewalk on Pack Road in accordance with the City of London Window Street Standard Guidelines UCC-2M to the satisfaction of the City, at no cost to the City. Breaks in the 0.3 metre reserve are to be identified on the survey plan when submitted to the City.~~
57. Should the Owner direct any servicing within the walkway or the walkway is to be used as a maintenance access, the Owner shall provide a 4.6 metre wide walkway designed to the maintenance access standard, to the specifications of the City.

Street Lights

58. 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.

Boundary Road Works

59. The Owner shall be required to make minor boulevard improvements on Pack Road and Colonel Talbot Road 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.
60. ~~In conjunction with the first submission of engineering drawings, the Owner shall verify the adequacy of the decision sight distance on Pack Road at Street 'C'. If the sight lines are not adequate, this street is to be relocated and/or road work undertaken to establish adequate decision sight distance at this intersection, to the specifications of the City Engineer, at no cost to the City.~~

~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct these works to the satisfaction of the City Engineer, at no cost to the City.~~
61. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall install temporary street lighting at the intersection of Pack Road and Street 'C', to the specifications of the City, at no cost to the City.~~
62. ~~In conjunction with the first submission of engineering drawings, the Owner shall have its professional consulting engineer submit design criteria for the left turn and right turn lanes/tapers on Pack Road at Street 'C' for review and acceptance by the City.~~
63. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a left turn lane on Pack Road at Street 'C', to the satisfaction of the City Engineer.~~
64. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a right turn taper on Pack Road at Street 'C', to the satisfaction of the City Engineer.~~

Road Widening

65. The Owner shall be required to dedicate sufficient land to widen Pack Road to 18.0 metres (59.06') from the centreline of the original road allowance.
66. The Owner shall provide a road widening dedication on Colonel Talbot Road

measured 24.0 metres from the centreline of Pack Road to a point 150.0 metres south of Pack Road to the satisfaction of the City Engineer.

67. The Owner shall provide a road widening dedication on Colonel Talbot Road measured 18.0 metres from the centreline from a point 150.0 metres south of Pack Road to the southerly limit of this plan, to the satisfaction of the City Engineer.
68. The Owner shall be required to dedicate 6.0 m x 6.0 m “daylighting triangles” at the following intersections, in accordance with the Z-1 Zoning By-law, Section 4.24:
 - i) Colonel Talbot Road and Pack Road
 - ii) ~~Street ‘C’ and Pack Road~~

Vehicular Access

69. The Owner shall notify the future owners of Blocks 173, 174 and 190 that only one access will be permitted for all the blocks to Colonel Talbot Road. A joint access agreement must be established for the shared access and the access must comply with the requirements from the Transportation Impact Assessment for this site at the time of site plan approval. It is noted a left turn lane and right turn taper will be required at this joint access.
70. The Owner shall include in all agreements of purchase and sale and register on the title of Blocks 173, 174 and 190 in this Plan a warning clause advising the purchaser/transferee that these Blocks will only have one access permitted for all Blocks to Colonel Talbot Road in a location satisfactory to the City and a joint access agreement must be established for the shared access, to the satisfaction of the City.

Traffic Calming

71. ~~In conjunction with the first submission of engineering drawings the Owner shall have its professional engineer provide a conceptual design of the proposed raised intersections along Street ‘D’ at Street ‘C’, to the satisfaction of the City.~~
72. ~~Prior to the issuance of any Certificate of Conditional Approval, the Owner shall construct a raised intersection at the intersections of Street ‘C’ and Street ‘D’, to the specifications of the City Engineer.~~

Construction Access/Temporary/Second Access Roads

73. The Owner shall direct all construction traffic associated with this draft plan of subdivision to utilize Pack Road via Colonel Talbot Road or other routes as designated by the City. Furthermore, there is a reduced load limit on Pack Road from Homewood Lane 1000 metre east and from Colonel Talbot Road to Bostwick Road in effect, so construction access shall be prohibited in the area.
74. 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 it’s 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.
75. In conjunction with 1st submission drawings’, in addition, Pavement Markings Plans will be required for the lane markings at the intersections with the arterial road (Pack Road).

GENERAL CONDITIONS

76. 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.
77. 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.
78. 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.
79. 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.

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 City Engineer 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 as per the accepted engineering drawings, at no cost to the City, all to the specifications and satisfaction of the City ~~City Engineer~~.
82. In the event the draft plan develops in phases, upon registration of any phase of this subdivision, the Owner shall provide land and/or easements along the routing of services which are necessary to service upstream lands outside of this draft plan to the limit of the Plan.
83. The Owner shall have the common property line of Pack Road and Colonel Talbot

Road graded in accordance with the City of London Standard "Subdivision Grading Along Arterial Roads", at no cost to the City.

Further, the grades to be taken as the centreline line grades on Pack Road and Colonel Talbot Road are the future ultimate centreline of road grades as determined by the Owner's professional engineer in conjunction with the Design Studies, satisfactory to the City. From these, the Owner's professional engineer is to determine the ultimate elevations along the common property line which will blend with the ultimate reconstructed road, all to the satisfaction of the City.

84. 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.

85. 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.

86. 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.

87. In conjunction with the engineering drawings submission, the Owner shall have its geotechnical engineer identify if there is any evidence of contamination within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any contamination within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer to remediate, remove and/or dispose of any contaminants under the supervision of the geotechnical engineer to the satisfaction of the City, at no cost to the City.

~~Should any contamination or anything suspected as such, be encountered during construction, the Owner shall report the matter to the City Engineer and the Owner~~

~~shall hire a geotechnical engineer to provide, in accordance with the Ministry of the Environment "Guidelines for Use at Contaminated Sites in Ontario", "Schedule A - Record of Site Condition", as amended, including "Affidavit of Consultant" which summarizes the site assessment and restoration activities carried out at a contaminated site, 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 City Engineer.
89. Prior to the construction of works on existing City streets and/or unassumed subdivisions, the Owner shall have its 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".
90. 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.
91. 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.
92. If any temporary measures are required to support the interim conditions in conjunction with the phasing, the Owner shall construct temporary measures and provide all necessary land and/or easements, to the specifications and satisfaction of the City Engineer, at no cost to the City.
93. 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.
94. The Owner shall decommission any abandoned infrastructure (eg. septic tanks, overland wires, etc.), 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.
95. 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.

96. All costs related to the plan of subdivision shall be at the expense of the Owner, unless specifically stated otherwise in this approval.
97. In conjunction with the first submission of engineering drawings, the Owner shall submit confirmation that they have complied with any requirements of the Upper Thames River Conservation Authority.
98. The Owner shall co-ordinate the work associated with this Plan of Subdivision with the City's proposed construction of the sanitary trunk sewer and SWM Facility, to the satisfaction of the City, at no cost to the City.
99. The Owner shall obtain the necessary approvals pursuant to Section 28 of the Conservation Authorities Act from the UTRCA prior to undertaking any site alteration or development within the regulated area.
100. In conjunction with the first submission of engineering drawings the Owner shall submit a final consolidated geotechnical report /slope assessment to the satisfaction of the UTRCA.
101. In conjunction with the first submission of engineering drawings the Owner shall have a qualified fluvial geomorphologist submit a fluvial geomorphological assessment and meander belt analysis to the satisfaction of the UTRCA for the proposed channel.
102. In conjunction with the first submission of engineering drawings the Owner shall submit a final Floodplain Analysis report to the satisfaction of the UTRCA's which addresses the Conservation Authorities concerns and which implements the recommendations of the Courtney Subdivision Floodplain Analysis (Stantec November 6, 2015).
103. In conjunction with the first submission of engineering drawings the Owner shall submit a final consolidated EIS report to the satisfaction of the UTRCA and the City of London. The final EIS shall address issues such as wetland and ESA protection, compensation for the loss of the westerly tributary, and shall include recommendations for the plantings for the new channel to be incorporated into a Landscape Plan.
104. In conjunction with the engineering drawings submission, the Owner shall have its geotechnical engineer identify if there is any evidence of methane gas within or in the vicinity of this draft plan of subdivision, to the satisfaction of the City. Should it be determined there is any methane gas within or in the vicinity of this draft plan of subdivision, the Owner's geotechnical engineer shall provide any necessary recommendations. The Owner shall implement any recommendations of the geotechnical engineer, under the supervision of the geotechnical engineer, to the satisfaction of the City, at no cost to the City.

~~If, during the building or constructing of all buildings or works and services within this subdivision, any deposits of organic materials or refuse are encountered, the Owner shall report these deposits to the City Engineer and Chief Building Official immediately, and if required by the City Engineer and Chief Building Official, the Owner shall, at his own expense, retain a professional engineer competent in the field of methane gas to investigate these deposits and submit a full report on them to the City Engineer and Chief Building Official. Should the report indicate the presence of methane gas then all of the recommendations of the engineer contained in any such report submitted to the City Engineer and Chief Building Official shall be implemented and carried out under the supervision of the professional engineer, to the satisfaction of the City Engineer and Chief Building Official and at the expense of the Owner, before any construction progresses in such an instance. The report shall include provision for an ongoing methane gas~~

~~monitoring program, if required, subject to the approval of the City engineer and review for the duration of the approval program.~~

~~If a permanent venting system or facility is recommended in the report, the Owner shall register a covenant on the title of each affected lot and block to the effect that the Owner of the subject lots and blocks must have the required system or facility designed, constructed and monitored to the specifications of the City Engineer, and that the Owners must maintain the installed system or facilities in perpetuity at no cost to the City. The report shall also include measures to control the migration of any methane gas to abutting lands outside the Plan.~~

105. 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.

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.

106. In conjunction with engineering drawings submission, the Owner shall submit a Development Charge work plan outlining the costs associated with the design and construction of the DC eligible works. The work plan must be approved by the City Engineer and City Treasurer (as outlined in the most current DC By-law) prior to advancing a report to Planning and Environment Committee recommending approval of the special provisions for the subdivision agreement.

107. The Owner shall remove any temporary DICBS, etc. and any existing easements may be quit claimed, all to the satisfaction and specifications of the City Engineer and at no cost to the City.

In conjunction with the first submission of engineering drawings, the Owner shall have its 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 EAs must be completed prior to the submission of engineering drawings.

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.

The Owner shall make adjustments to the existing works and services on Pack Road and Colonel Talbot Road, 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.